

1190

ZEPHYR AVENUE

Hayward, CA

AVAILABLE FOR
LEASE



± 48,552 SF ▶ Freestanding Distribution/ Manufacturing Building



**Newmark
Knight Frank**

PAUL MUELLER

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510.300.0216

CA RE License #00896726

SPENCER JENKINS

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510.300.0350

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- ± 41,912 SF Warehouse area with generous skylights
- ± 6,640 Ground Floor Office
- Additional ± 6,093 SF Mezzanine/Office (not counted in overall SF)
- 6 Dock-high doors/1 Drive-in door
- ± 26' warehouse clearance
- ± 40' x 48' column spacing
- ± 600 Amp 480 Volt (confirm)
- Sprinklered
- Warehouse Space Heat and Insulation/Upgraded lighting
- Asking Rate: \$0.95/SF Industrial Gross



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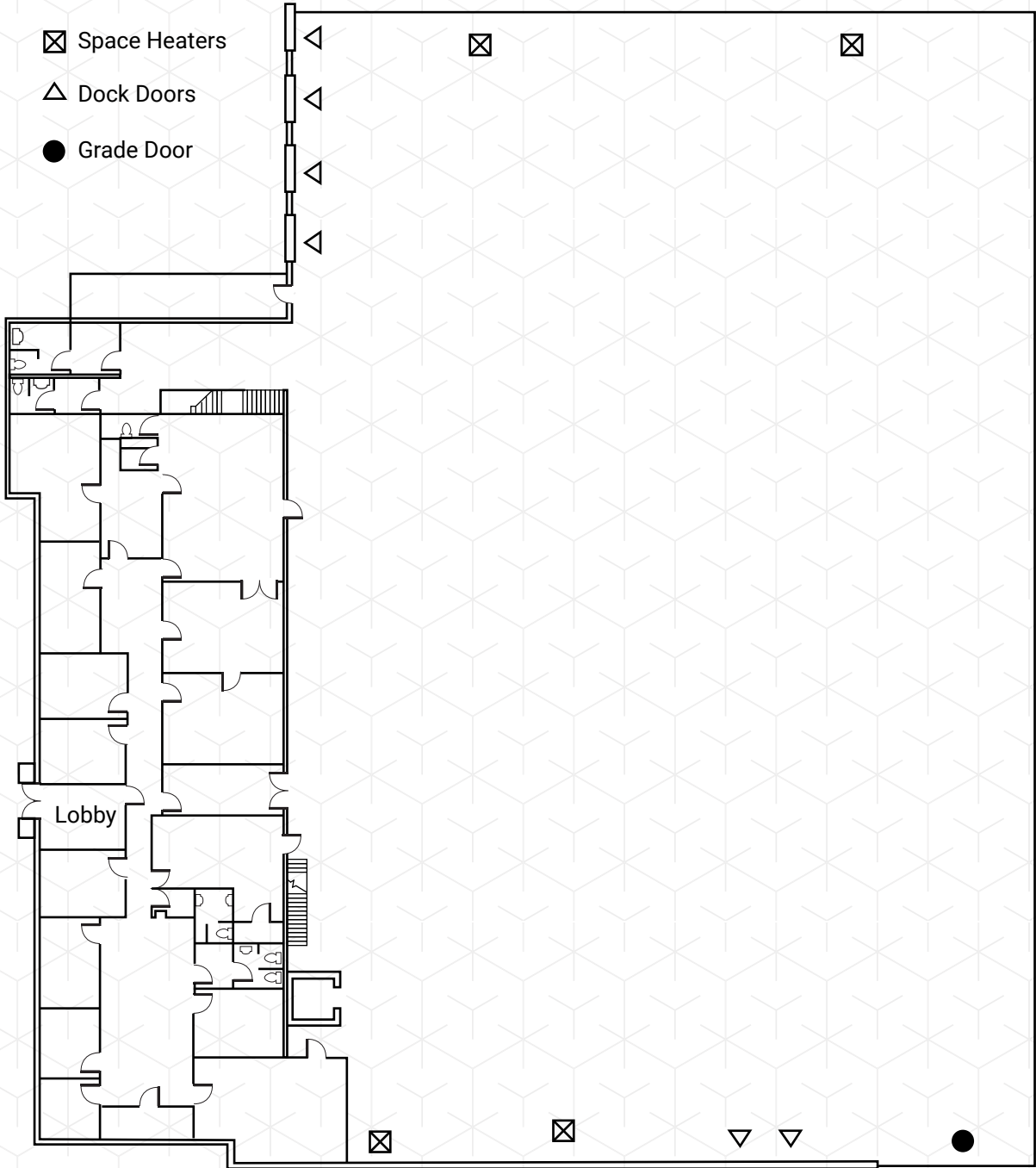
1190

