

Brand New Development
Shell Complete!
Hayward, California

HE

HAYWARD
EXCHANGE @ 92



VIEW CONSTRUCTION PROGRESS HERE

AVAILABLE FOR LEASE

56,720 SF | 65,401 SF | 219,371 SF

 **CUSHMAN &
WAKEFIELD**

Hines

 **MetLife**
Investment
Management

PROJECT FEATURES

- 3 State-of-the-Art Industrial Buildings
- Modern Architectural Features and Functionality
- Unobstructed Freeway Visibility (Ca. Hwy. 92)
- Suitable for a Myriad of Industrial Uses (Manufacturing, Fulfillment, Assembly, R+D, Biotech)
- 32' to 36' Clear Height
- Heavy Power
- Immediate Freeway Access
- Dock High and Grade Level Loading
- Trailer Parking
- Unparalleled Access to the Peninsula
- Modern Employee Gathering Areas



Employee Break Area For Buildings 1 + 2

IMMEDIATE FREEWAY ACCESS



SAN MATEO/ FOSTER CITY

SFO



Building 1

Building 2

Building 3

UNOBSTRUCTED FREEWAY VISIBILITY



Building 3

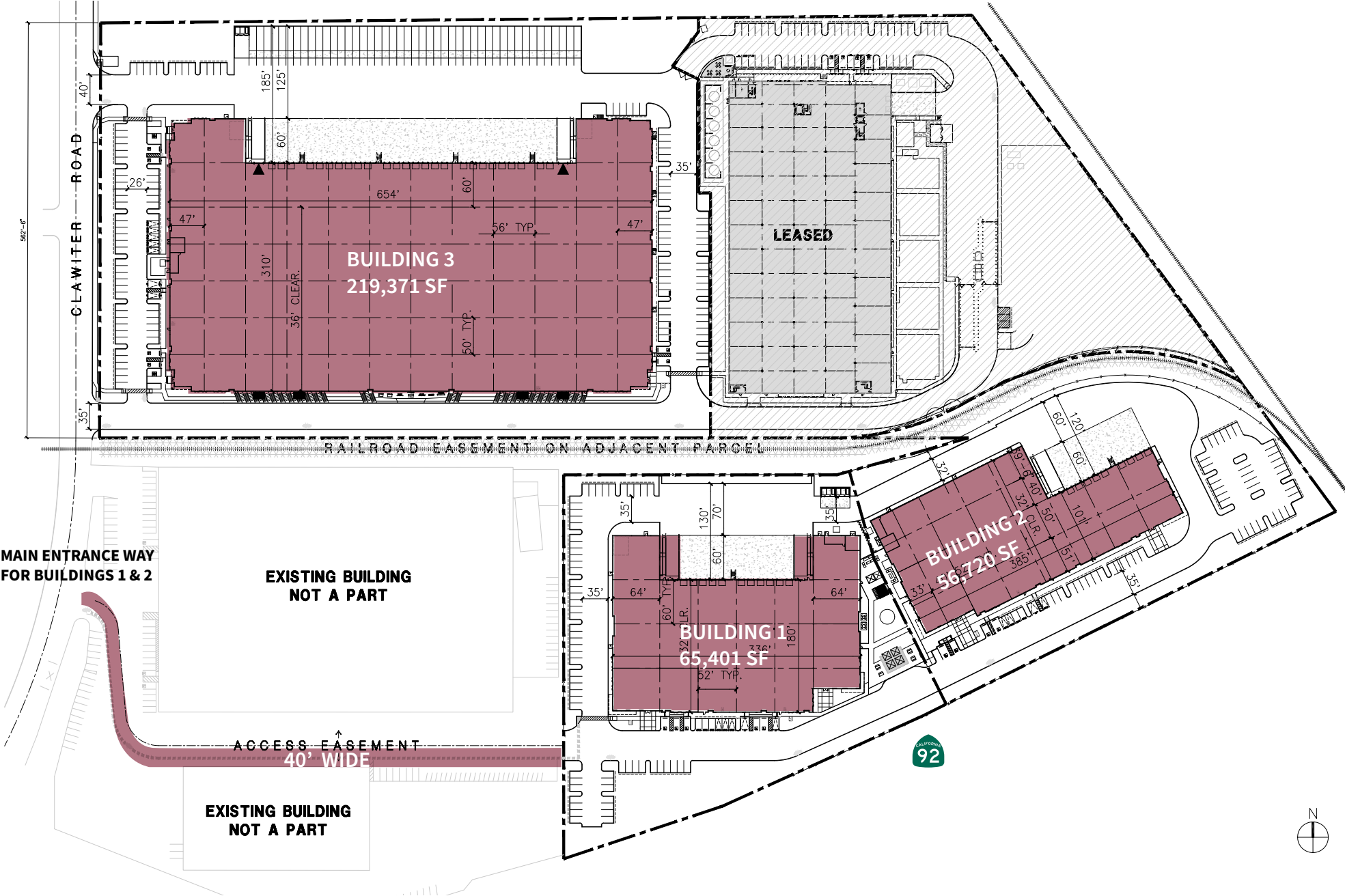
Building 4 (Preleased)

