

LogistiCenterSM at Highway 92

25500 Clawiter Road | Hayward, CA Under Construction - Completion December 1, 2023



Available for Direct Lease
with Dermody Properties

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**DERMODY
PROPERTIES**



SITE

 Car parking 199 stalls



**CLICK FOR SUPER
PARKING PLAN**



**CLICK FOR TRUCK
CIRCULATION PLAN**

LANE FOR FOOD TRUCK PARKING



OUTDOOR DINING SPACE

**EXTENSIVE
LANDSCAPING
PLANNED**

INDUSTRIAL BLDG 2
FOOTPRINT: 121,020 SF
CLR.HGT: 32'

INDUSTRIAL BLDG 1

OUTDOOR MEETING SPACE


 Dock-high
 Grade-level

CLAWITER ROAD


BUILDING 1 SPECIFICATIONS

BUILDING 1

 Footprint ±232,633 SF


 Clear height 36'


 Column spacing 52' x 50' (typ)

 Power ±4,000 Amps (expandable)
Live October 2023

 Dock-high doors 43

 Grade-level doors 2

 Dock equipment Interior pit mechanical
levelers (35,000 lbs) at every
3rd door.



 Truck Court Depth 136'

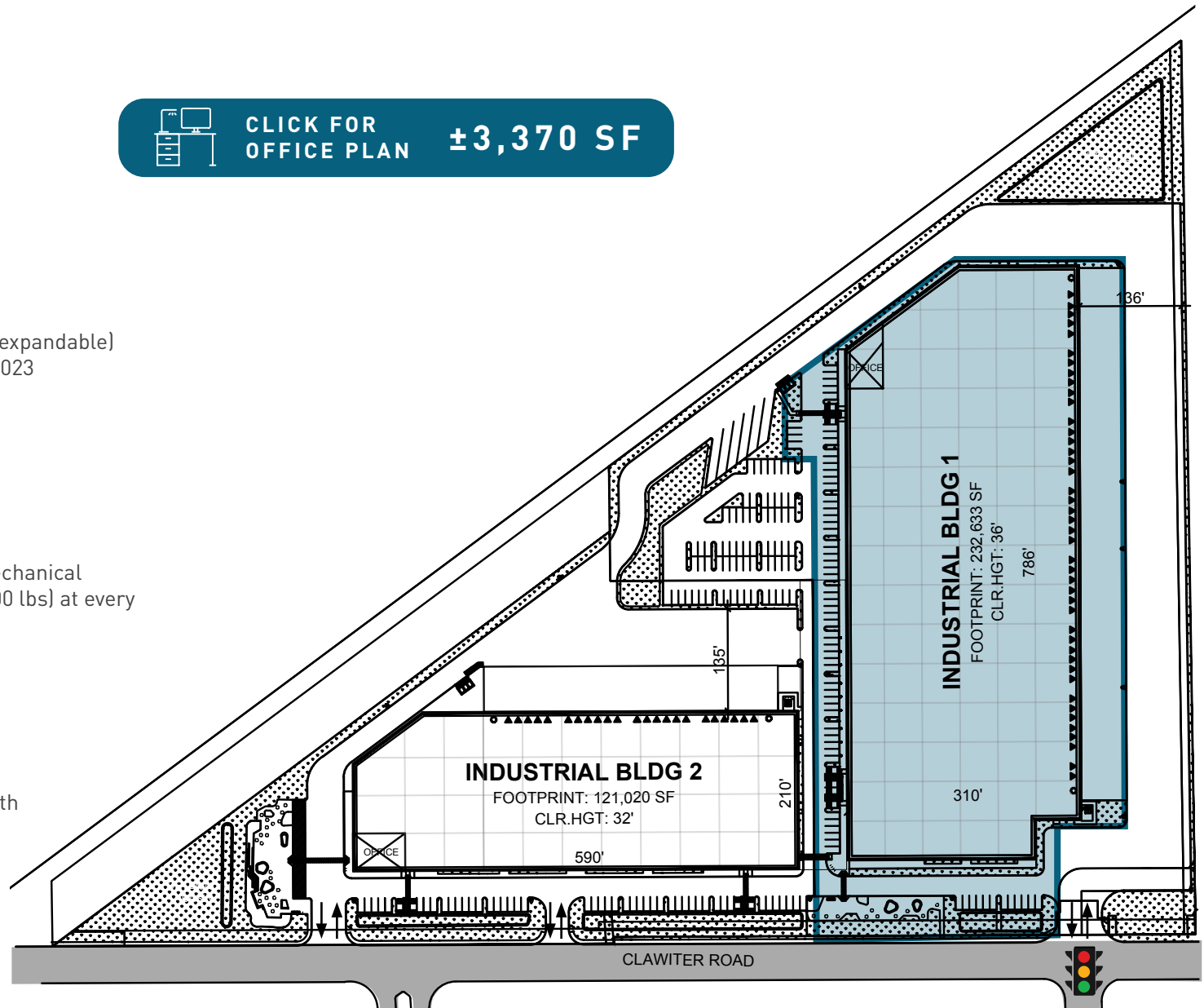
 Slab 7" reinforced

 Lighting 25' candle width



CLICK FOR
OFFICE PLAN ±3,370 SF


 Dock-high
 Grade-level



BUILDING 2 SPECIFICATIONS

BUILDING 2

 Footprint ±121,020 SF


 Clear height 32'


 Column spacing 52' x 50' (typ)

 Power ±2,500 Amps
Live October 2023

 Dock-high doors 23

 Grade-level doors 2

 Dock equipment Interior pit mechanical levelers (35,000 lbs) at every 3rd door.

 Truck Court Depth 135'

