

31033 Huntwood Avenue Warehouse/Manufacturing

Available for Lease

31033 Huntwood Ave | Hayward, CA



31033 Huntwood Avenue is well situated for companies looking for larger floor plates, such as advanced manufacturing companies with heavy power requirements, warehouse users looking for dock & grade level loading, and showroom or wholesale retail type companies. 31033 Huntwood will appeal to companies in search of a high image building in a central location that offers an exceptional opportunity to recruit and retain employees commuting from suburbs across the greater San Francisco Bay Area.

The building is centrally located in desirable Croker South submarket of Hayward in the heart of the San Francisco Bay Area's industrial distribution market. The building is located just off I-880 via the Whipple Avenue interchange and is in close proximity to Highway 92/San Mateo Bridge, Highway 84/Dumbarton Bridge, the Port of Oakland, the Oakland and San Francisco International Airports and the San Francisco Peninsula, Silicon Valley and Central Valley areas.



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Property Overview

Clear Height: 20' - 22' Minimum Clear	Dock Doors: (12) Twelve
Drive-In Doors: (3) Three	Roof: New Single Ply Roof System - 2016 (10-year-warranty)
Assembly-Room/ Showroom (Ground Floor) ±13,500 SF	Office Area (Mezzanine): ±11,500 SF
Column Spacing: Typical Column Spacing, ±20' x 57'-5"	Fire Protection System: Fully Sprinklered (ESFR Upgrade Possible)
Parking: 1.68/1,000	Lighting: T-5 Lighting
Warehouse/ Production Area: ±75,180	Structure Exterior: Masonry - Concrete Tilt Up
Site Area: ±5.94 Acres	Zoning: Industrial District (I)
Floors: Partial 2 Story	Electric: ±3,000 Amps @ 277/480v Distributed Power

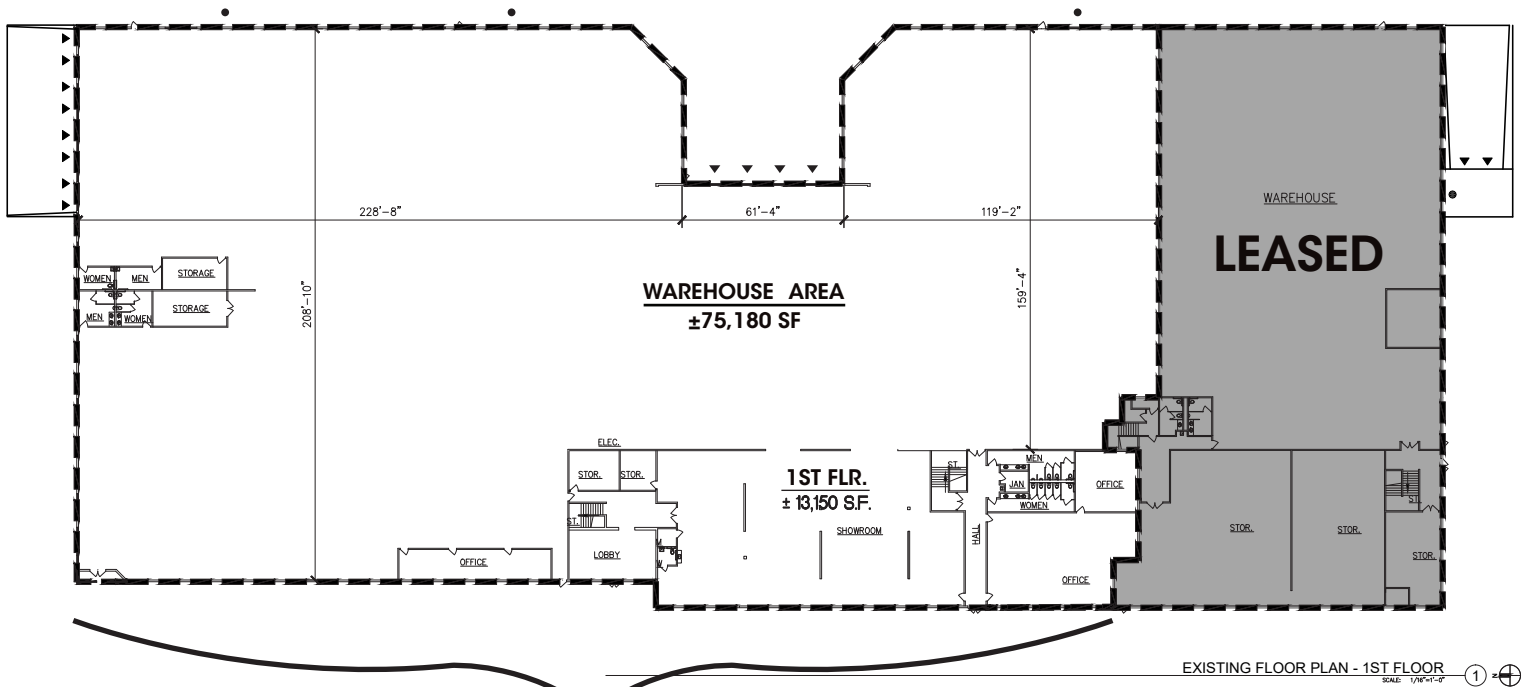
Utility Providers:

Electric:	PG&E
Natural Gas:	PG&E
Water:	City of Hayward
Sewer:	City of Hayward

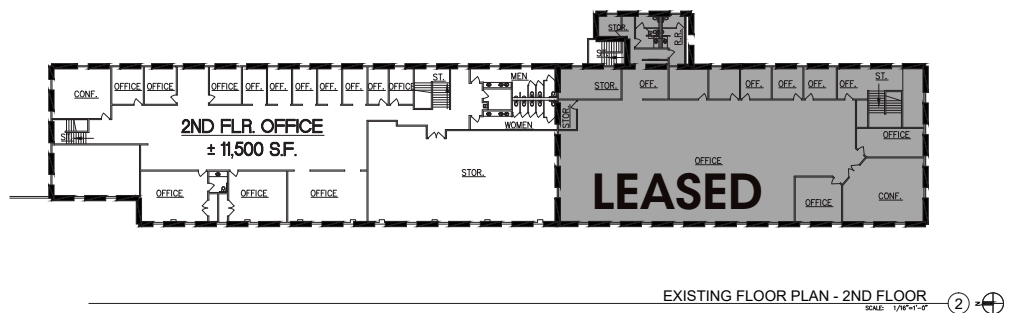
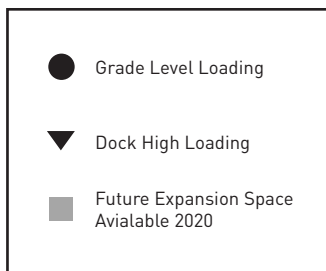
Floor Plan

Available Now: ±99,830 SF

For Lease: Rate Negotiable



99,830 SF



- New Institutional Ownership
- New Interior and Exterior Renovations - New Roof, HVAC, Paint, Etc.
- Functional Layout with Good Clear Height, 12 Dock High Doors, and 3 Grade Level Doors
- Distributed Heavy Power
- High Image, Two Story Glass-Lined Office/ Assembly-Room/ Showroom Space



I-880 Industrial Market

The I-880 Corridor Market serves as the primary distribution and manufacturing hub for the greater San Francisco Bay Area and reaches from Oakland to the north down through Fremont to the south, and surrounds the Port of Oakland and the Oakland International Airport. The overall I-880 industrial market is comprised of over 160 million square feet, and includes over 72 million square feet of warehouse space, over 61 million square feet of industrial (manufacturing) space, and over 27 million square feet of R&D space.

About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm, founded in 1960. The firm specializes in acquisitions and development of industrial real estate in strategic locations for Internet fulfillment centers, manufacturing, distribution, third party logistics, food packaging and distribution.



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.