Building 2

Building 1

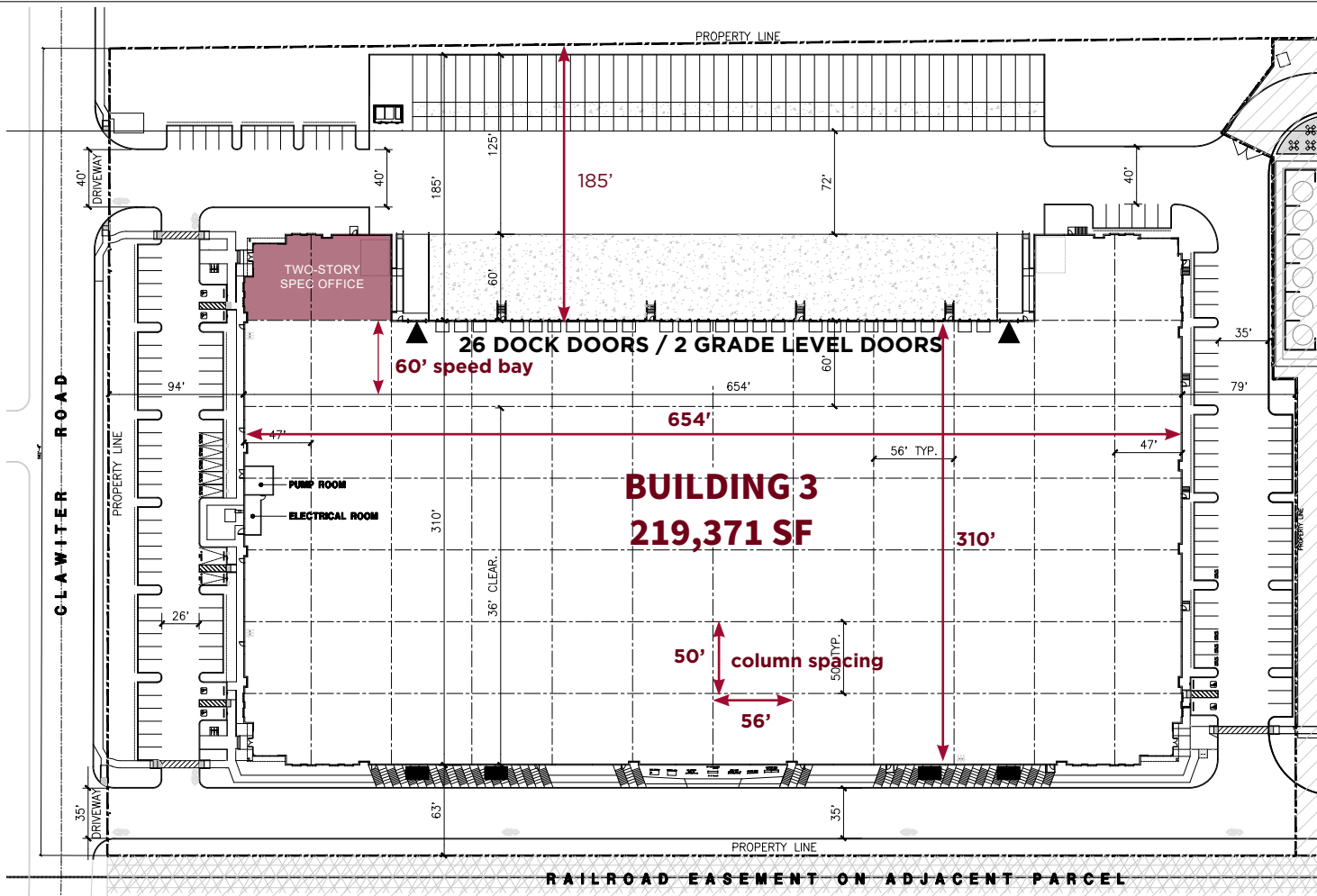
119,700 vehicles per day
Source: Caltrans

