



31259 WIEGMAN RD

HAYWARD | CA

OUTSTANDING HAYWARD WAREHOUSE FOR LEASE ±119,200 SF



JACK LEWIS
408.982.8479
jlewis@ngkf.com
CA RE License #00900030

PAUL MUELLER
510.300.0216
pmueller@ngkf.com
CA RE License #00896726

ZACH SMITH
510.300.0210
zsmith@ngkf.com
CA RE License #01860469

SPENCER JENKINS
510.300.0350
sjenkins@ngkf.com
CA RE License #02029699

KEY FEATURES

- **Upgraded T5 Lighting**
- **±119,200** square feet
- **±8,000 SF** office area on 2 floors
- **±26'** interior clear height
- **±40/3,000** sprinklers (ESFR available)
- **±800** amps
- **40'x40'** column spacing
- **Thirteen (13)** dock doors
- **One (1)** drive-in door
- **Ample**, paved trailer storage yard
- **Fantastic Visibility** and Access to I-800

LEASING DETAILS



ASKING RENT
\$0.72/sf NNN



LOW OPERATING EXPENSES
\$0.12/sf



AVAILABLE
Q4 2018



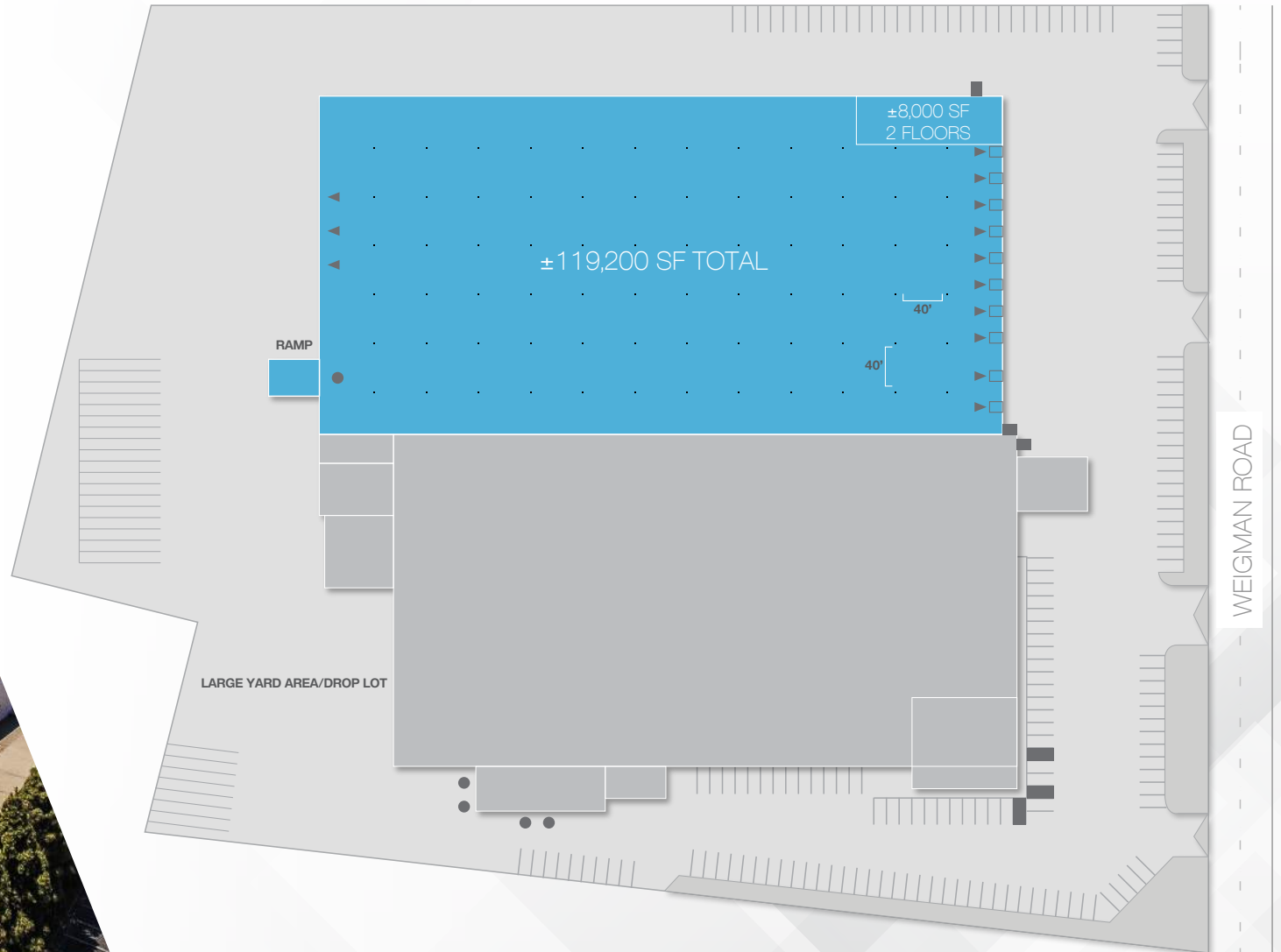
MUST CALL TO TOUR
