


# For Lease or Sale


## CONTACT

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# 3466 Arden Road

## Hayward, CA

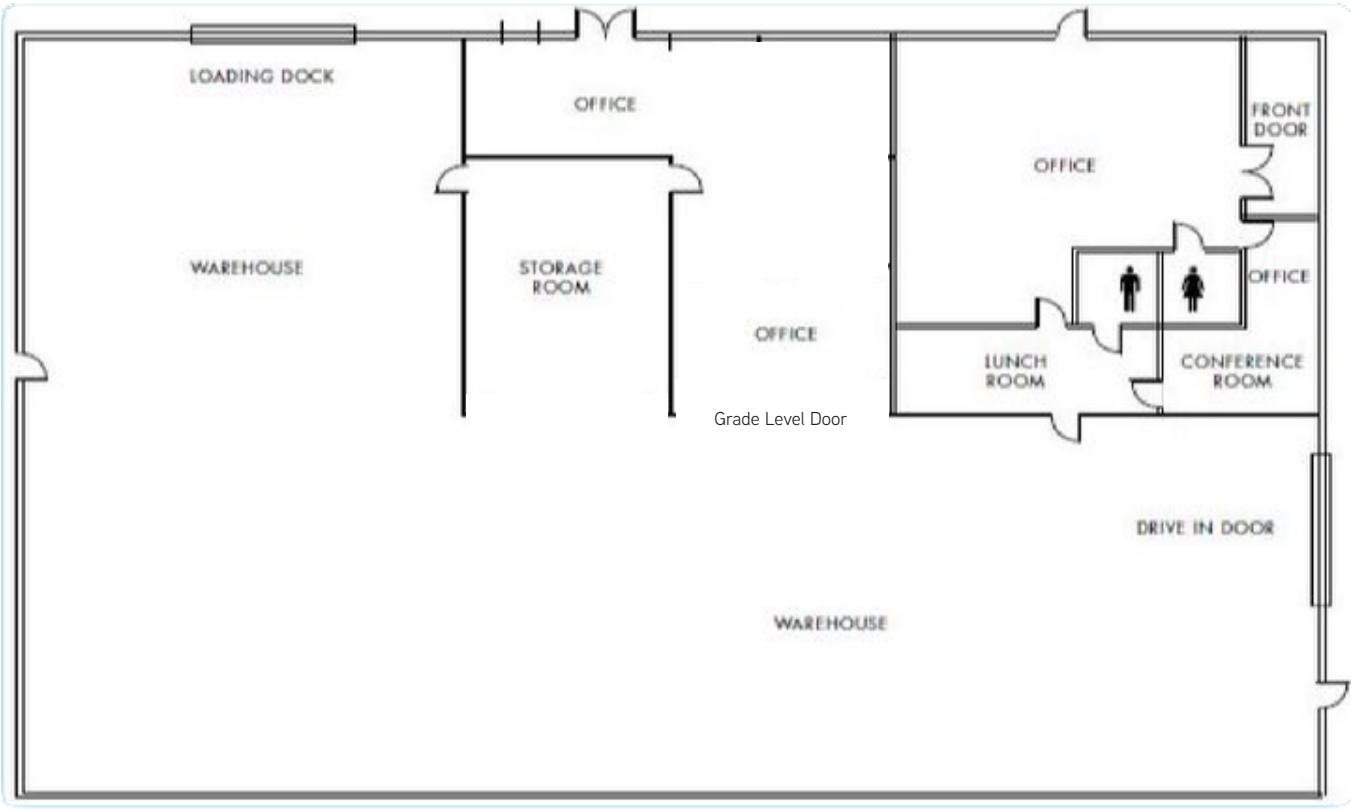
### ±11,256 SF Standalone Industrial Building

### Property Features

- ±2,000 SF Office Area
- 1 Dock Door
- 1 Grade Level Door
- 16'-18' Clear Height
- Fenced and Secured Paved Yard
- Power: 400 Amps @ 277/480 Volt (subject to confirmation)
- Upgraded LED Lighting
- Unobstructed Frontage on Arden Rd
- Immediate proximity to Highway 92/San Mateo Bridge and I-880
- Zoning: Industrial Park (IP)
- **Call to Tour**
- **Lease Rate - $1.25 NNN**
- **Sale Price - ~~$3,950,000~~ $3,795,000**

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Fenced Yard





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