

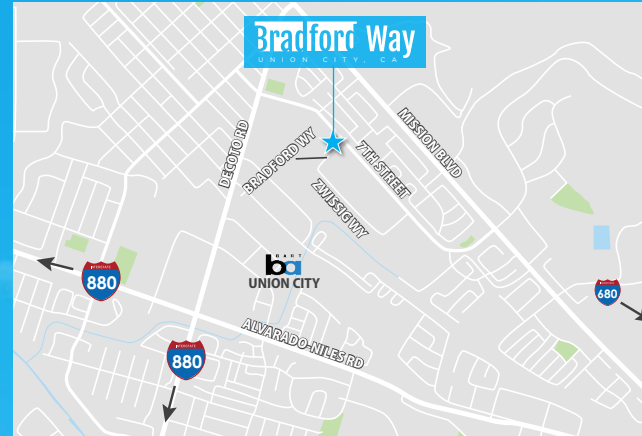
Bradford Way

UNION CITY, CA

AVAILABLE FOR SALE
RARE UNION CITY INDUSTRIAL BUILDING
SALE PRICE **\$7,200,000**

701-705 Bradford Way, Union City
FREESTANDING OWNER/USER
±36,000 SF INDUSTRIAL BUILDING
on Corner Location with Lease Income

- Freestanding $\pm 36,000$ SF Industrial on ± 1.53 Acres (APN 87-23-12)
- Divisible to three units: $\pm 20,961$ SF, $\pm 8,539$ SF, and $\pm 6,500$ SF.
- Corner location on Bradford Way @ 7th Street
- ± 20 - $22''$ interior clear height
- No columns - clear span throughout
- Five (5) dock doors / two (2) grade level doors
- Fully sprinklered
- Convenient access to I-880 via Decoto Road or Alvarado Niles Road; minutes from Mission Blvd/I-238.



Bradford Way OPPORTUNITY

UNION CITY, CA

705 BRADFORD WAY
LEASED TO



±8,539
SF corner unit

- ±1,000 SF office
- One (1) dock door / one (1) grade level door
- Small yard possible
- Lease expires 1/31/2022

703 BRADFORD WAY
LEASED TO

**CONNOLLY'S
FURNITURE**

±6,500
Square Feet

- ±1,000 SF office
- One (1) dock door / one (1) grade level door
- Lease expires 12/31/2019

701 BRADFORD WAY
SELLER-OCCUPIED

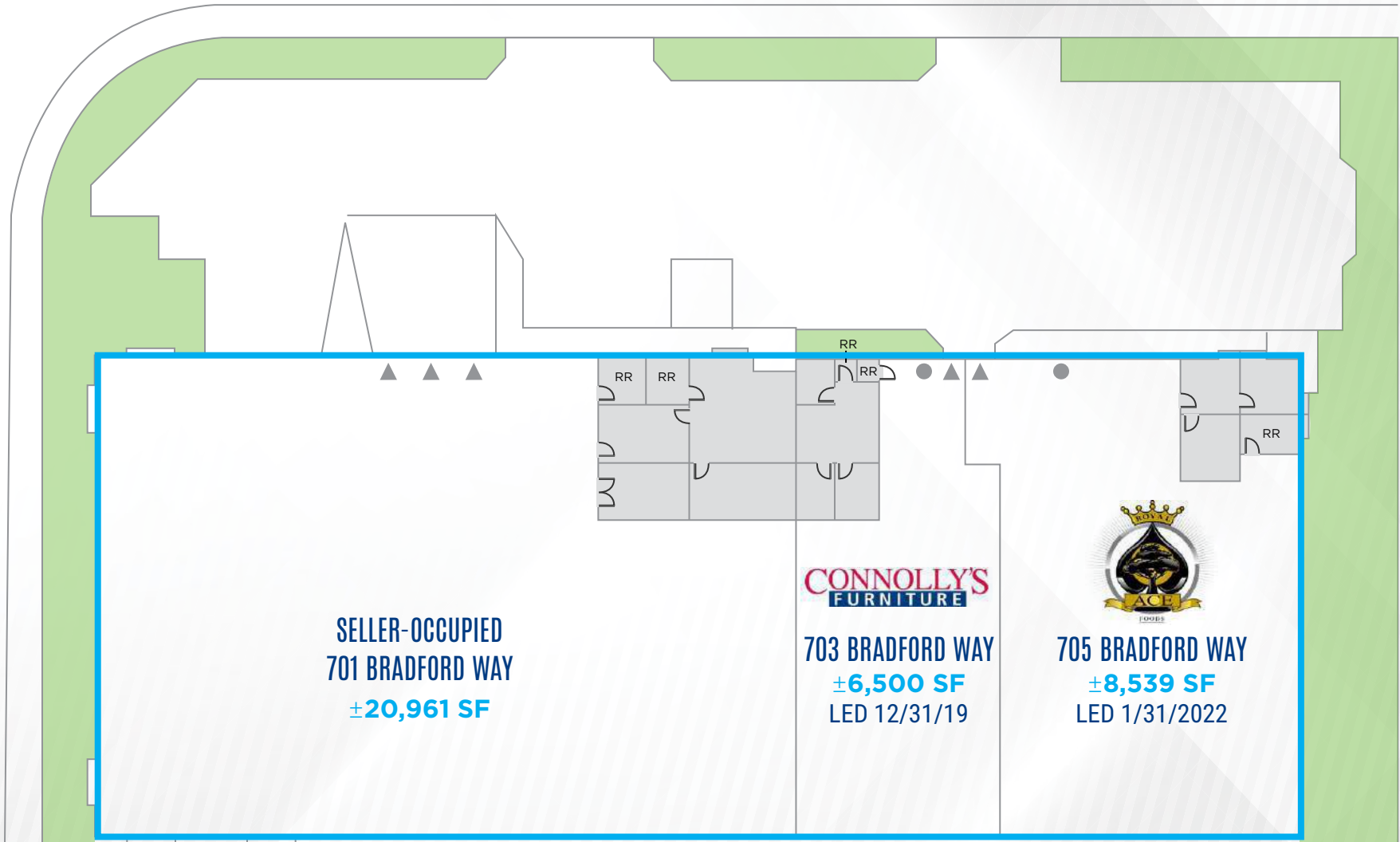
±20,961
SF corner unit

- ±1,500 SF office
- Three (3) dock doors
- Seller will Lease-Back OR Vacate at Closing
- Leaseback rate TBD.

BRADFORD WAY

BRADFORD WAY

7TH STREET



*Floor plan not to scale

- ▲ Dock Doors
- Grade Doors
- Office Space

AERIALS



880



BART LINE



FIRE STATION

MISSION BLVD

DECOTO ROAD



COLD STORAGE
MANUFACTURING

BRADFORD WAY

HARTUNG GLASS

7TH STREET



COLD STORAGE
MANUFACTURING

STATION CENTER

THE
UNION FLATS
EST. 2017

QUARRY LAKES

ALVARADO-NILES RD

INTERSTATE
880



ZWISSIG WAY

Bradford Way
UNION CITY, CA



SHEEDY

BRADFORD WY

7TH STREET

ShinEtsu

HARTUNG GLASS

CONKLIN
& CONKLIN



Bradford Way

UNION CITY, CA

MIKE SPIRO

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