 Slab 6" reinforced

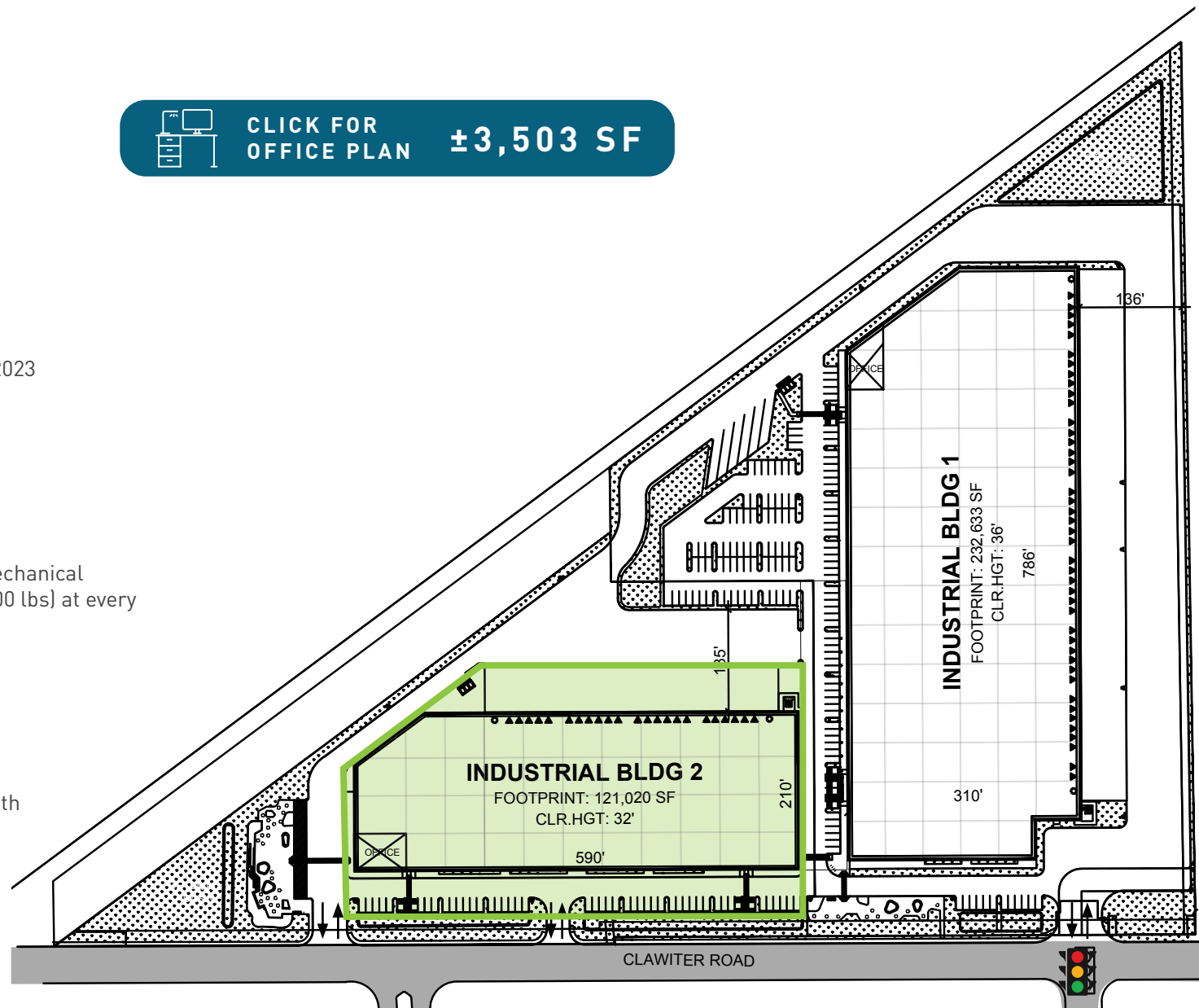
 Lighting 25' candle width

 Dock-high

 Grade-level



CLICK FOR
OFFICE PLAN ±3,503 SF



LOCAL ACCESS

EXCELLENT ACCESS TO INTERSTATE 92 & INTERSTATE 880



SAN MATEO
BRIDGE

INGRESS

EGRESS

GALLERY

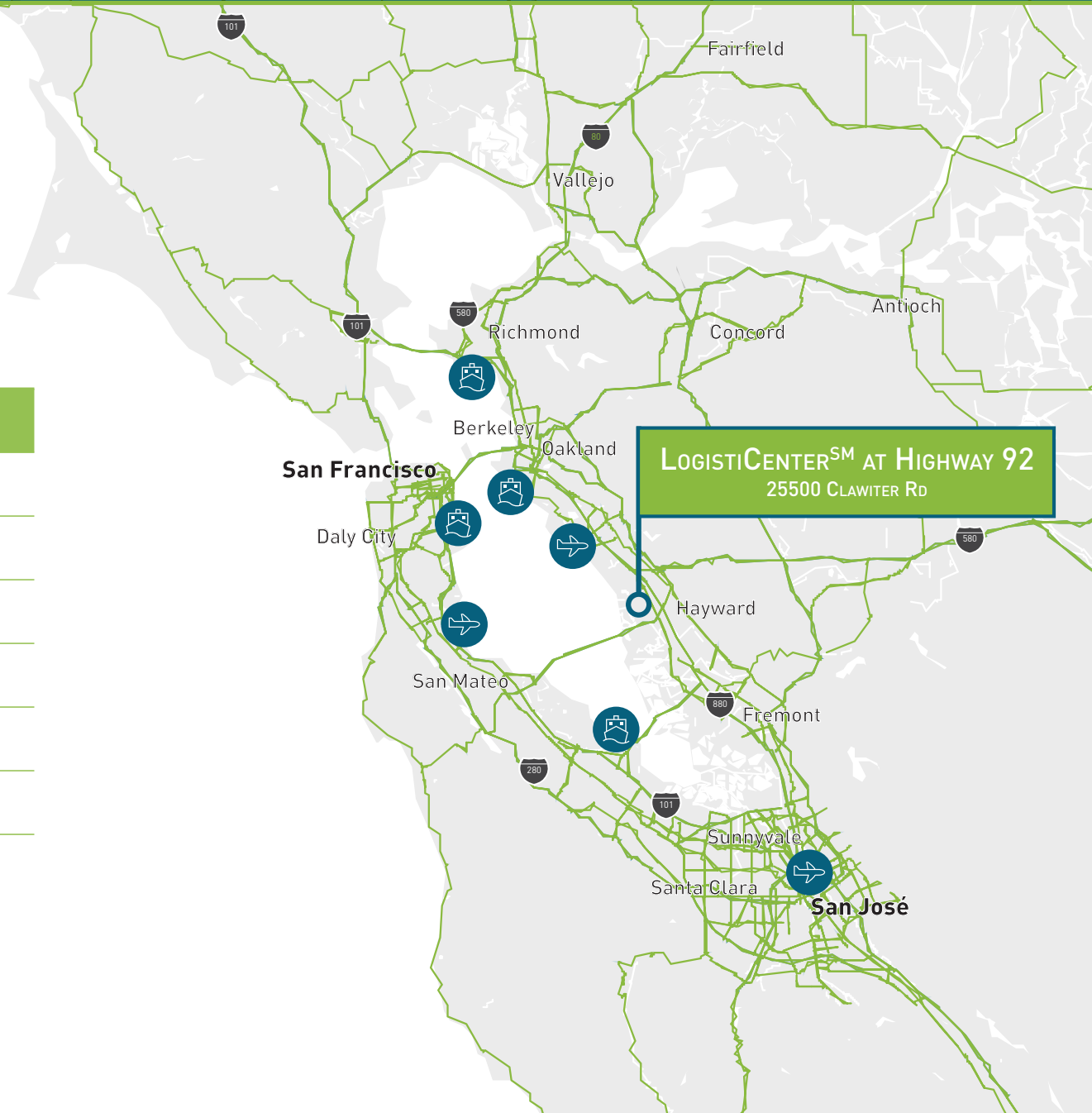




LOCATION

IDEALLY LOCATED CLOSE TO ALL MAJOR REGIONAL TRANSPORTATION LINKS

Ports & Transportation	Miles
Port of Redwood City	20.5
Port of Oakland	21
Oakland Airport	12
SFO International Airport	18.5
San Jose Airport	28
Hayward BART Station	4



ACCESS TO A BROAD SET OF CONSUMERS AND RELIABLE WORKFORCE

	30-min drive	45-min drive
Total Population	1,949,040	4,865,680
Millennial Population (% of total)	25.6%	26.1%
2022 Generation X Population (% of total)	21.2%	21.0%
Median Household Income	\$125,882	\$135,260
Household Income of \$100,000 & greater (2022)	416,687	1,100,865
Manufacturing Workers (2022)	74,962	143,938
Warehouse/Distribution Workers (2022)	82,269	164,271

DRIVE TIMES
(AWAY FROM THE FACILITY)