SITE PLAN OVERVIEW



BUILDING 3 OVERVIEW

25810 CLAWITER ROAD, HAYWARD, CA 94545



* see next page for floor plan

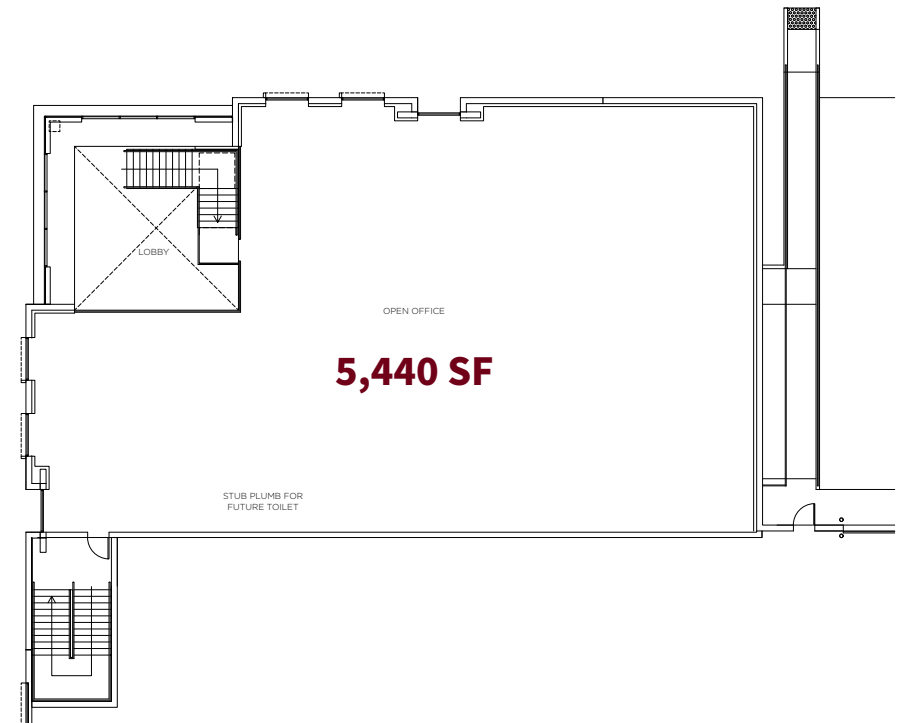
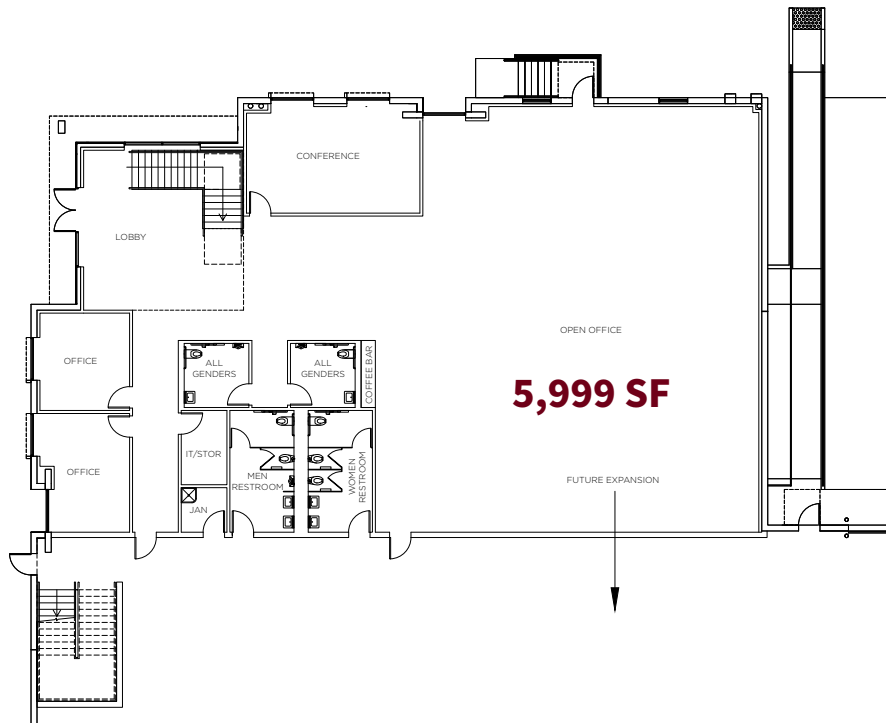
** to be field verified by Tenant



- 219,371 SF Available
- 11,439 SF Spec Office (5,999 SF Ground Floor/ 5,440 SF Mezz)*
- 26 Loading Docks / 2 Grade Level Doors
- 36' Clear
- ESFR Sprinkler System
- 38 Trailer Drop Positions
- 145 Parking Spaces (Expandable)
- 4000 Amps @ 480 Volts (Additional Power Available)
- 185' Truck Court
- 7" Floor Slab
- Typical Column Spacing: 50' x 56'
- Up to 22,000 Pallet Positions**
- IG Zoning
- Ability to Create a Secured Yard/ Truck Court Area