ZEPHYR AVENUE

☒ Space Heaters

△ Dock Doors

● Grade Door



Lobby

Grade Door

FLOOR PLAN

AERIAL VIEW

7790
ZEPHYR AVENUE



SAN BENITO ST

ZEPHYR AVENUE



TRANSPORTATION

Pacific Ocean

SAN FRANCISCO

ALAMEDA

OAKLAND

SAN LEANDRO

HAYWARD

UNION CITY

FREMONT

NEWARK

SAN MATEO

PALO ALTO

MOUNTAIN VIEW

SUNNYVALE




SANTA CLARA

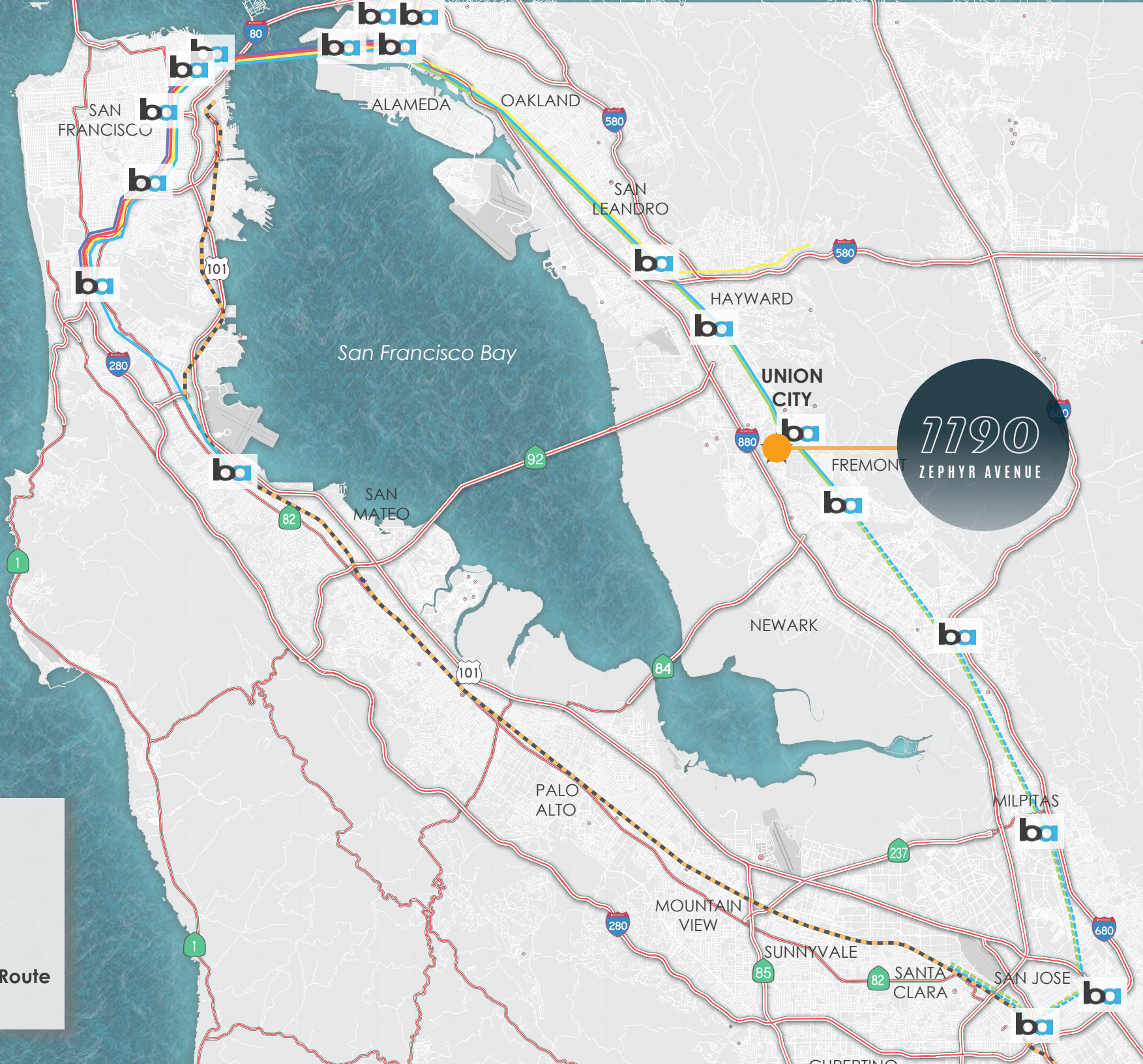
MILPITAS

SAN JOSE

San Francisco Bay

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 Caltrain Route
 BART Route
 Proposed BART Route





GALLERY 7190 ZEPHYR AVENUE



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