

**33572-
33580**

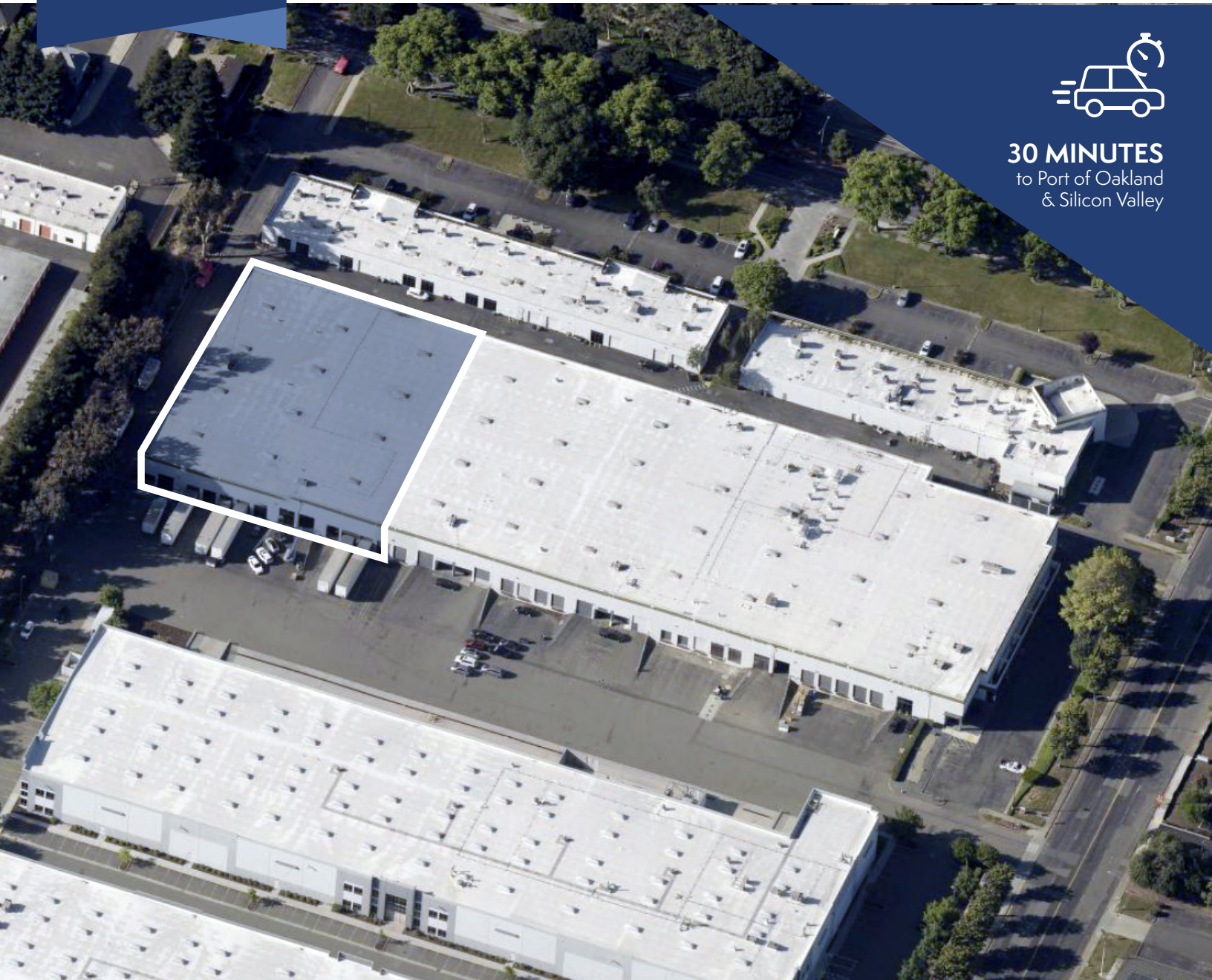
CENTRAL AVE.,
UNION CITY, CA

±38,792 SF WAREHOUSE/DISTRIBUTION SPACE

DIVISIBLE TO ±18,367 SF



30 MINUTES
to Port of Oakland
& Silicon Valley



CONTACT US

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Building Specifications

- > ±38,792 SF warehouse/ distribution space, divisible to ±18,367 SF
- > ±3,191 SF office area
- > ±24' minimum clear height
- > Six (6) dock high loading doors
- > Three (3) drive-in doors
- > ±800 Amps @ 277/480 Volt
- > Fully sprinklered
- > Available August 1, 2026

