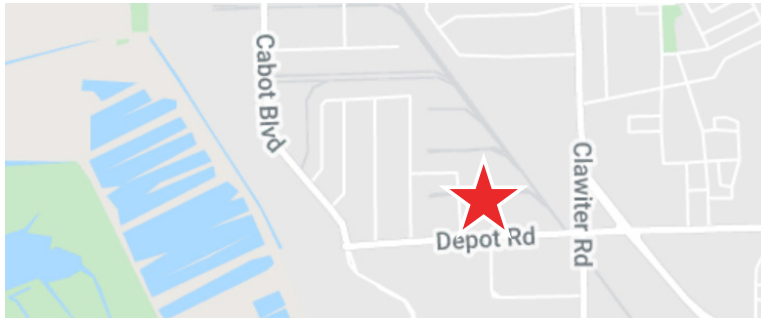


HIGH-VISIBILITY WAREHOUSE FOR SALE: 3295 Depot Road – Hayward, CA



±11,760 Square Feet Available

As exclusive agent(s), we are pleased to offer the following space:



PROPERTY HIGHLIGHTS:

- ±11,760 SF Concrete Building on ±0.64 Acres
- ±4,520 SF of Office with Possible 2nd Floor Expansion
- 2 Grade-Level Doors
- 800 Amps, 208 Volts (please verify)
- Fully Fenced Yard Area
- Ample Parking
- Immediate Access to Highway 92

Call to Tour
Asking Price: \$3,250,000

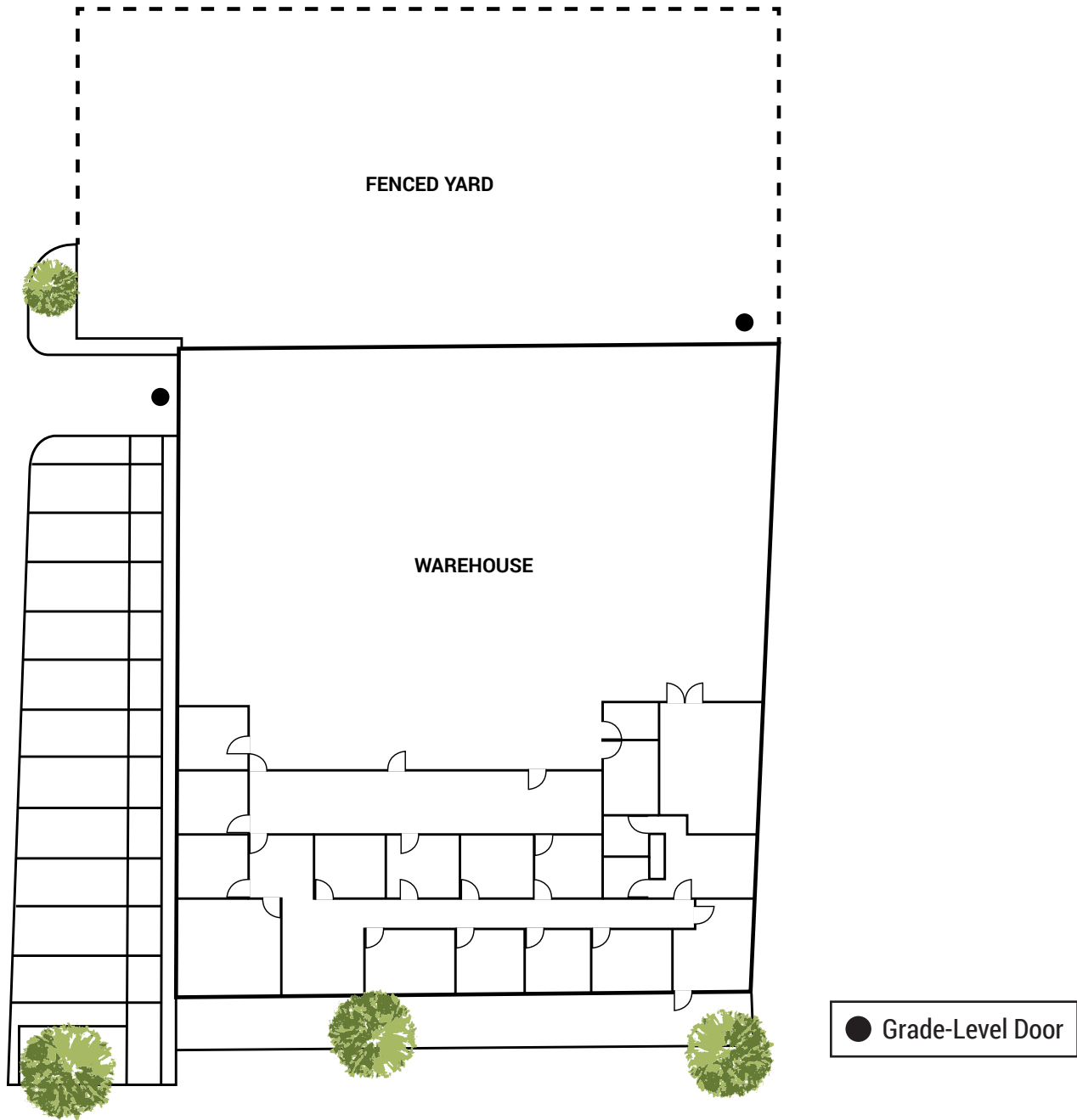
PROPOSED SBA 504 LOAN STRUCTURE							
3295 Depot Road - Hayward, CA							
Prepared for: Paul Mueller, SIOR and Spencer Jenkins with Newmark Knight Frank							
Land & Building Acquisition							\$3,250,000
Other Eligible Costs							\$0
TOTAL PROJECT COST							\$3,250,000
SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT	
Bank or Credit Union	50%	\$1,625,000	4.00%	10 Years 25 Yr. Amort.	1st Deed	\$8,577	\$102,928
SBA 504 / TMC	40%	\$1,337,000	2.87% March '20	25 Yr. Fixed 25 Full Amort.	2nd Deed	\$6,250	\$75,002
Borrower	10%	\$325,000					
TOTALS:						\$14,828	\$177,930



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HIGH-VISIBILITY WAREHOUSE FOR SALE: 3295 Depot Road – Hayward, CA



Depot Road



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