LOGISTICENTERSM
AT HIGHWAY 92

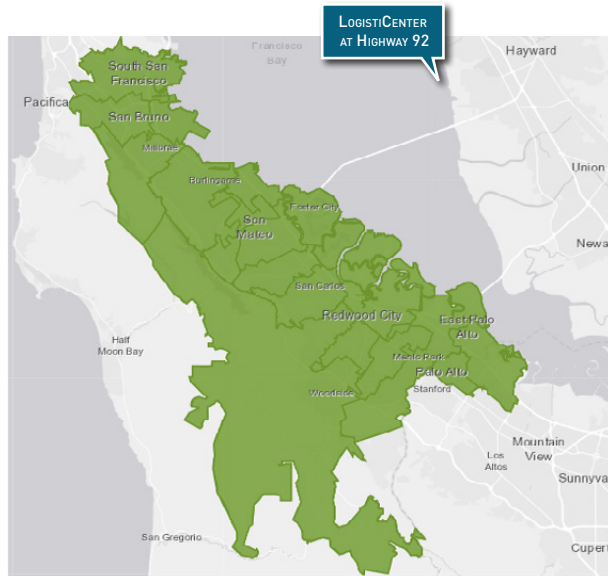
30 MINUTES

45 MINUTES

The map displays the San Francisco Bay Area with a color-coded drive time overlay. A blue pin marks the facility location on Highway 92 near the border of Alameda and Contra Costa counties. Green shaded regions indicate a 30-minute drive time, covering areas from San Francisco and Oakland in the west to the San Jose area in the east, and from the Marin Peninsula in the north to the Peninsula in the south. Grey shaded regions indicate a 45-minute drive time, extending further into the surrounding areas. Major cities labeled include San Francisco, San Jose, Oakland, San Francisco, San Jose, and many others. Major highways shown include I-80, I-580, I-880, I-680, I-205, and various state routes like 101, 24, 13, 92, 84, 82, 35, 1, 85, 130, and 237.

COST SAVINGS IN HAYWARD