BUILDING 3 SPEC OFFICE LAYOUT

25810 CLAWITER ROAD, HAYWARD, CA 94545



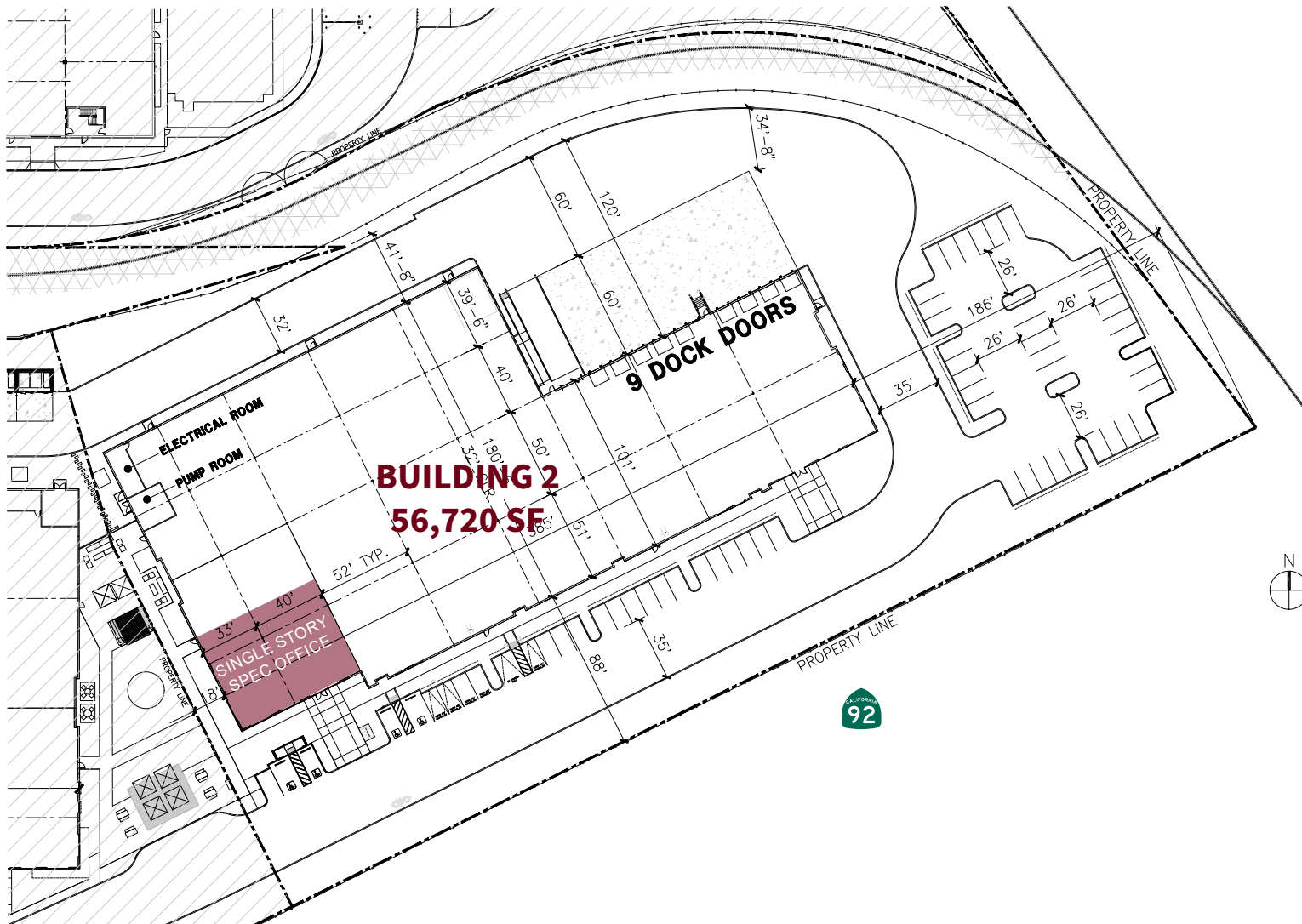
GROUND FLOOR : 5,999 S.F.

MEZZANINE FLOOR : 5,440 S.F.

TOTAL : 11,439 S.F.

