

For Sublease

±1.34 Acre IOS Yard

4381 Bettencourt Way
Union City, CA



Accelerating success.



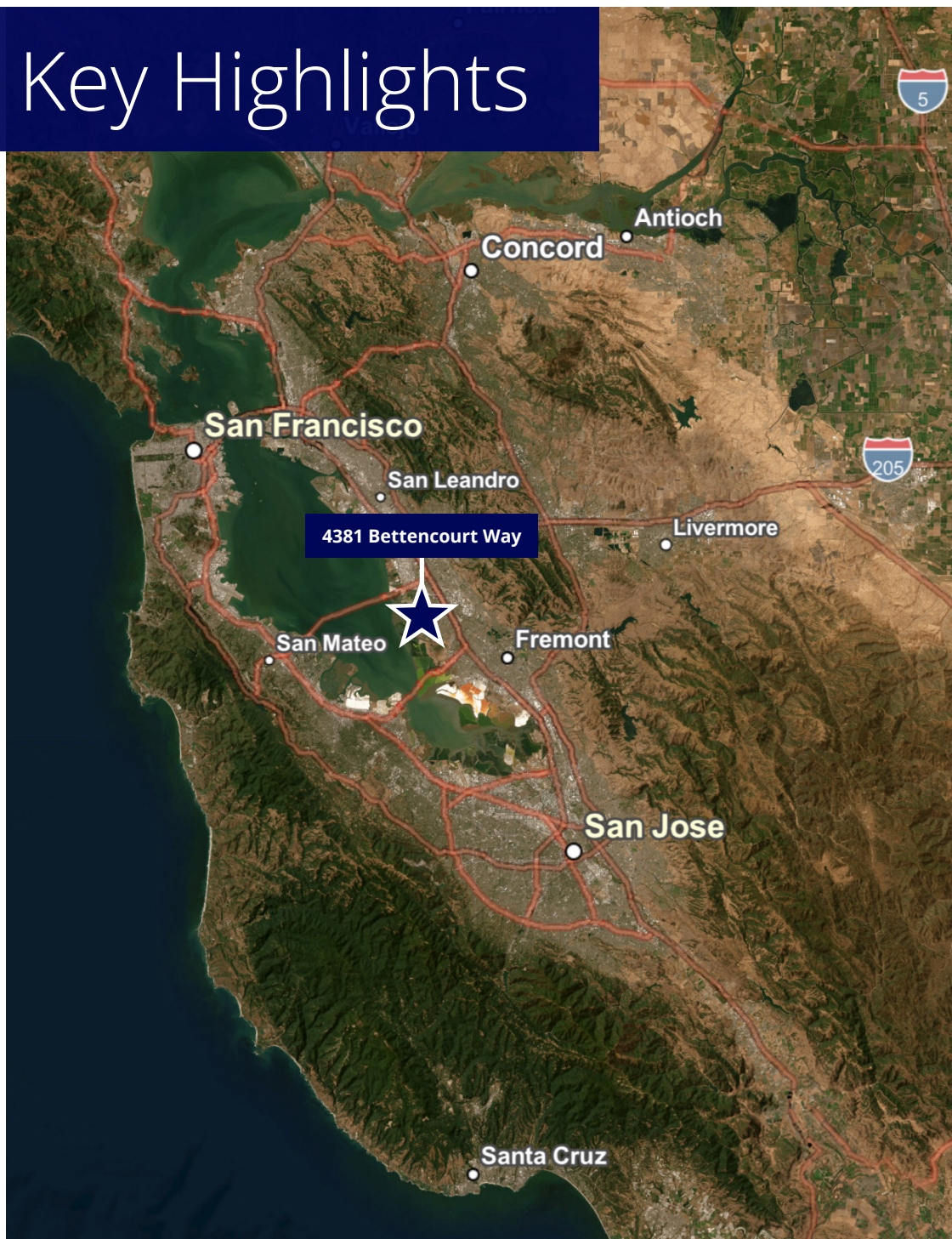
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Key Highlights



Property Highlights

- ±1.34 acre (±58,370 SF)
- Fully fenced and secured yard
- High end office space
- Multiple access points
- Concrete and asphalt yard area
- Wash bay
- Covered staging and equipment charging area on east end of property
- Refueling tank

Main Building

- ±11,000 SF
- Clear span metal building
- Fully sprinklered
- ±16'-18' clear height
- Two (2) 10'x14' grade level doors
- Well maintained office area and layout

Storage Building

- ±1,500 SF
- Two (2) grade level doors
- Clear span metal building

Sublease through December 31, 2029
(longer term direct deal possible with ownership)

Lease Rate: \$0.45 NNN

Union City serves as a key industrial and logistics hub. With direct access to I-880 and is minutes away from Highway 84/Dumbarton Bridge and Highway 92/San Mateo Bridge. Additionally, the building is in close proximity to the Oakland International Airport and the Port of Oakland. The area provides efficient connectivity to the Bay Area, Central Valley, and Central Coast. Union City's location supports regional distribution and last-mile operations, and its business-friendly environment has attracted a growing base of industrial users.

Property Photos

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Main Yard Area



Interior of Main Shop/Warehouse Building



Covered Charging Station



Main Office Entrance



Wash Rack



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