

33458

CENTRAL AVE.,
UNION CITY, CA

±47,176 SF WAREHOUSE/DISTRIBUTION SPACE

STATE OF THE ART CLASS "A"
ADVANCED MANUFACTURING PARK



30 MINUTES
to Port of Oakland
& Silicon Valley



CONTACT US

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Building Specifications

- > ±47,176 SF warehouse/distribution space
- > ±4,401 SF office area
- > ±30' minimum clear height
- > Twelve (12) dock high loading doors
- > One (1) drive-in door
- > ±400 Amps @ 277/480 Volt – Potential to increase up to ±3,000 Amps (To be confirmed by Tenant)
- > ESFR sprinkler system
- > Available with 30 day notice

Currently occupied – please contact brokers for touring instructions

Lease Rate: \$1.65 psf, per month, NNN
Estimated Op Ex: \$0.34 psf, per month

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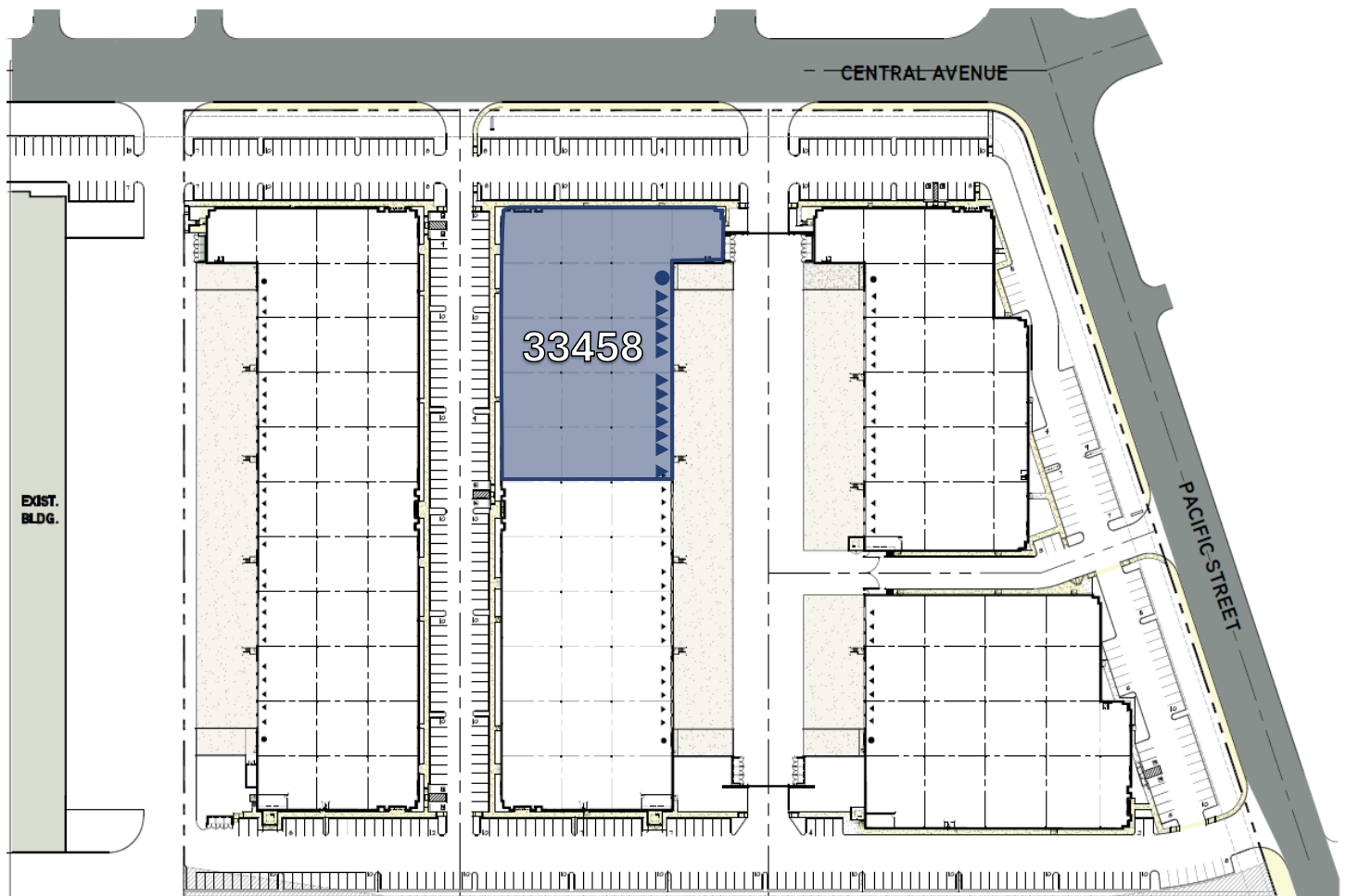
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Site Plan