BUILDING 2 OVERVIEW

25820 CLAWITER ROAD, HAYWARD, CA 94545

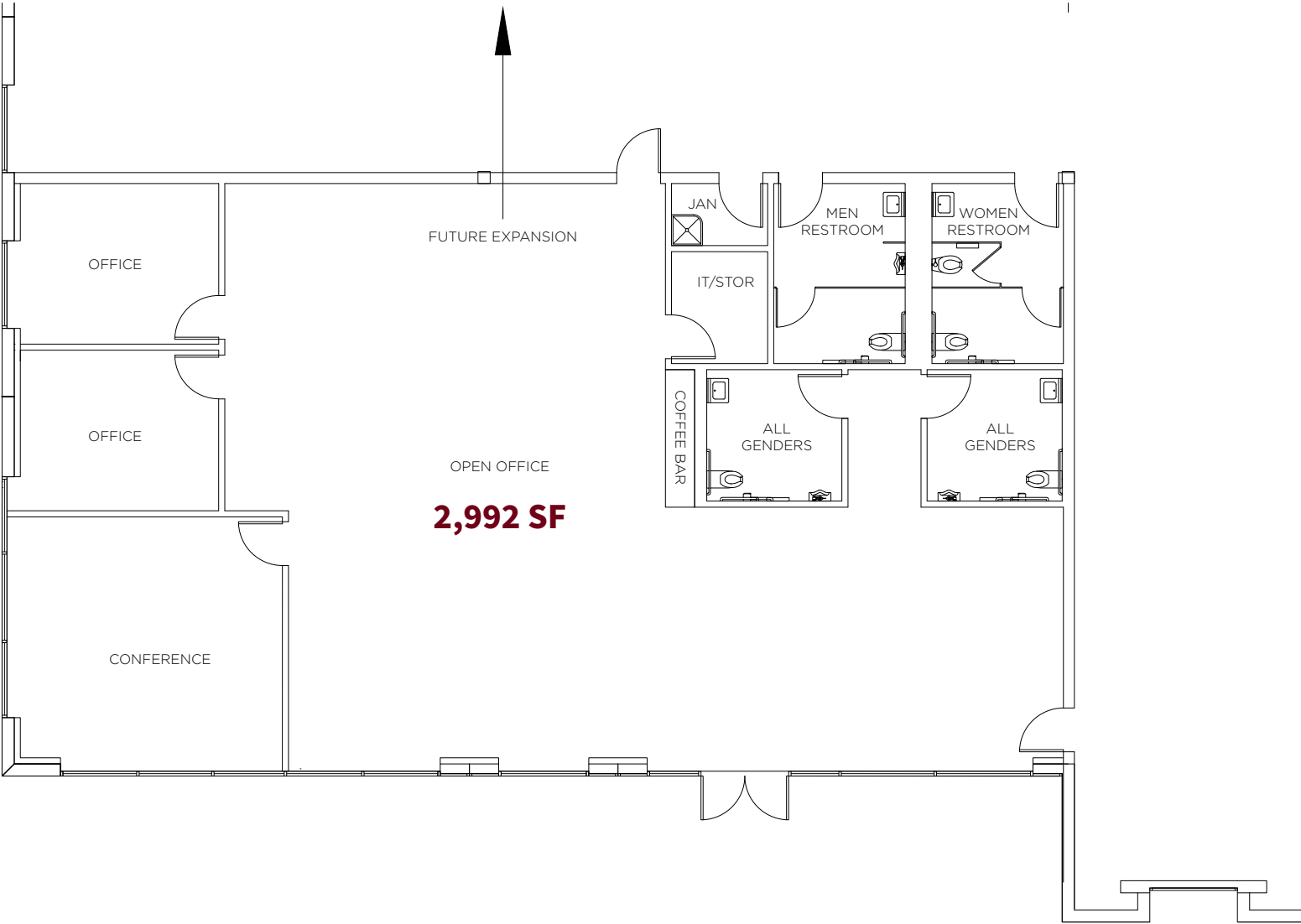


- 56,720 SF Available
- 2,992 SF Single Story Spec Office*
- 9 Loading Docks / 1 Grade Level Door
- 32' Clear
- ESFR Sprinkler System
- 66 Parking Spaces (Expandable)
- 2000 Amps @ 480 Volts
- IP Zoning
- Unobstructed Freeway Visibility