Do not disturb tenant





31259 WIEGMAN RD

SITE PLAN

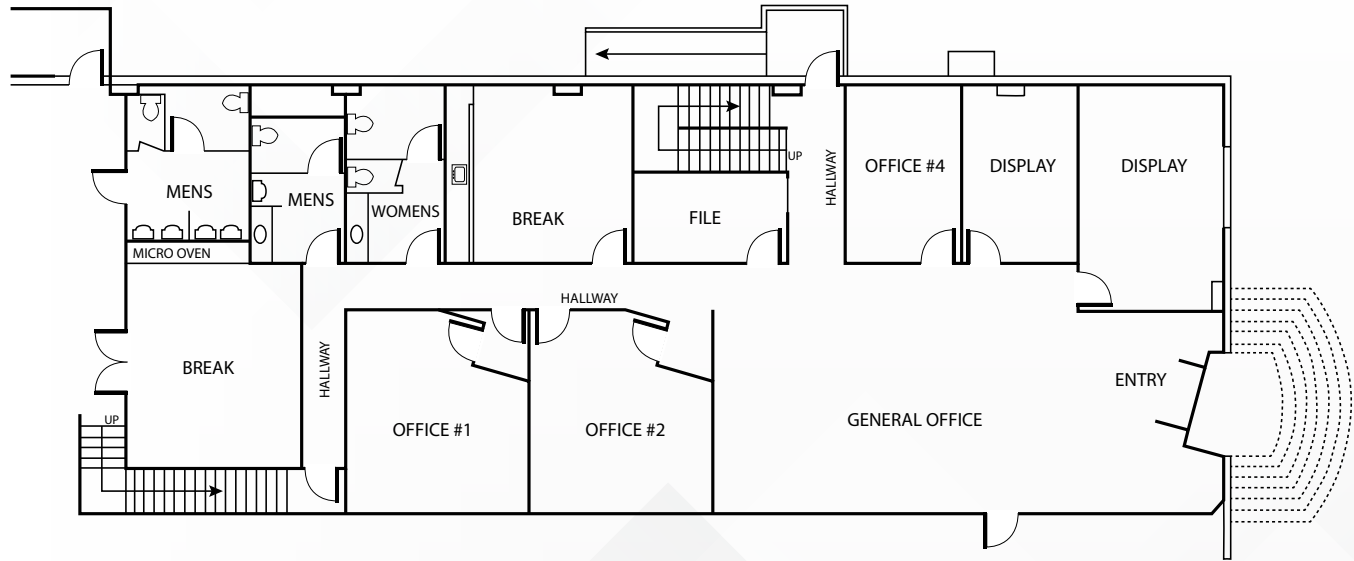


Available Space

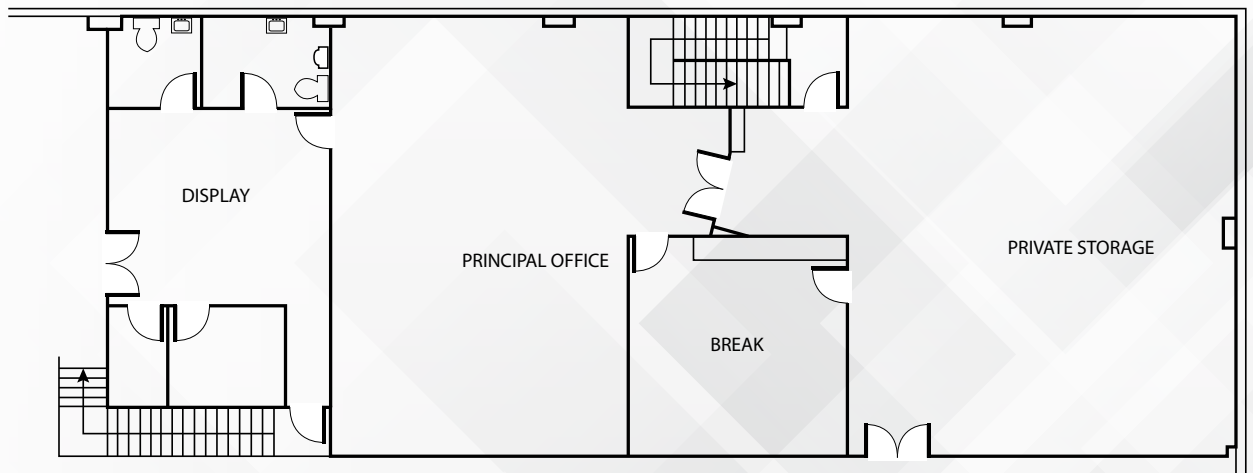


31259 WIEGMAN RD

FLOOR PLAN



FIRST FLOOR



SECOND FLOOR





Port of Oakland	18.9 mi
Port of Redwood City	17.4 mi
Port of San Francisco	36.4 mi



Oakland International	14.4 mi
San Jose International	21.6 mi
San Francisco International	23.3 mi

0.6 Miles to Interstate 880 From Site



31259 WIEGMAN RD

HAYWARD | CA

JACK LEWIS

408.982.8479

jlewis@ngkf.com

CA RE License #00900030

PAUL MUELLER

510.300.0216

pmueller@ngkf.com

CA RE License #00896726

ZACH SMITH

510.300.0210

zsmith@ngkf.com

CA RE License #01860469

SPENCER JENKINS

510.300.0350

sjenkins@ngkf.com

CA RE License # 02029699

1111 BROADWAY, SUITE 100
OAKLAND, CA 94607

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

18-0800.07/18



**Newmark
Knight Frank**