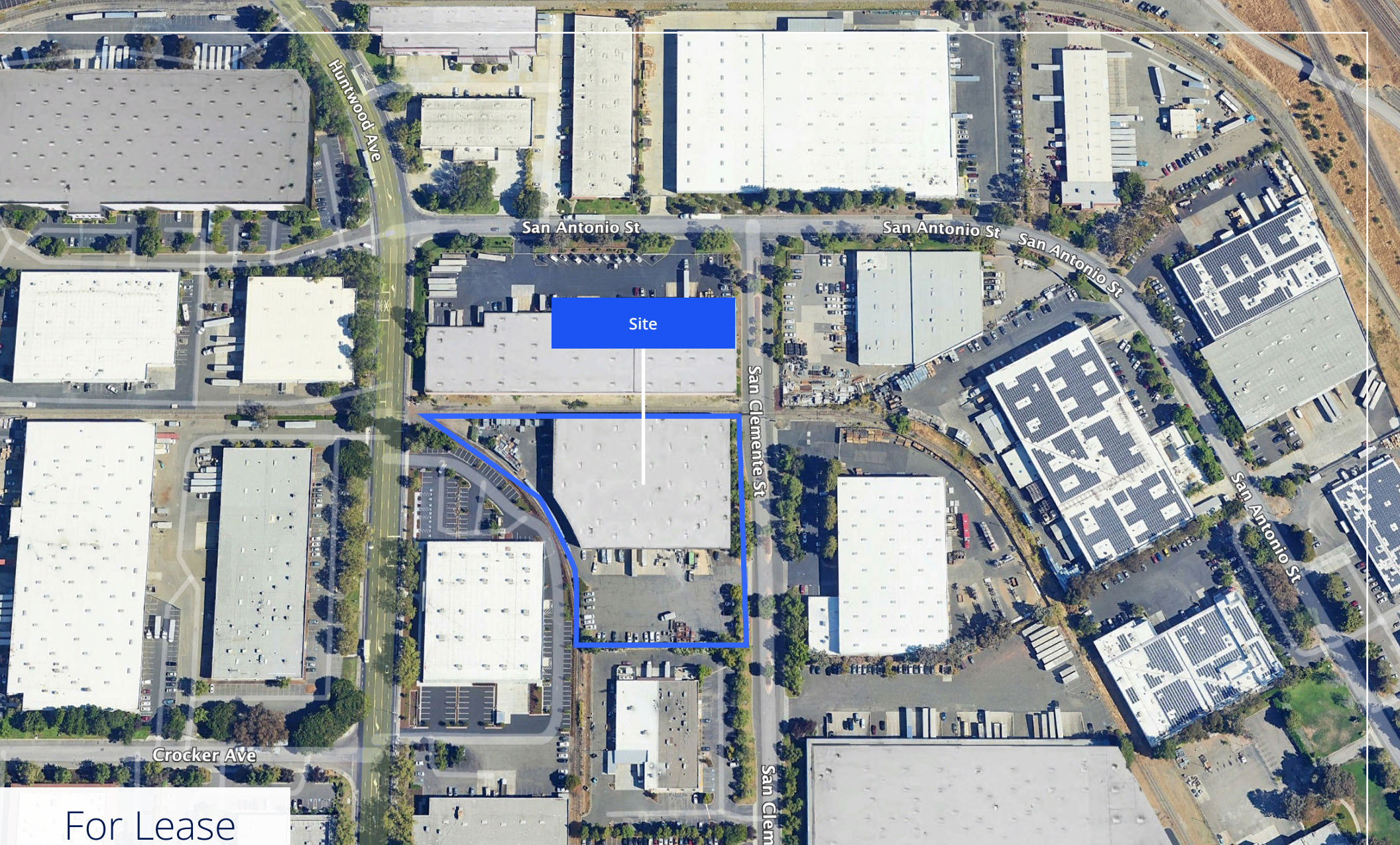




For Lease

30655 San Clemente Street
Hayward, CA



Accelerating success.