* see following page for floor plan

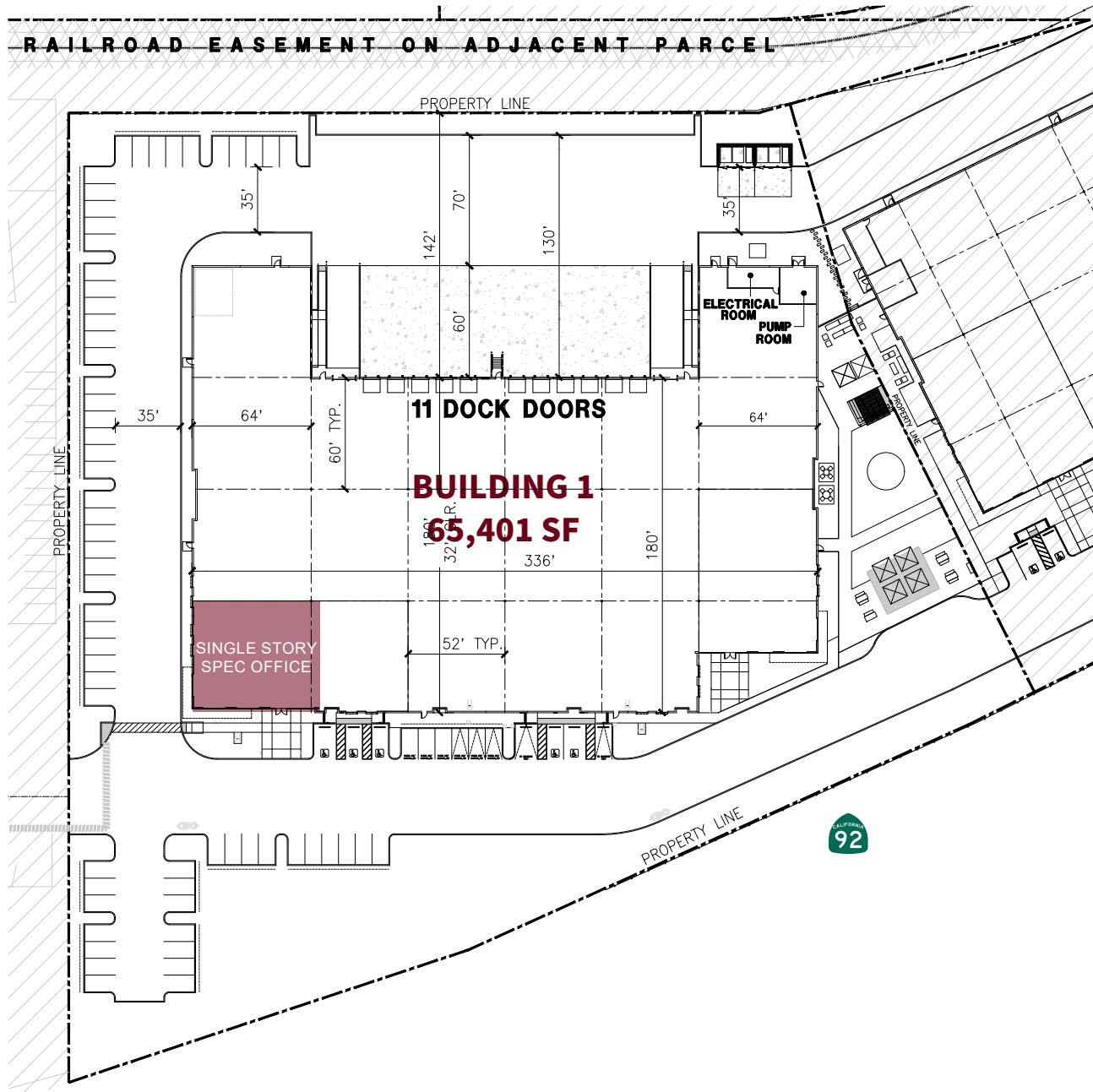
BUILDING 2 SPEC OFFICE LAYOUT

25820 CLAWITER ROAD, HAYWARD, CA 94545



BUILDING 1 OVERVIEW

25830 CLAWITER ROAD, HAYWARD, CA 94545



