

3501 - 3507

ARDEN ROAD
HAYWARD, CA

FOR SALE | $\pm 14,588$ SF on ± 1.14 Acres

OR LEASE | $\pm 7,500$ SF unit

Colliers

Warehouse Building



Contact Us

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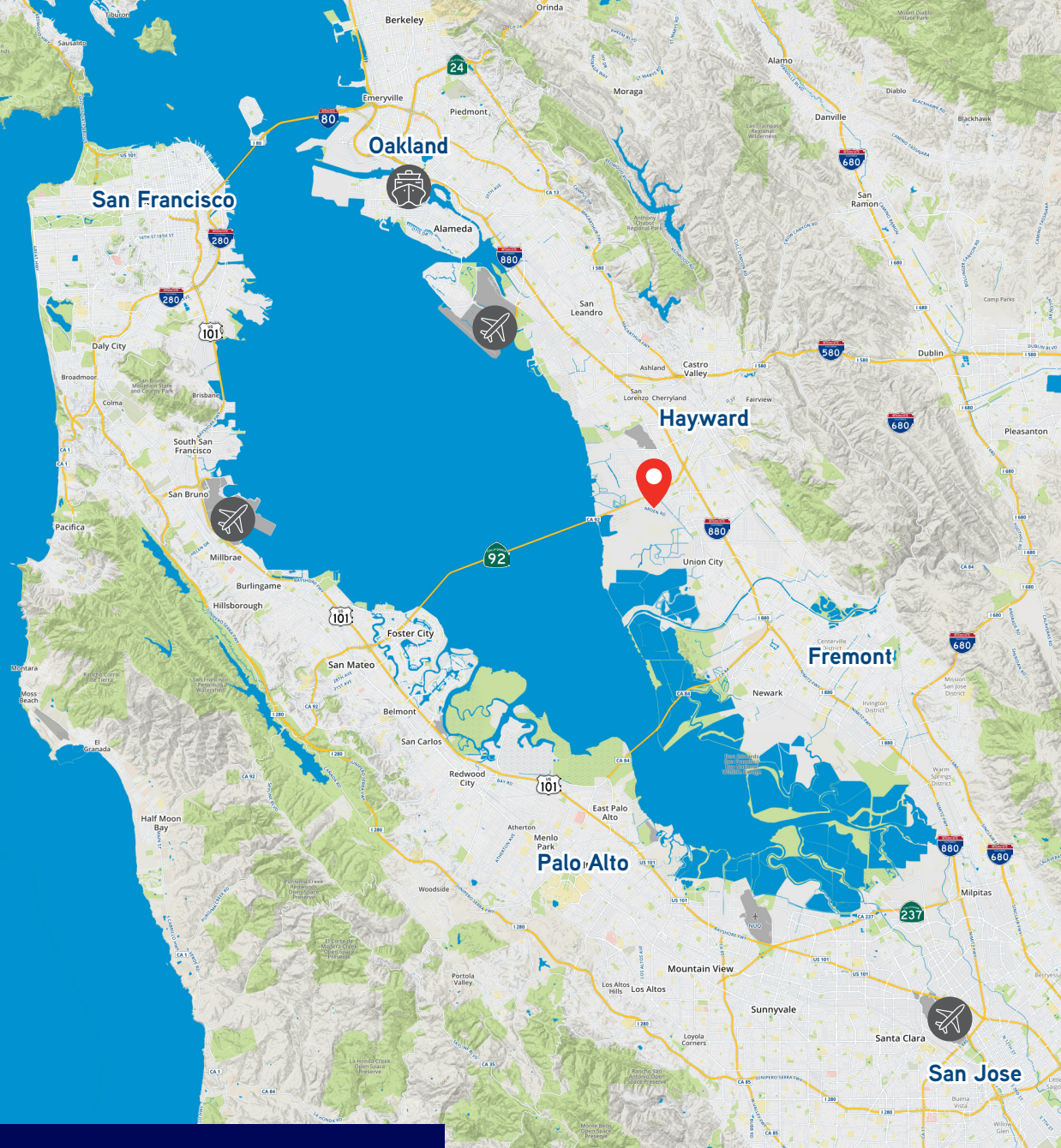
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Colliers

4301 Hacienda Drive
Suite 430
Pleasanton, CA 94588
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Location Highlights



Centrally located in
Hayward



20 minutes to
the Oakland and
San Francisco
International airports



25 minutes to
the Port of Oakland

Demographics 3 mile radius



101,606
Total population



\$88,425
Median household
income



29,385
Current total
households



4,570
Businesses



52,525
Total employees



\$33,518
Per capita income

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FLOOR PLAN

±7,000 SF

Colliers



Property Features

Full Building: ±14,588 SF on ±1.14 acres

For Sale: \$5,765,000

Two Units:

Unit 1: 3501 Arden Road | Leased through 10/31/2032

±8,000 SF leased through October 31, 2032

- Office: ±2,000 SF
- Cooler: ±3,000 SF
- Warehouse: ±3,000 SF
- Loading: Two (2) loading dock, one (1) grade level door

Unit 2: 3501 Arden Road | Vacant

±7,500 SF

- Office: ±1,000 SF
- Warehouse: ±6,500 SF
- Loading: One (1) grade level door
- For lease: \$1.50 SF/month GROSS

Additional Information

- Clear height: 16'
- Fully sprinklered
- 600 amps @ 120/208 (two services)
- Solar system included
- 40+ parking spaces

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