

25375 CLAWITER ROAD • HAYWARD, CA

DIABLO PARK

DESIGNED TO IMPRESS.
ENGINEERED TO PERFORM.
POWERED FOR WHAT'S AHEAD.

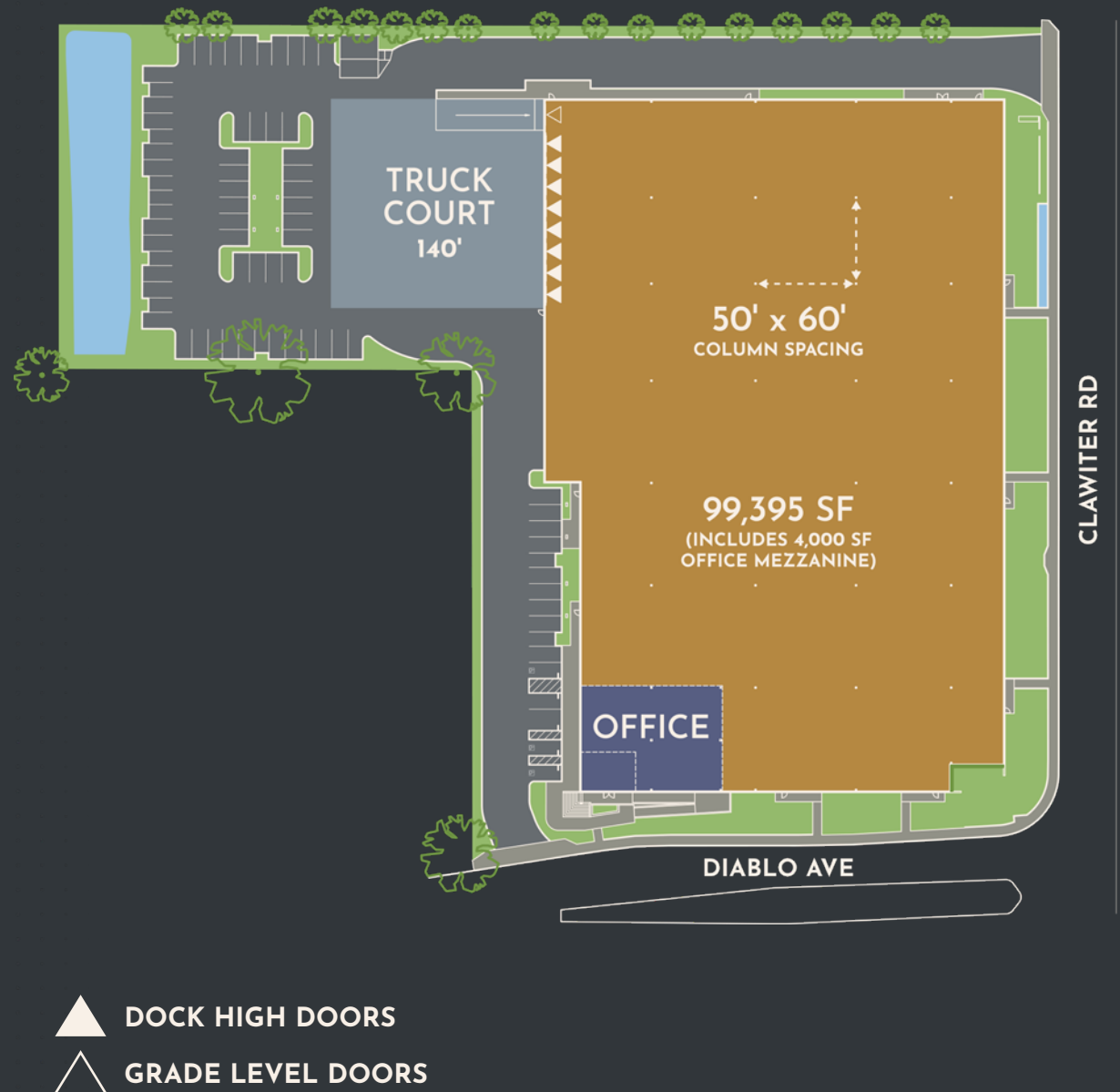


REDCO
DEVELOPMENT

**NEW
YORK
LIFE**

PROPERTY FEATURES

Size:	99,395 Total SF
Clear Height:	32'
Power:	4,000 AMPS / 480V 3-phase
Sprinklers:	ESFR
Doors:	8 Dock High Doors / 1 Grade Level Door
Column Spacing:	50' x 60'
Car Parking:	75 Stalls
Slab:	7"
Office:	4,000 SF Class A
EV Charging:	Future Semi and Passenger Vehicle Chargers Capable
Solar:	Ready for 1,400 AMP Solar Array Installation