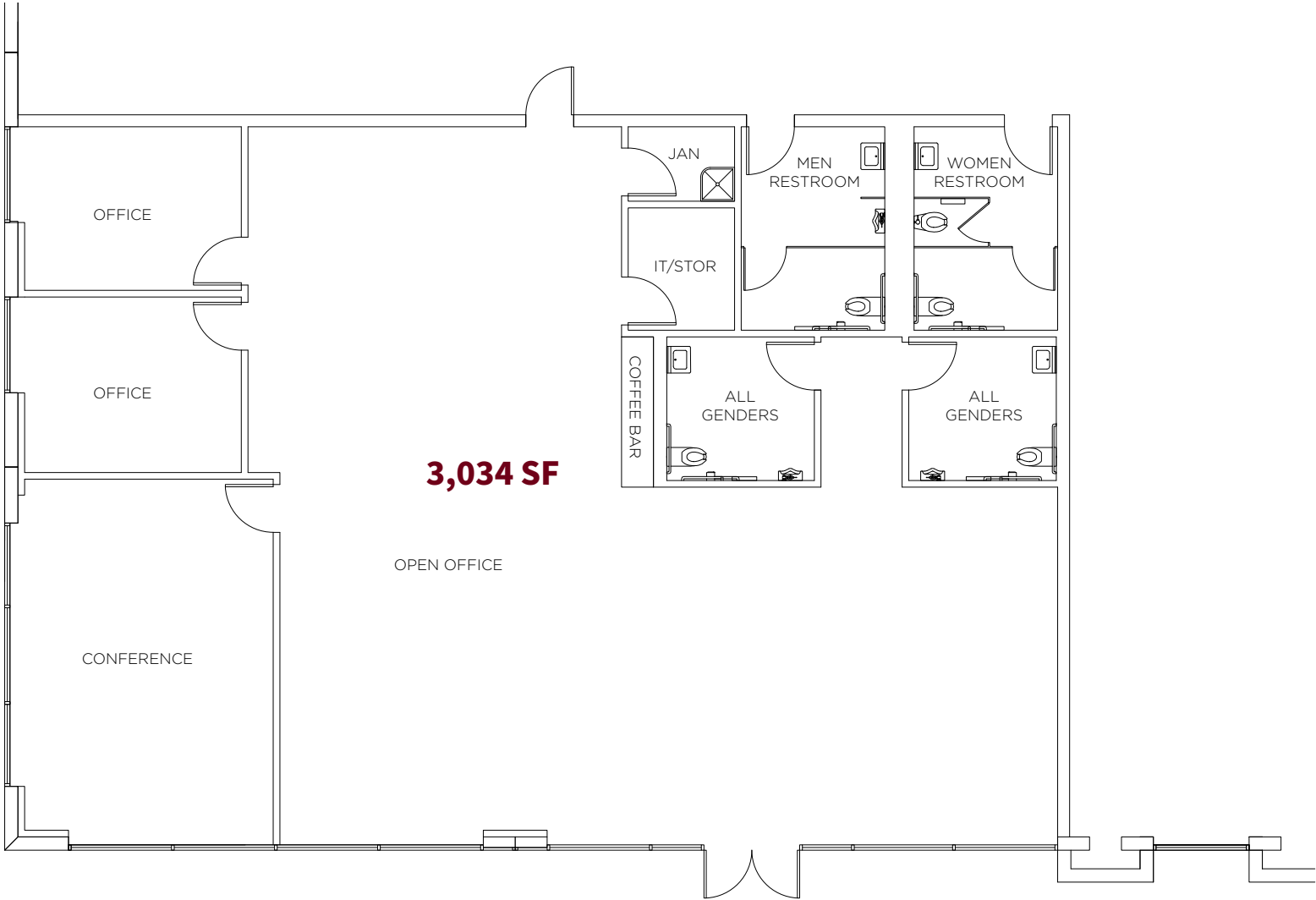
- 65,401 SF Available
- 3,034 SF Single Story Spec Office*
- 32' Clear
- ESRF Sprinkler System
- 11 Loading Docks / 2 Grade Level Doors
- 2000 Amps @ 480 Volts
- 76 Parking Spaces (Expandable)
- IP Zoning