- ▲ DOCK HIGH DOORS
- DRIVE-IN DOOR

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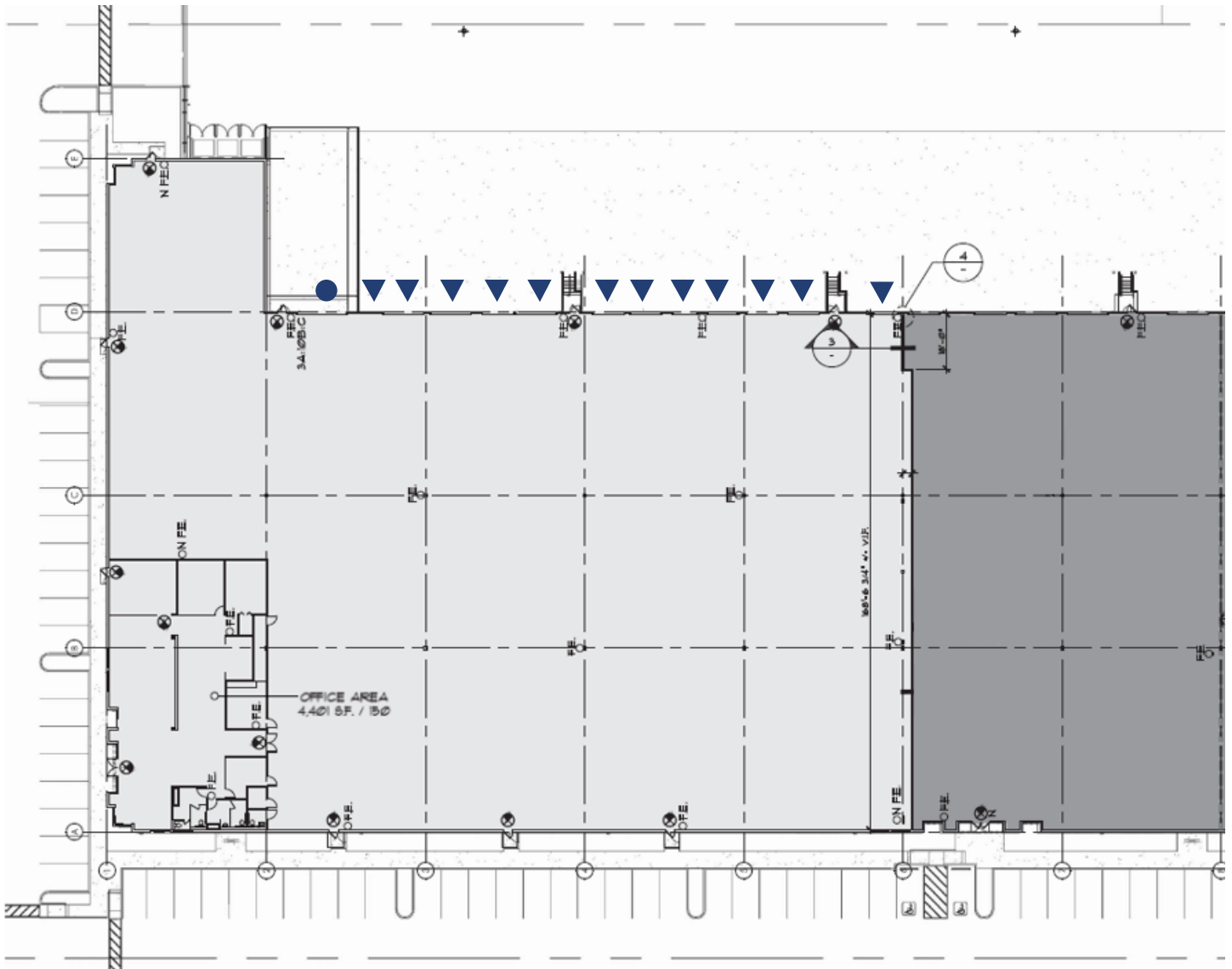
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Floor Plan



