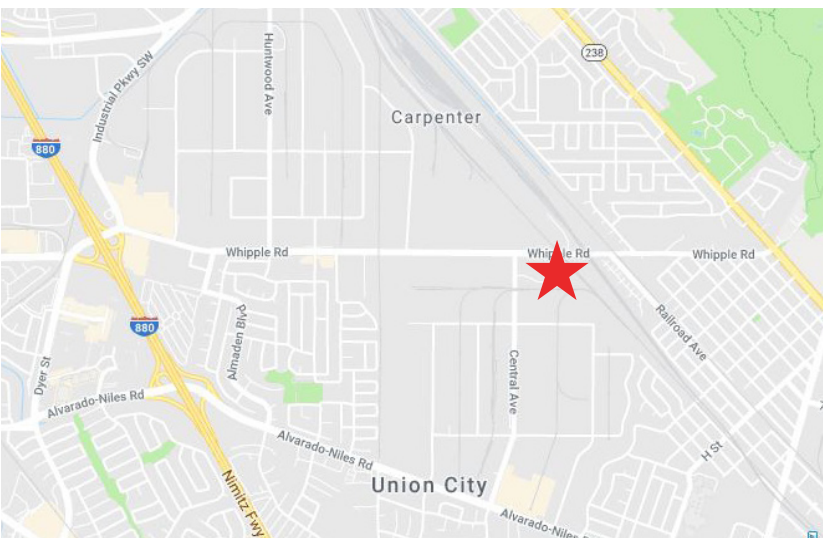


FOR SALE: 32430 Central Avenue – Union City



Property Size: ±18,648 SF on ±0.99 Acres

As exclusive agents, we are pleased to offer the following space:



LOCATION HIGHLIGHTS:

- ±18,648 SF on ±0.99 Acres
- ±650 SF of Office
- Clear Span Building (60' x 300')
- ±22' Clear Height
- 600 Amps, 480 Volts (please verify)
- 3 Oversized Grade-Level Doors
- 2 Five-Ton Cranes
- Light Industrial (ML) Zoning
- Ample Natural Light

PRICE: \$2,995,000

COMMENTS:

- Please Do Not Disturb Occupant!
Must Have Appointment to Tour
- Contiguous to 32420 Central Avenue also
Available for Sale - ±27,450 SF. Asking \$4,950,000
- Combined ±46,098 SF asking \$7,945,000

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