NOT YOUR AVERAGE INDUSTRIAL SPACE

Class A Warehouse /
R&D / Manufacturing Building

Diablo Park combines heavy power, seamless access, advanced sustainability, and refined design to redefine industrial space.

99,395 SF

4.30 ACRES

OVERVIEW

YOUR SUPERCHARGED SOLUTION



4,000 AMPS Today
& Solar Ready For
1,400 AMP Solar Array



Powered for 2 Semi Truck
Positions & Passenger
Vehicle Charging



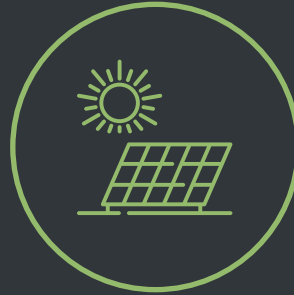
R&D /
Manufacturing
Uses Inside



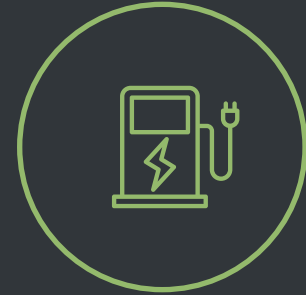
POWER

SUSTAINABILITY AT WORK

Aiming for top-tier sustainability, Diablo Park uses low-carbon materials and onsite water reuse. Its natural textures and living green wall create a thoughtful, future-ready environment that stands apart from typical industrial spaces.



Energy-efficient building,
including power from a solar PV
roof array and battery storage



Electrical semi and passenger
vehicle charging stations



Living green wall architecture
feature on corner



Water catchment and reuse



Low carbon concrete usage



Targeting LEED Platinum

ELEVATED BY DESIGN

At Diablo Park, every element serves a purpose and adds a touch of refinement you won't find in a standard warehouse.



Living Green Wall At Corner



Board Form Reveal



Grand Feature Stair in the Office Pod



DESIGN

RIGHT WHERE YOU WANT TO BE

Located at 25375 Clawiter Road in Hayward,
Diablo Park offers A++ convenience and accessibility.

Minutes from the San Francisco Peninsula and directly connected to I-880, it provides an easy commute and ample onsite parking for executives and workers across the region. Its seamless shipping and receiving capabilities make it a strategic home base for businesses that depend on smooth supply chain and distribution operations.



< 1/2 MILE TO CA-92
INTERCHANGE VIA
CLAWITER RD EXIT



MAJOR DESTINATIONS (MILES)

