33458
CENTRAL AVE.,
UNION CITY, CA

±47,176 SF WAREHOUSE/DISTRIBUTION SPACE

STATE OF THE ART CLASS "A"
ADVANCED MANUFACTURING PARK

TERRENO

30 MINUTES
to Port of Oakland
& Silicon Valley



Colliers

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Building Specifications

- ±47,176 SF Warehouse/Distribution Space
- Twelve (12) dock high loading doors
- One (1) drive-in doors
- ESFR sprinkler system
- ±30' minimum clear height
- ± 190' truck court depth
- ±2,500 Amps @ 277/480 Volt - Potential to increase up to ± 3,000 Amps (tenant to confirm)
- ± 60' concrete dock apron
- ± 1.62 per 1,000 SF parking ratio
- Potential to deliver an additional 51K SF in park

Call Brokers for Pricing & Further Info

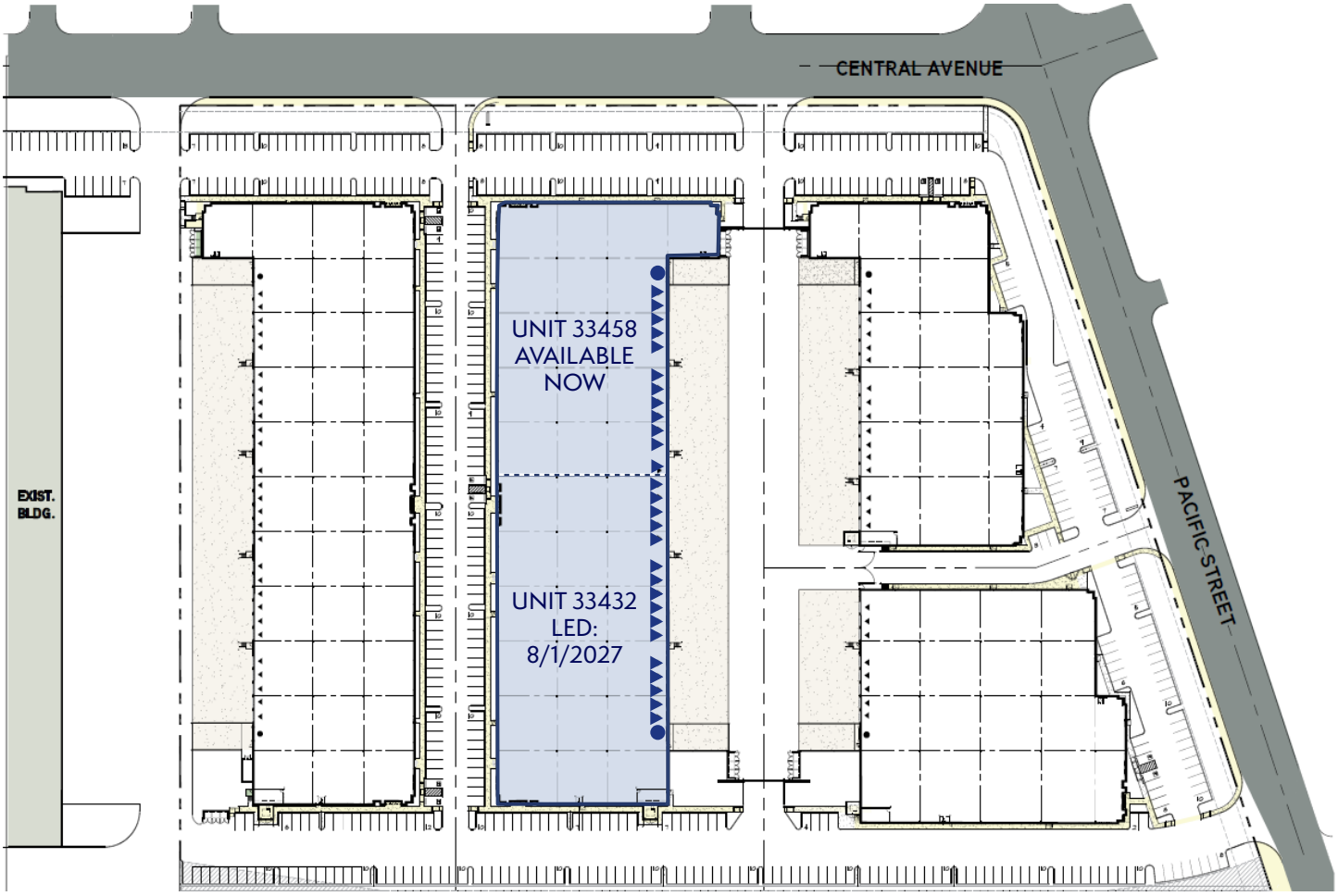
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Site Plan