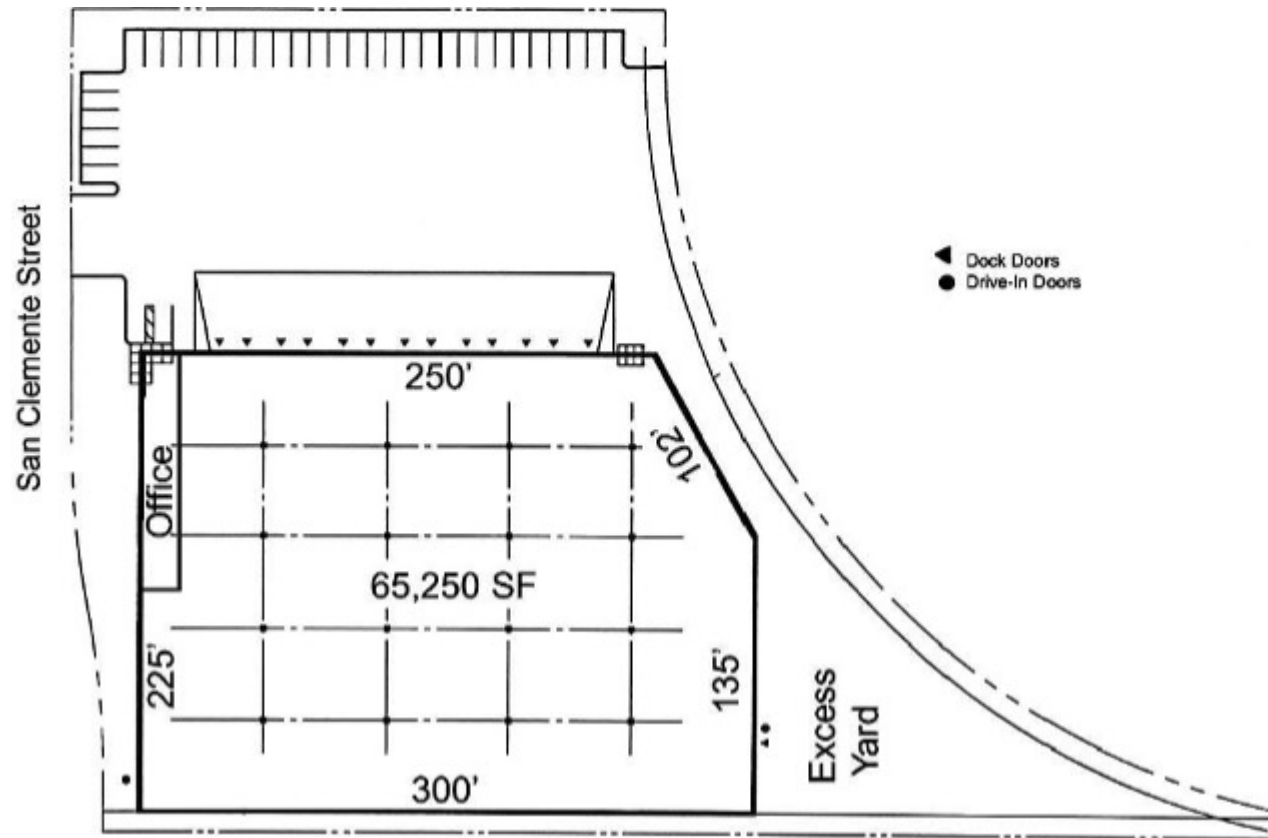
Site Plan

Comments:

Well maintained facility with excellent staging/yard and freeway access to 880, 580, 92 and 238. Facility is leased through October 31, 2026, but can be made available earlier. Please contact Brokers with questions.

Property Features:

- **Size:** ±65,250 SF
- **Structure Type:** Concrete tilt-up
- **Acres:** ±3.39 AC
- **APN:** 465-174-25-1
- **Dimensions:** ±300' (EW) x ±225' (NS)
- **Office:** Main pod (east) ±6,900 SF and shipping/receiving of ±1,540 SF (west). Total office ±8,440 SF
- **Sprinklers:** 60/3,000 SF (1,800 gal/min) ESFR under construction
- **Power:** 1,000 amps @ 277/480 (Underground conduits in place to increase power to 1,600 amps @ 277/480)
- **Columns:** ±45' deep (NS) ±60'
- **Skylights:** Combination skylight, smoke hatch, and ventilator
- **Roof insulation:** R-19
- **Lighting:** Metal halide
- **Vertical Clearance:** ±24' to ±26'
- **Docks:** Side loader with 11 (±9' x ±10') vertical track docks on south side and 1 (±9' x ±10') vertical track dock on west side
- **Grade Level Doors:** 2 grade level vertical track doors (±12' x ±14' wide) at east and west sides of building
- **Staging:** ±144'
- **Concrete Apron:** ±45'
- **Parking:** ±68 stalls
- **Zoning:** Industrial
- **Year Built:** 1997
- **Operating Expenses and CAM:** 2026 Operating Expenses and CAM are estimated to be \$.17 PSF/Mo