OPERATIONAL COST SAVINGS



Consumer service area

*30 minute drivetime from LogistiCenter at Highway 92

ANNUAL TRANSPORTATION COST

LOGISTICENTER AT HIGHWAY 92	\$7,200,000
SAN LEANDRO	\$9,400,000
SAN JOSE	\$10,000,000

Servicing consumers on the Peninsula, you can save **\$2.2M** in annual transportation costs by choosing LogistiCenter at Highway 92 over a location in San Leandro and save **\$2.8M** in annual transportation costs by choosing LogistiCenter at Highway 92 over a location in San Jose.

BENEFITS OF HAYWARD



The **twelfth largest city** in Northern California provides access to rooftops.



There are over **16,460** Advanced Industries jobs in Hayward.



Access to over **26,809** households directly in Hayward that make more than **\$100,000**.



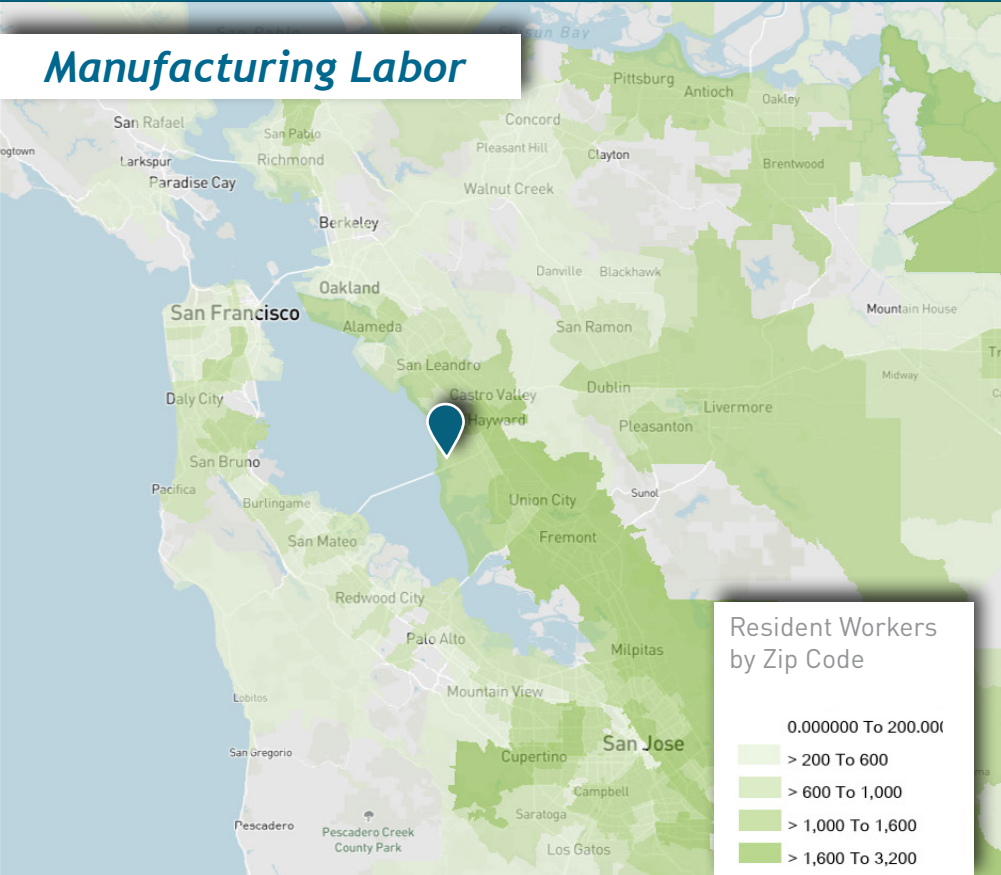
There are over **9,491** Warehouse/ Distribution jobs in Hayward.