▲ DOCK HIGH DOORS

● DRIVE-IN DOOR

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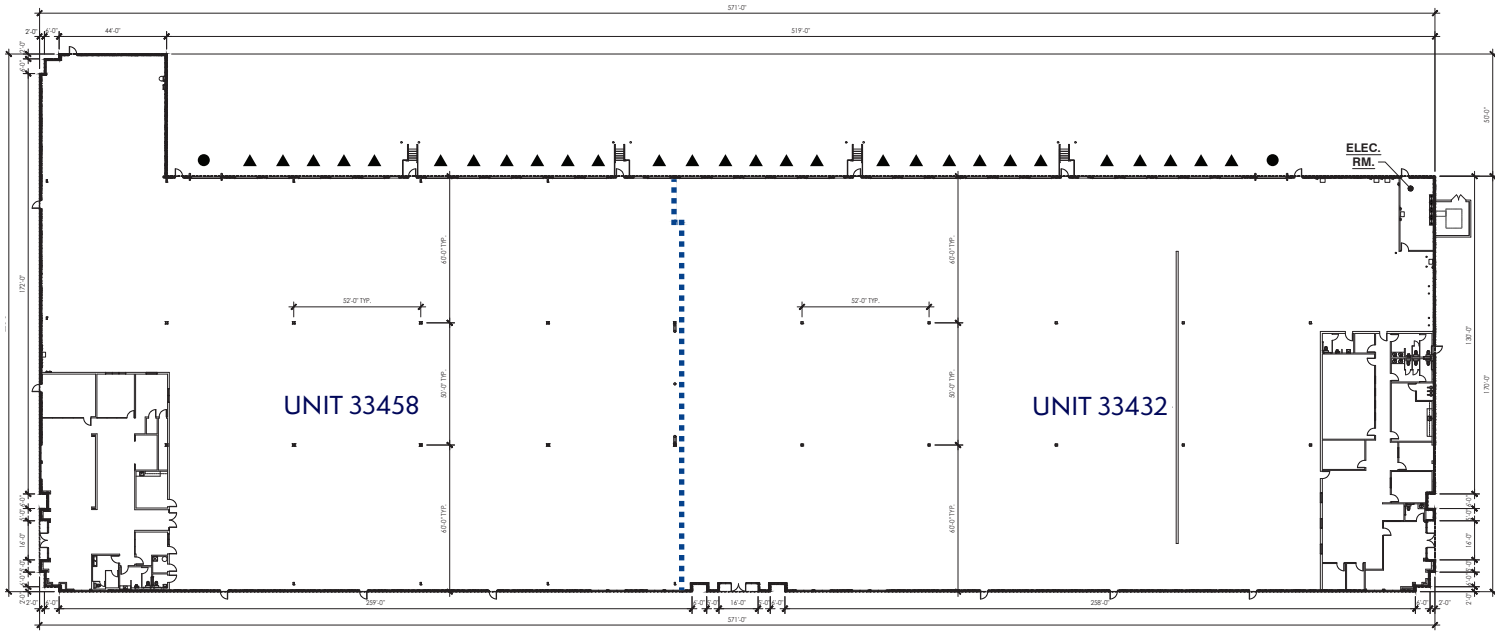
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Floor Plan

UNIT 33458
- Total SF: ±47,161 SF
- Office SF: ±4,716 SF
- Warehouse SF: ±42,445 SF
- Dock Doors: 12 docks
- Grade Level Doors: 1

FULL BUILDING
- Total SF: ±99,514 SF
- Office: ±9,666 SF
- Warehouse: ±89,848 SF
- Dock Doors: 28 docks
- Grade Level Doors: 2

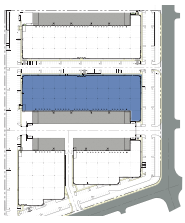


AS-BUILT FLOOR PLAN
SCALE: N.T.S.

NORTH

▲ DOCK DOOR

● GRADE LEVEL DOOR



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1. American Licorice
2. Marathon Packaging
3. Rich's Foods
4. Southern Glazers Wines & Spirits
5. Fortinet
6. Uriman
7. Forward Air, Inc.
8. Penske Logistics
9. Grand JK
10. Tenaya Therapeutics
11. Safelite Autoglass
12. Maxar/ SSL
13. Blommers
14. US Auto Force
15. Global Contract Manufacturing
16. Western Allied
17. IRCA
18. Reliance Metal Center
19. Southland Industries
20. Emerald Packaging
21. Rapid Displays
22. Sterling Foods

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