Currently occupied – please contact brokers for touring instructions

**Lease Rate: \$1.25 psf, per month, NNN
Estimated Op Ex: \$0.32 psf, per month**

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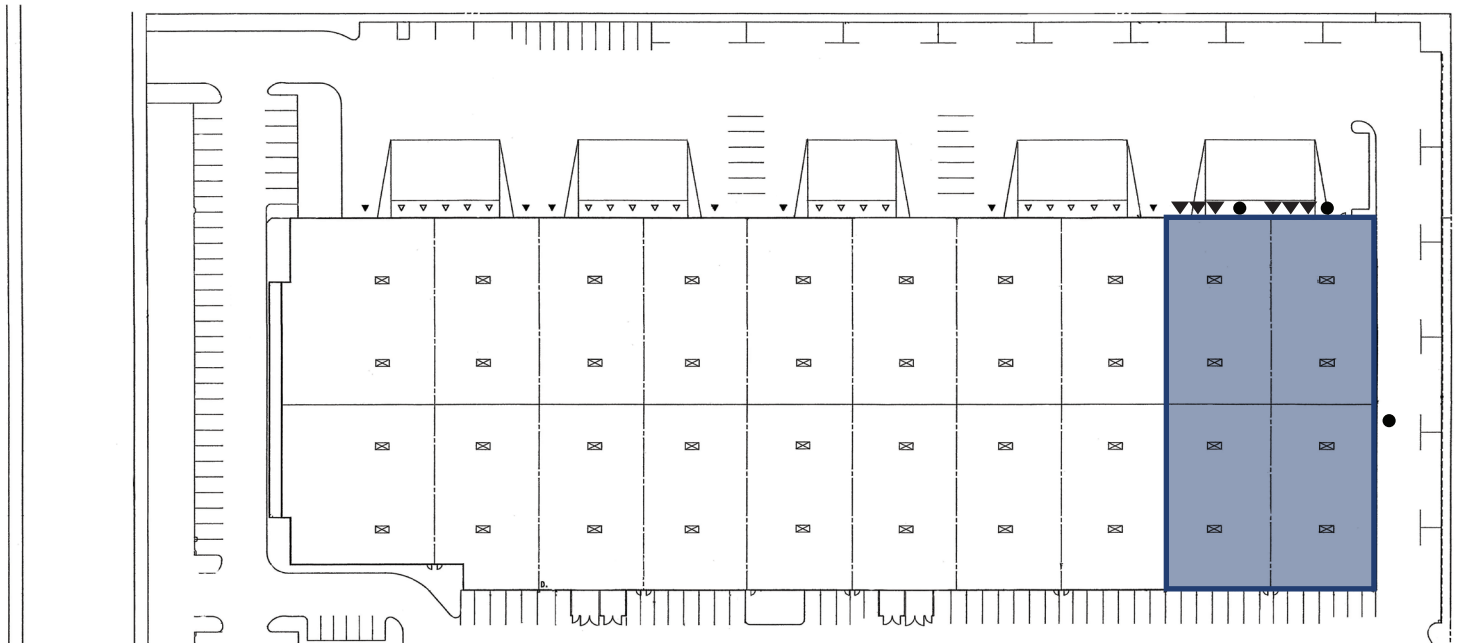
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Site Plan