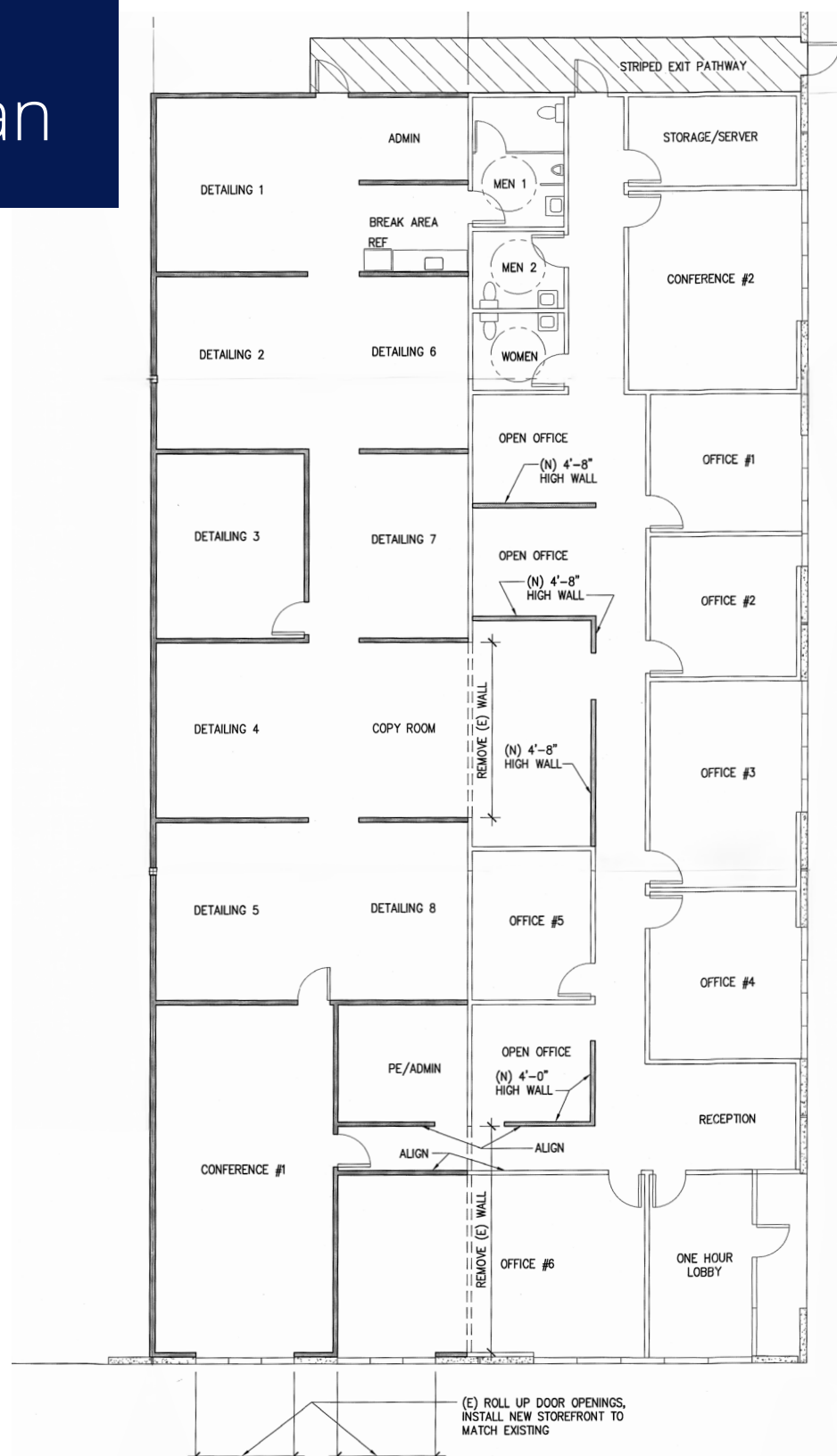


East Office Pod Floor Plan