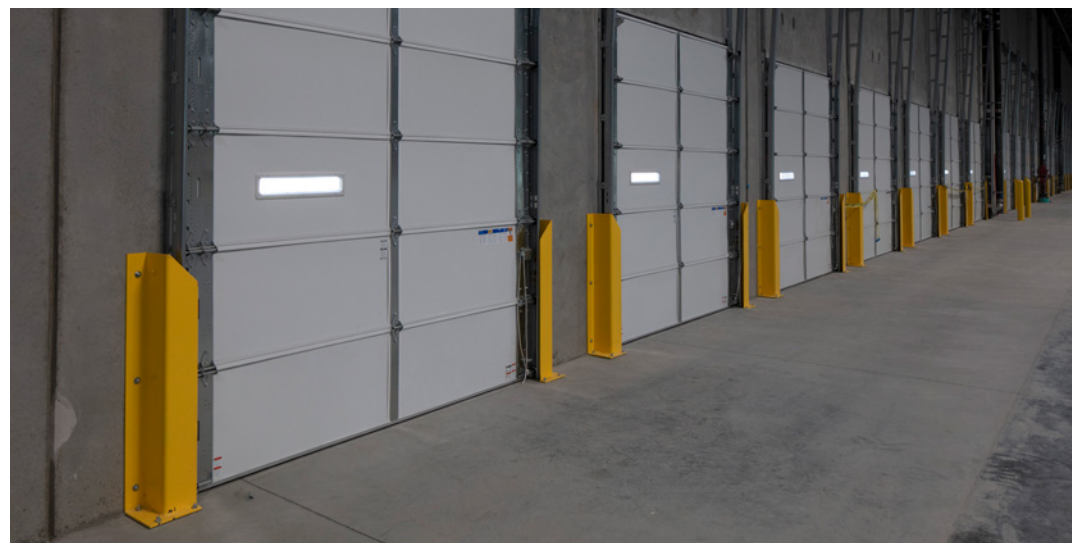


* see following page for floor plan

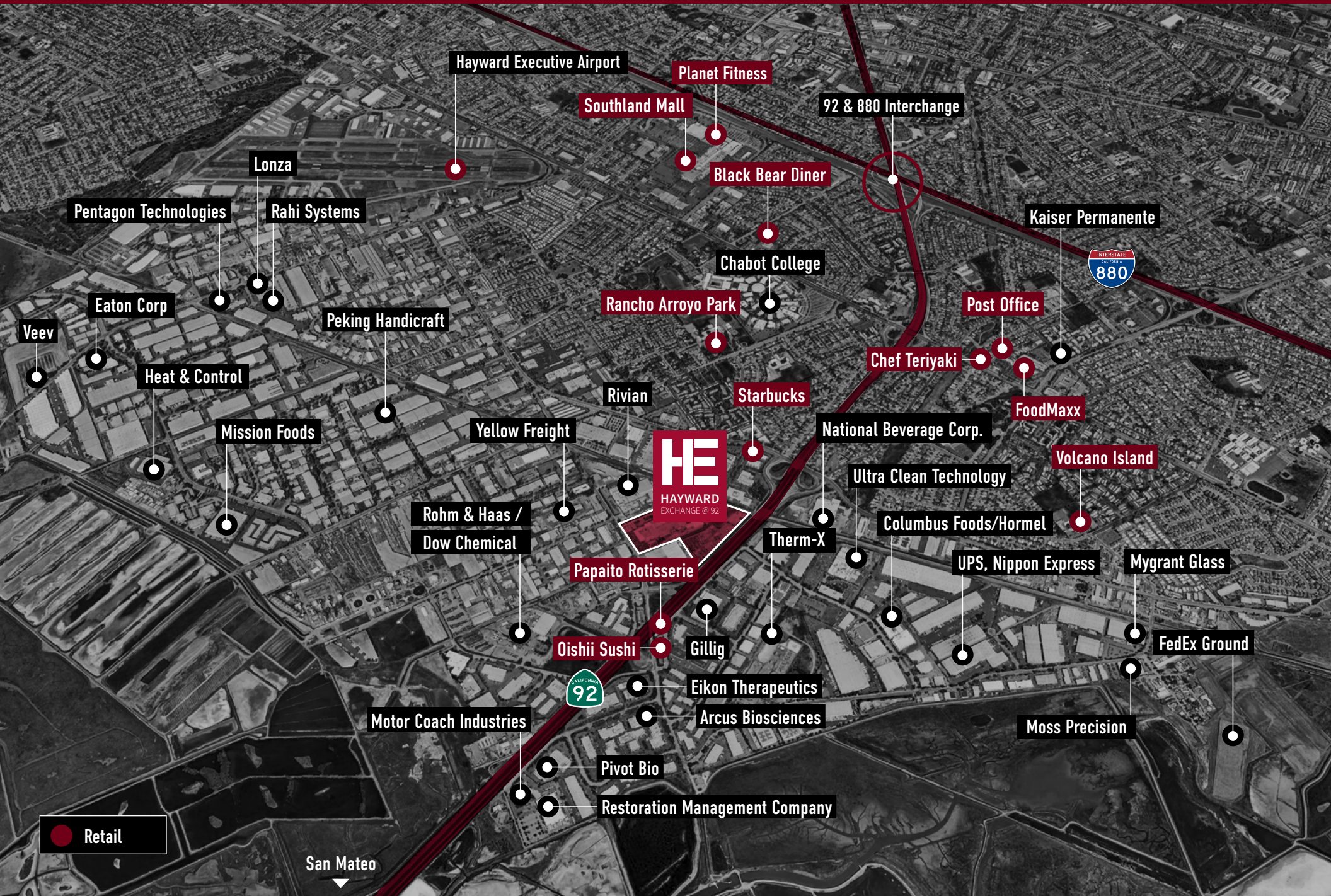
BUILDING 1 SPEC OFFICE LAYOUT

25830 CLAWITER ROAD, HAYWARD, CA 94545





SURROUNDING NEIGHBORHOOD



REGIONAL MAP



DRIVE TIMES

 OAK	12.2 miles
San Mateo	13.4 miles
Facebook	16.3 miles
Tesla	16.4 miles
Port of Oakland	17.2 miles
 SFO	18.1 miles
Genentech	22.1 miles
University of California - Berkeley	22.3 miles
 SJC	25.5 miles
Downtown San Francisco	27.2 miles
Santa Clara University	27.8 Miles
Google HQ - Mountain View	28.8 miles
Livermore National Labs	30.2 miles
Stanford University	30.6 miles
Apple HQ - Cupertino	39.3 miles

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HAYWARD

EXCHANGE @ 92



For More Information Please Contact

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