▲ DOCK HIGH DOORS

● DRIVE-IN DOOR

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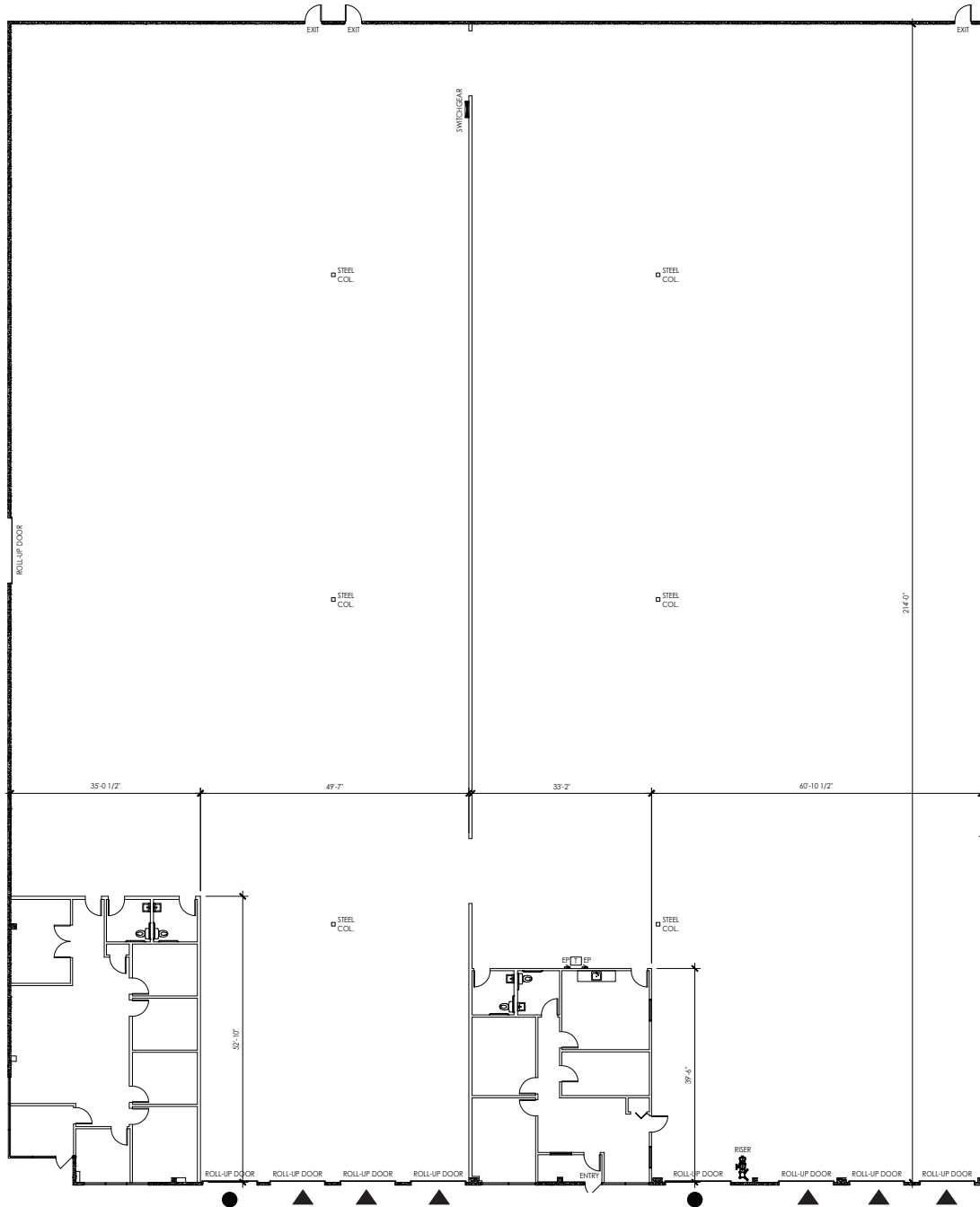
DIVISIBLE TO ±18,367 SF



