

HB HAYWARD BUSINESS PARK II

1495 ZEPHYR AVENUE | HAYWARD, CALIFORNIA

FOR SUBLEASE:

**±23,424 SF INDUSTRIAL CORNER UNIT
DIVISIBLE TO ±11,712 SF**

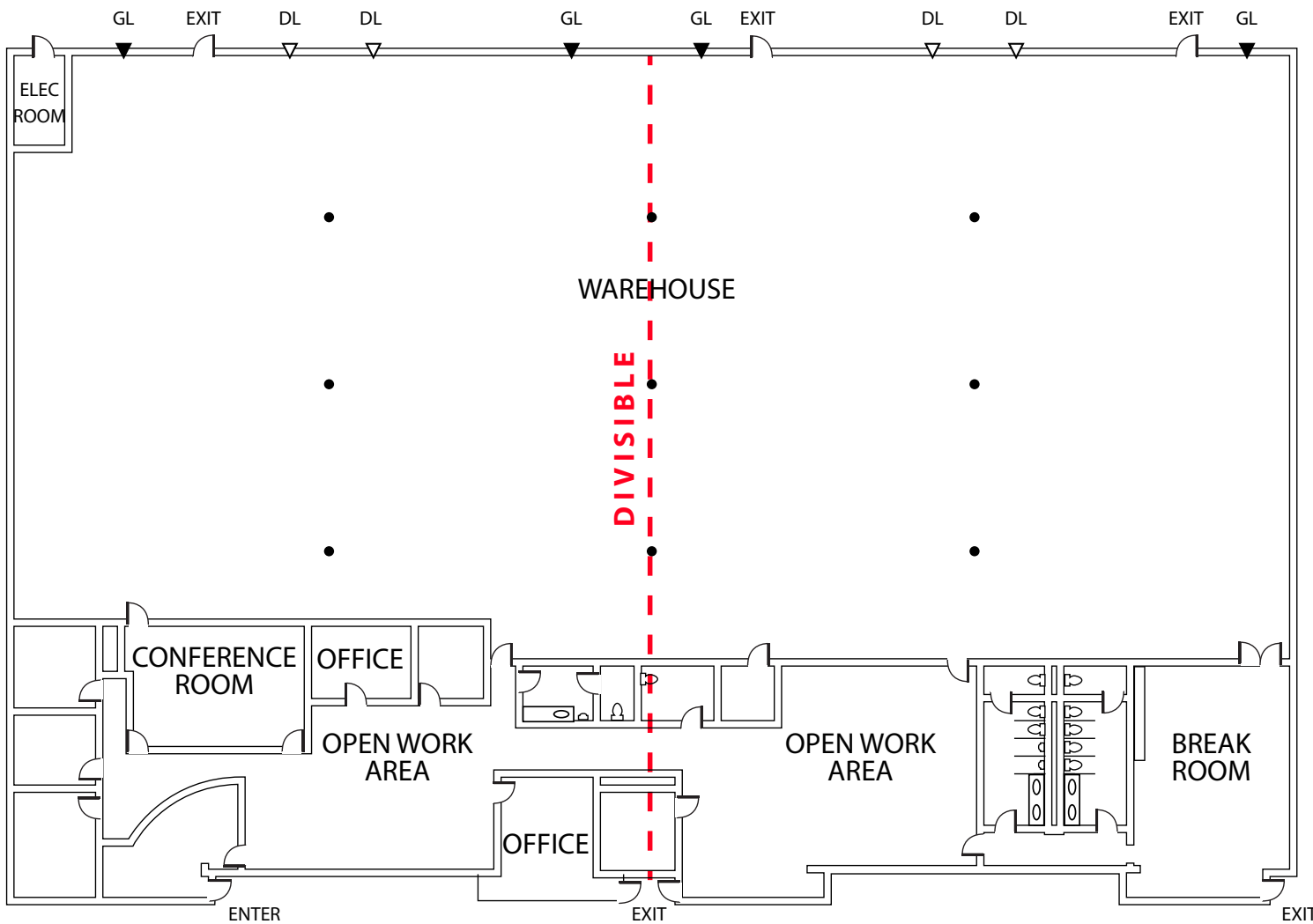


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PREMISES FEATURES

- ±23,424 Square Feet, divisible to ±11,712 SF
- ±30% Office, balance warehouse
- Corner Unit within Professionally-Managed Business Park
- Large Open Work Area
- Two(2) Reception Areas
- 4 Grade level doors, 4 Dock high doors
- Break Room
- Fully Insulated Warehouse
- 100% HVAC Throughout
- ±600 Amps Electrical Service
- ±14'-16' Clear Height
- Fully Sprinklered
- Master Lease Expires 10/31/2023 (Longer term possible direct)
- **Lease Rate: \$0.85/SF/mo NNN (est. \$0.23 expenses)**



INDUSTRIAL PKWY

MISSION BLVD



Santana St

Huntwood Ave

Zephyr Ave

WHIPPLE RD



ALVARADO NILES RD

1495 ZEPHYR AVENUE



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