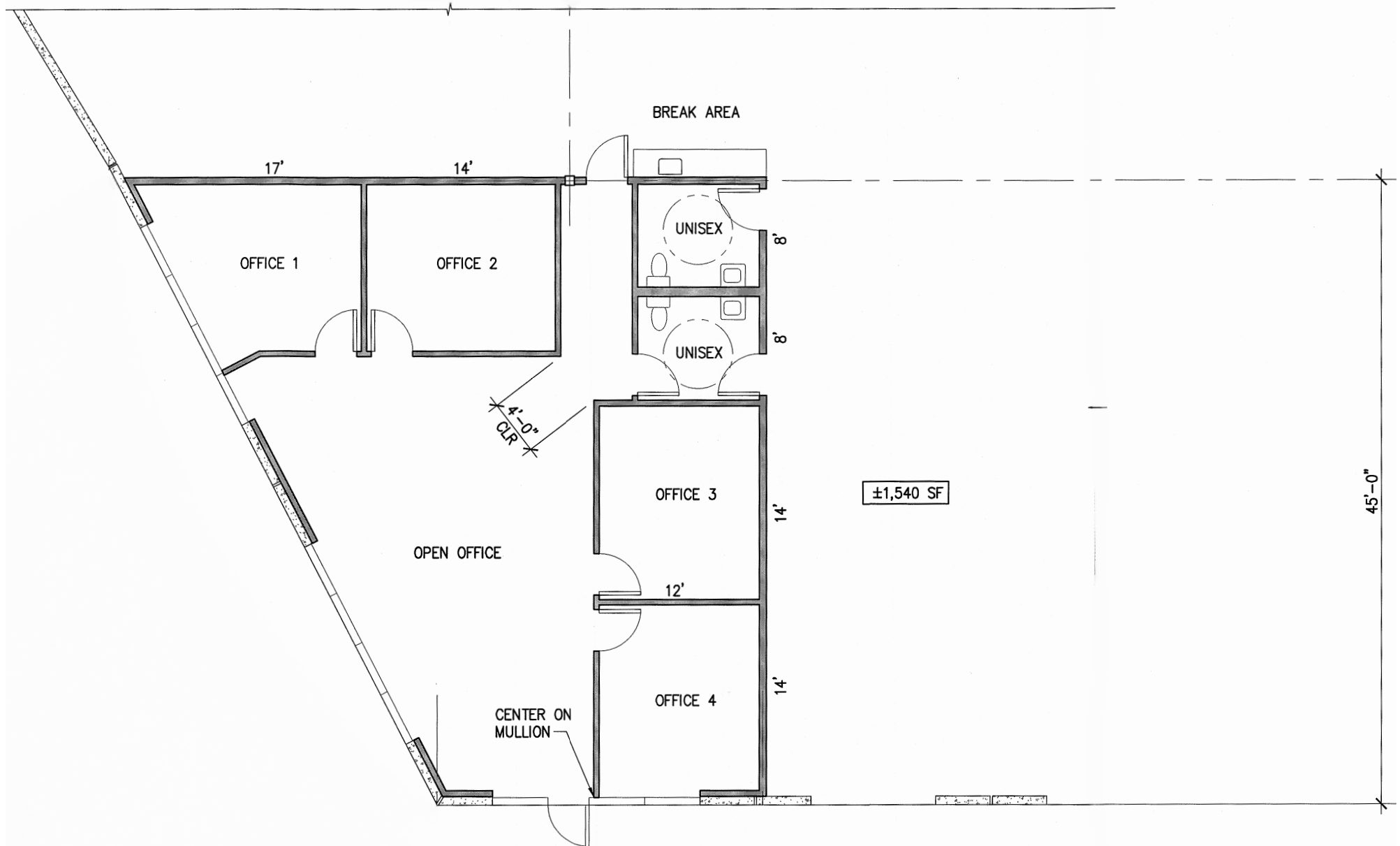
East office pod:

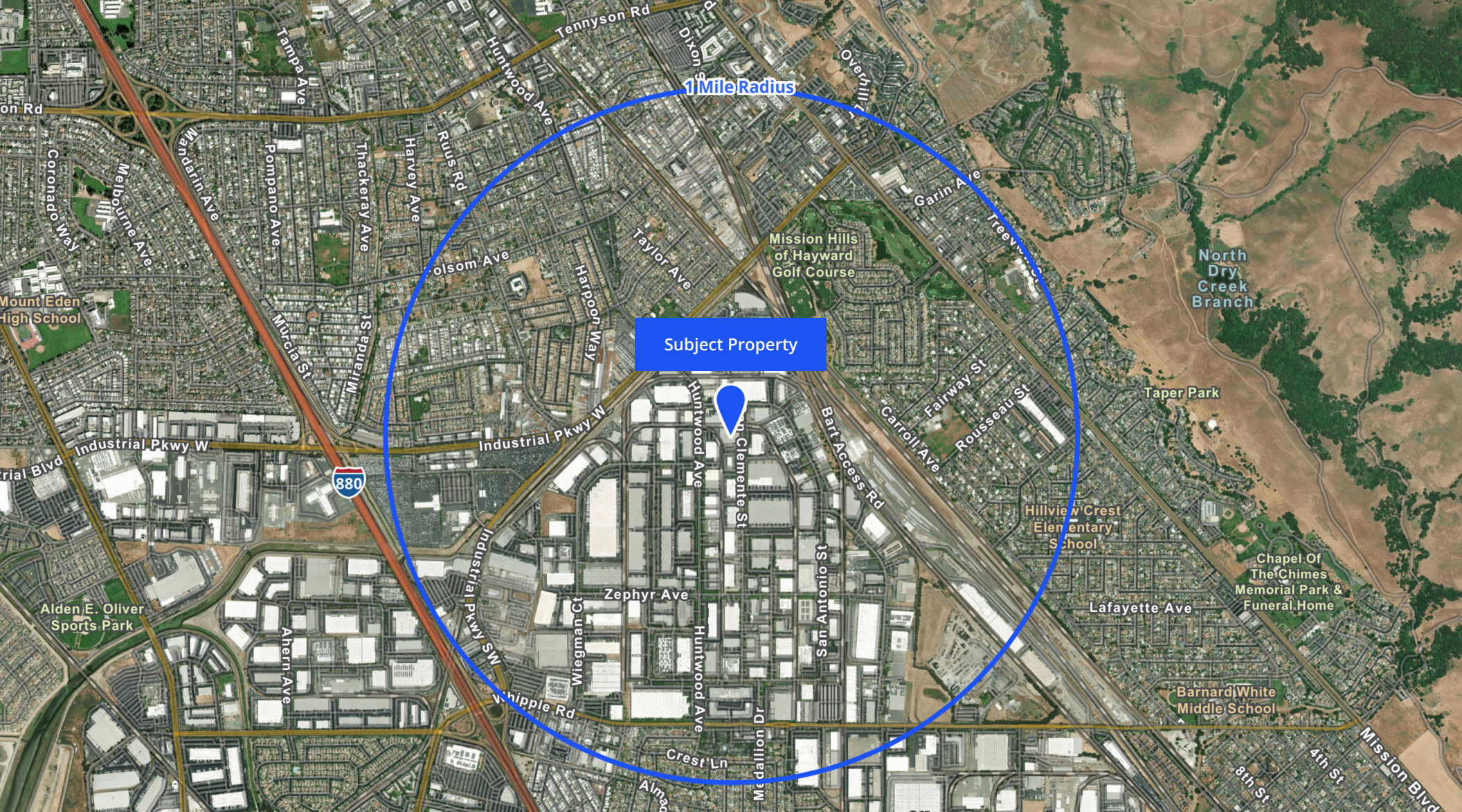
- Original construction: ±3,545 SF
- Expansion: ±3,360SF
- Total office: ±6,900 SF

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West Office Pod Floor Plan





Demographics



Current total
population

16,421



Median household
income

\$130,136



Total businesses

875



Total employees

9,990

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