▲ DOCK HIGH DOORS

● DRIVE-IN DOOR

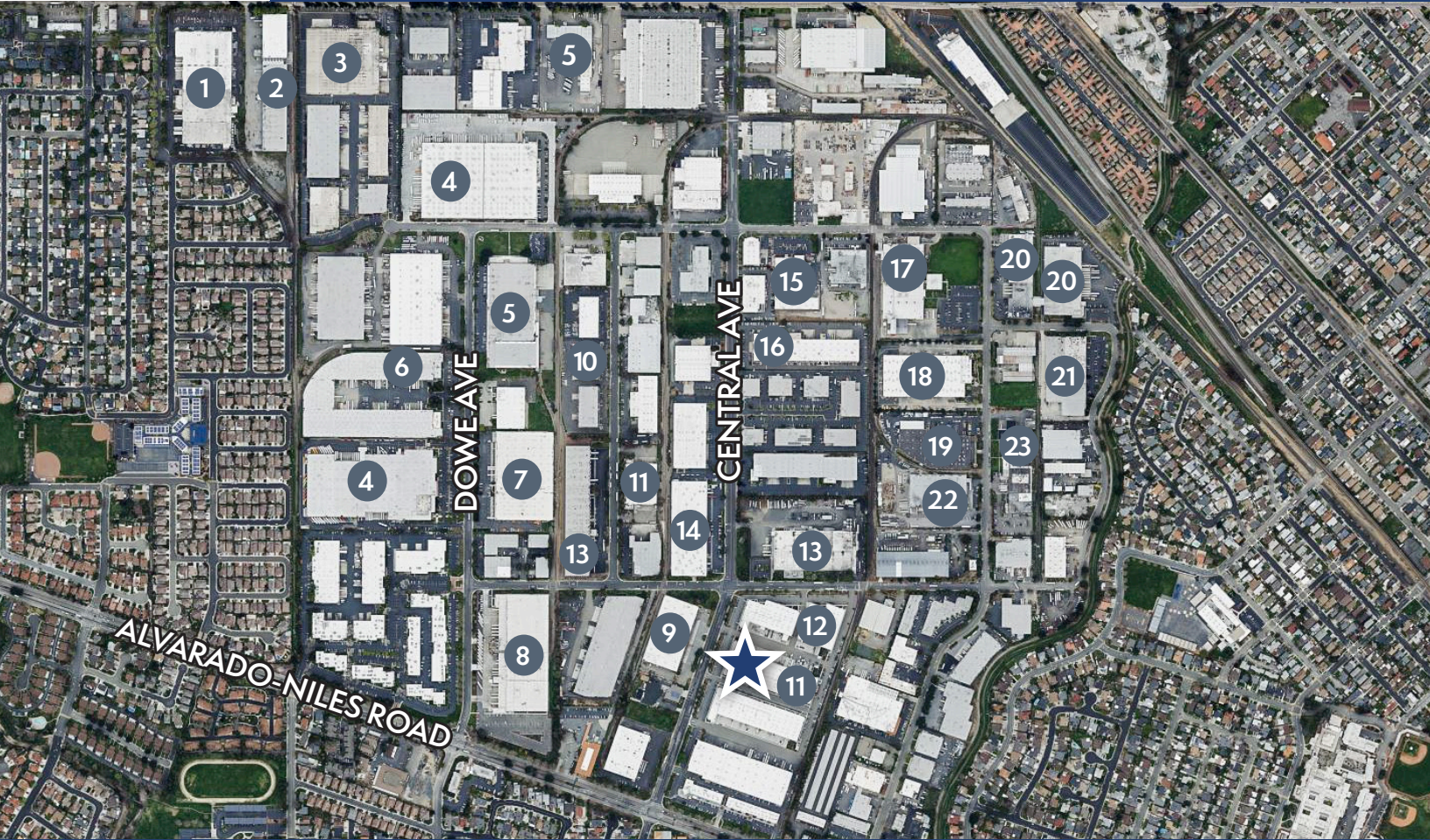
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- 1 American Licorice
- 2 Marathon Packaging
- 3 Rich's Foods
- 4 Southern Glaziers Wines & Spirits
- 5 Fortinet
- 6 Uriman
- 7 Forward Air, Inc.
- 8 Penske Logistics

- 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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