Floor Plan

▲ DOCK HIGH DOORS

● DRIVE-IN DOOR



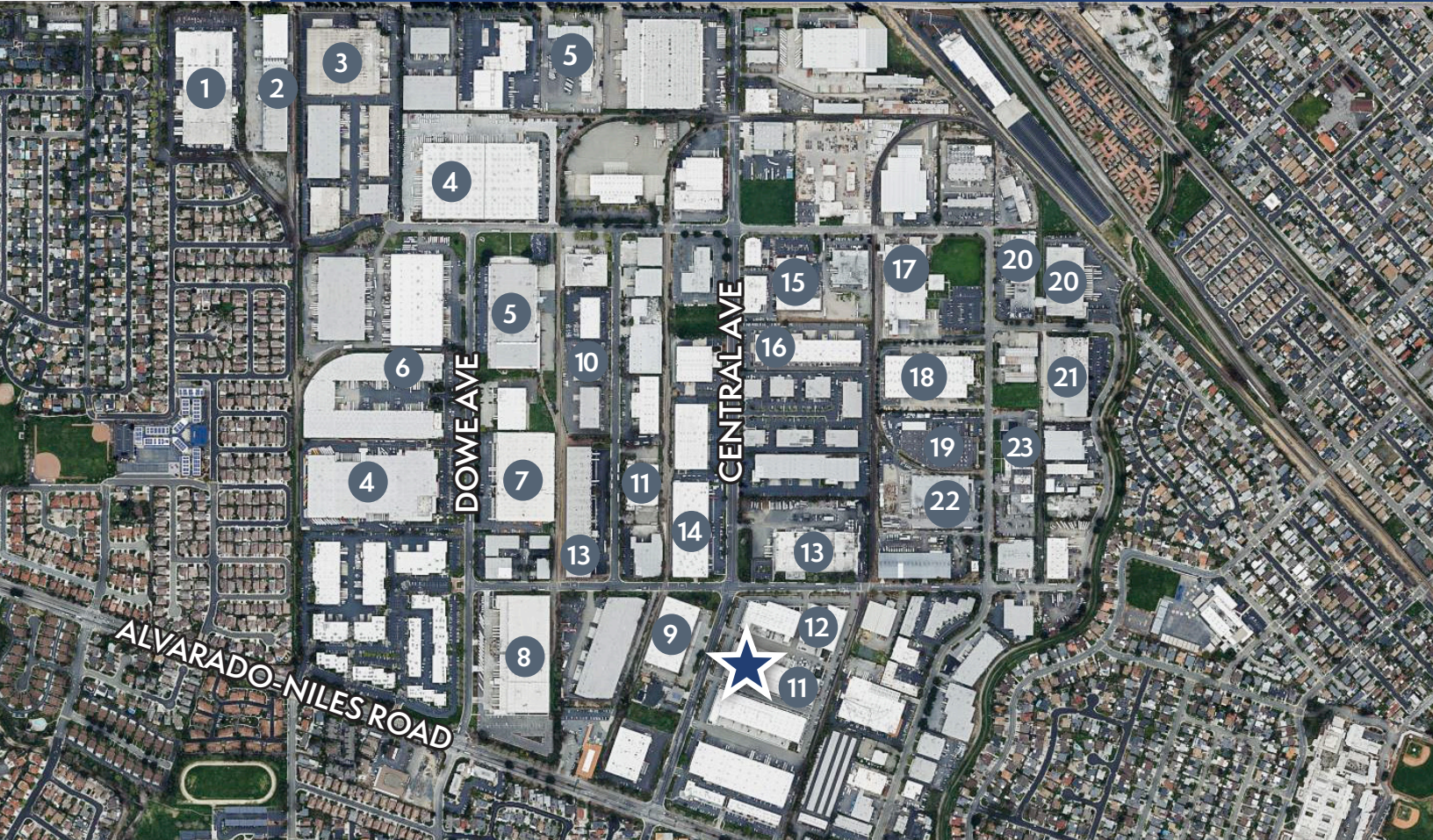
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- | | | |
|------------------------------------|----------------------------------|--------------------------|
| 1 American Licorice | 9 Grand JK | 17 IRCA |
| 2 Marathon Packaging | 10 Tenaya Therapeutics | 18 Reliance Metal Center |
| 3 Rich's Foods | 11 Safelite Autoglass | 19 Southland Industries |
| 4 Southern Glazers Wines & Spirits | 12 Maxar/ SSL | 20 Emerald Packaging |
| 5 Fortinet | 13 Blommers | 21 Rapid Displays |
| 6 Uriman | 14 US Auto Force | 22 Sterling Foods |
| 7 Forward Air, Inc. | 15 Global Contract Manufacturing | |
| 8 Penske Logistics | 16 Western Allied | |



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