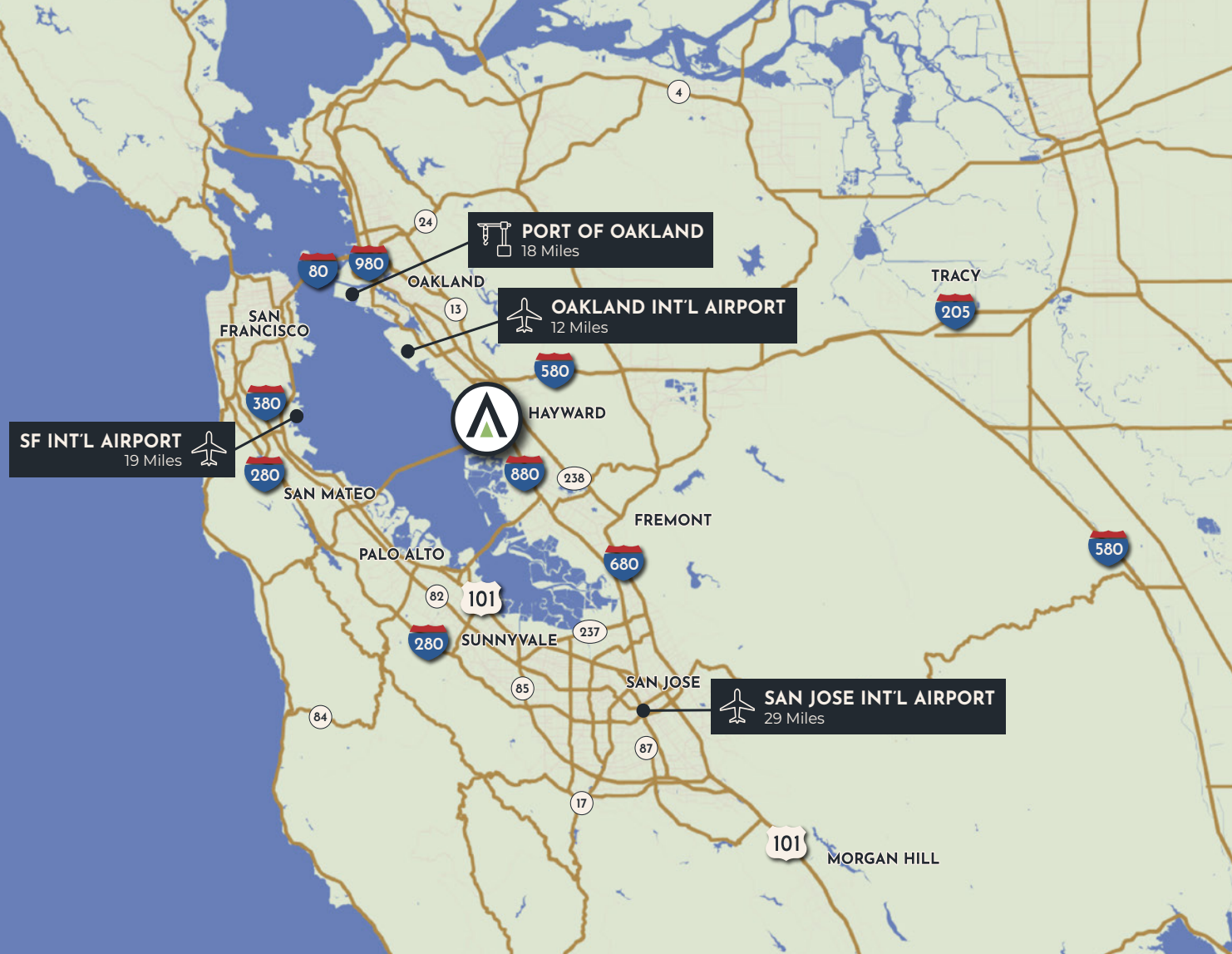
Oakland	18.9
Port Of Oakland	18.2
Palo Alto	22.7
Downtown San Jose	28.8
Mountain View	28.3
Sunnyvale	30.1
Pleasanton	24.6
San Francisco	30.6
Tracy	47.4
Salinas	86.6
Sacramento	101
Reno, NV	231
Los Angeles	366
Seattle, WA	821

AIRPORTS

San Jose (SJC)	28.9
Oakland (OAK)	12.1
San Francisco (SFO)	19.2

HIGHWAYS

Hwy 92	1.5
I-680	17.6
I-880	3.4
I-5	56.6
Hwy 84	20
Dumbarton Bridge	



LOCAL DEMOGRAPHICS

	5 MILE RADIUS	10 MILE RADIUS	20 MILE RADIUS
Total Population:	479,828	1,307,578	2,079,350
Working Population:	211,641	721,110	1,146,749
% Population with a Bachelors or Higher:	20.1%	26.1%	27.6%
Total # of Households	138,696	421,797	696,767
Average Income per Household	\$100,558	\$125,112	\$141,765
Predicted Population Growth by 2023	0.97%	1.06%	1.04%

IN SMART COMPANY

Diablo Park is surrounded by some of the Bay Area's most influential companies, including Amazon, Pepsi, and Iron Mountain.