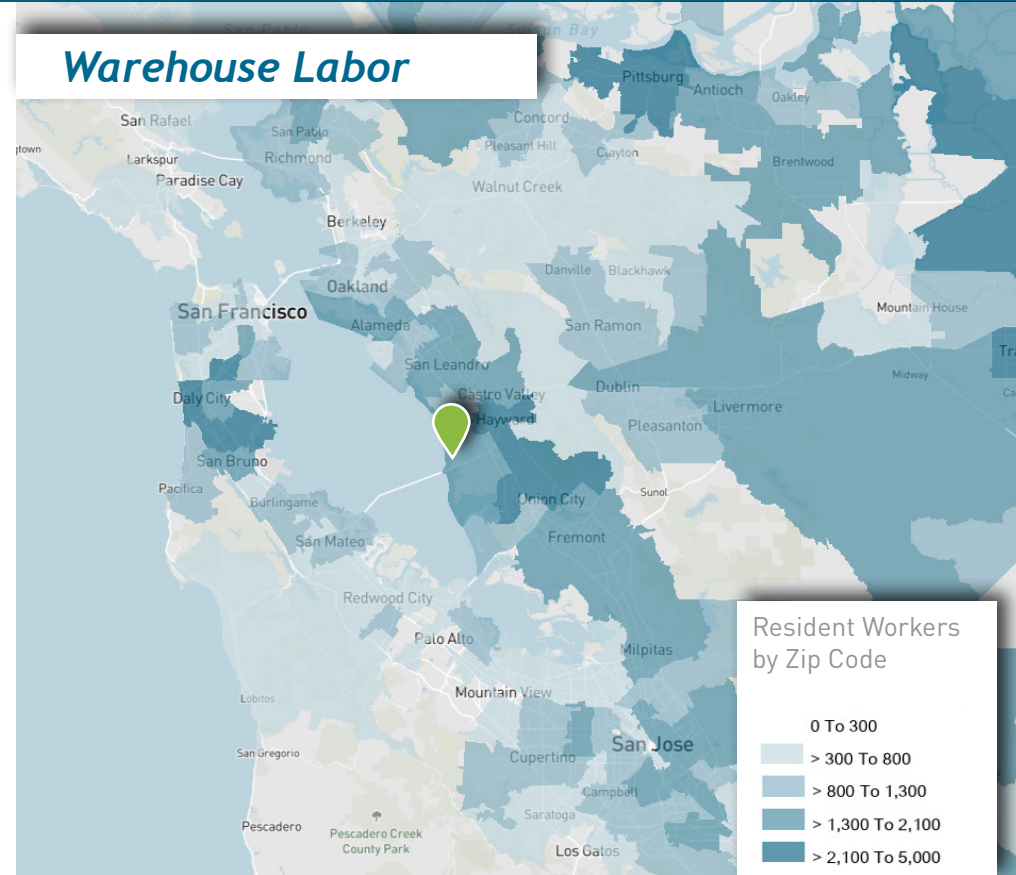
Hayward has **1.74 times** the national average for Life Scientists occupations - higher than Oakland, San Leandro, and Union City.

WHY CHOOSE HAYWARD?

Manufacturing Labor



Warehouse Labor



HAYWARD: A LOGISTICS CENTER



25.98

Warehouse/Distribution
Industry Jobs per Square Mile



13.83%

Warehouse/Distribution Headcount
Growth Rate (2009 to 2019)



6,797

Warehouse/Distribution 2019
Resident Workers



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