1. **HD SUPPLY**

11. **NOR-CAL**
MOVING SERVICES

2. **PG&E**

12. **United Rentals**

3. **MISSION**

13. **SONOCO**

4. **FedEx**

14. **COSTCO**
WHOLESALE

5. **Shasta**

15. **IRON MOUNTAIN**

6. **FERGUSON**

16. **PEPSI**

7. **PODS**

17. **RKLogistics**
LOGISTICS FOR INNOVATION

8. **canteen**

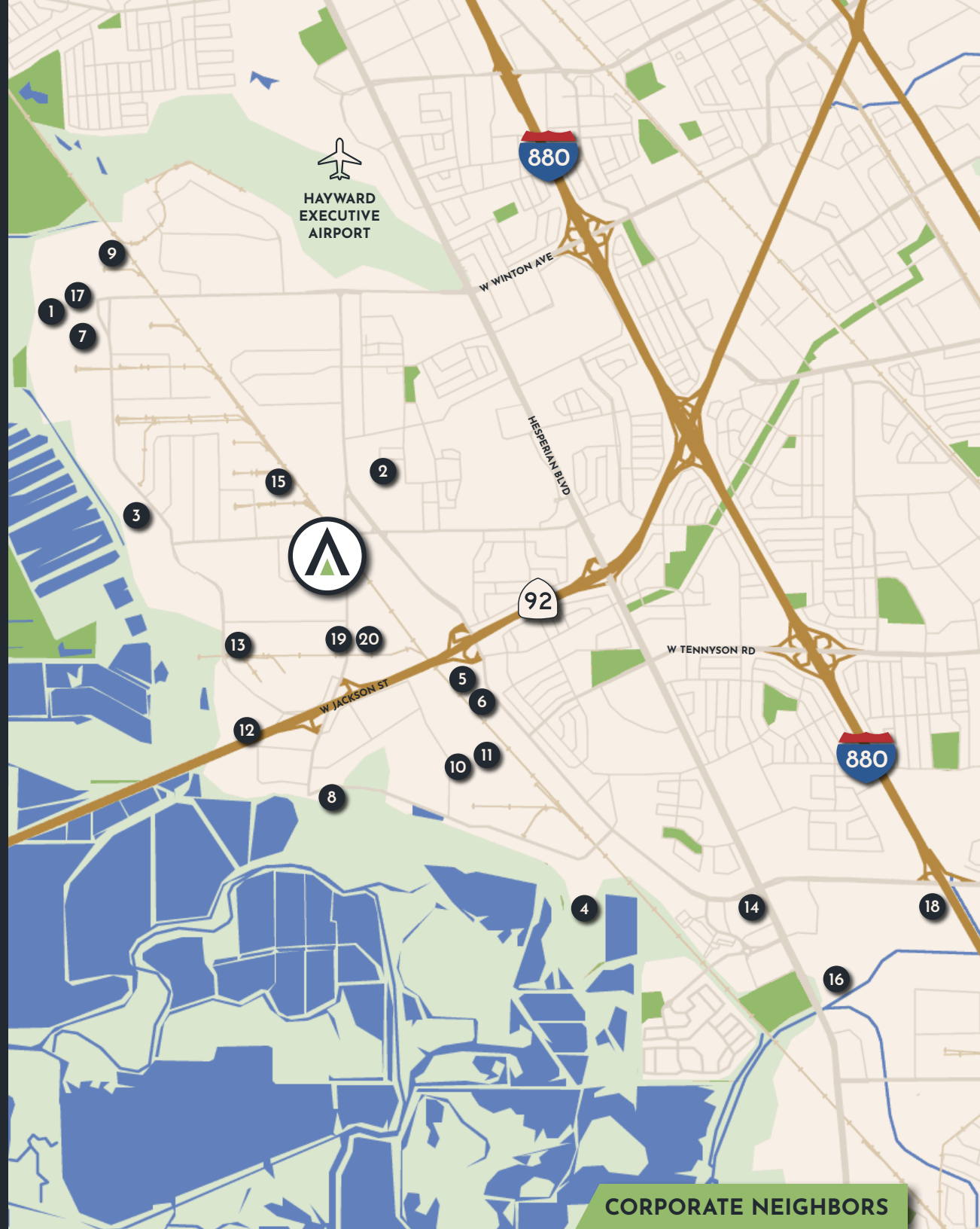
18. **XPO**

9. **CORT**

19. **ZOOX**

10. **COLUMBUS**
CRAFT MEATS

20. **amazon**



DIABLO PARK

25375 CLAWITER RD, HAYWARD, CA

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