



For Lease | Short Term or Month-to-Month Opportunity

# ±28,240 SF Industrial Space

31172 Huntwood Avenue | Hayward, CA

## Available Space | Together or Separately

	Together	Office Only	Warehouse Only
Office	±6,000 SF	±6,000 SF	-
Warehouse	±22,240 SF	-	±22,240 SF
<b>Total SF</b>	<b>±28,240 SF</b>	<b>±6,000 SF</b>	<b>±22,240 SF</b>
Rate (IG)	\$1.20	\$1.75	\$1.10
Monthly	\$33,888	\$10,500	\$24,464

## Building Features

- ±20' clear height
- Fully sprinklered
- 20'x 49' column spacing
- 1,000 amps @ 277/480 volts
- Ample parking: 2/1,000
- 2 dock doors (with levelers)
- 1 grade level doors
- High bay lighting
- Fully insulated warehouse



Accelerating success.



### Contact Brokers

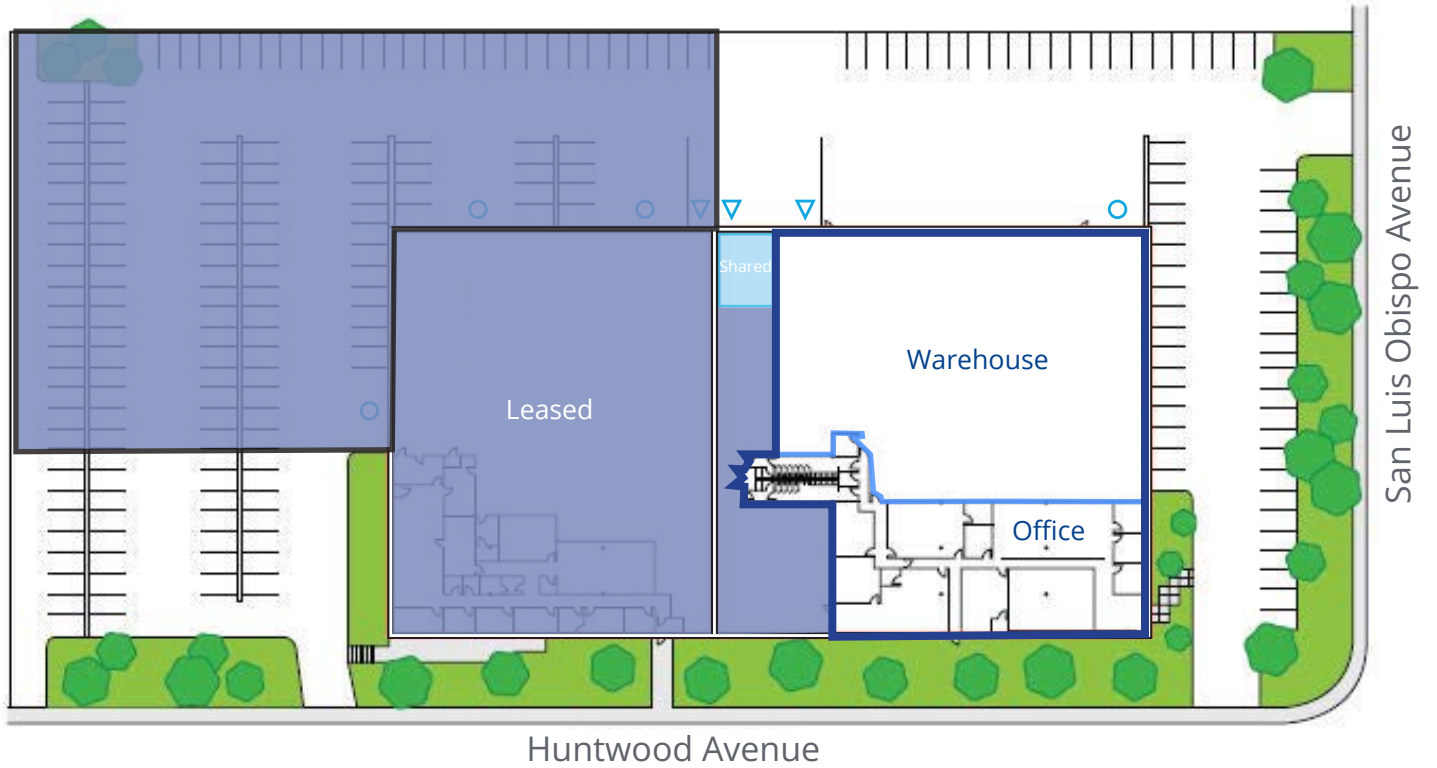
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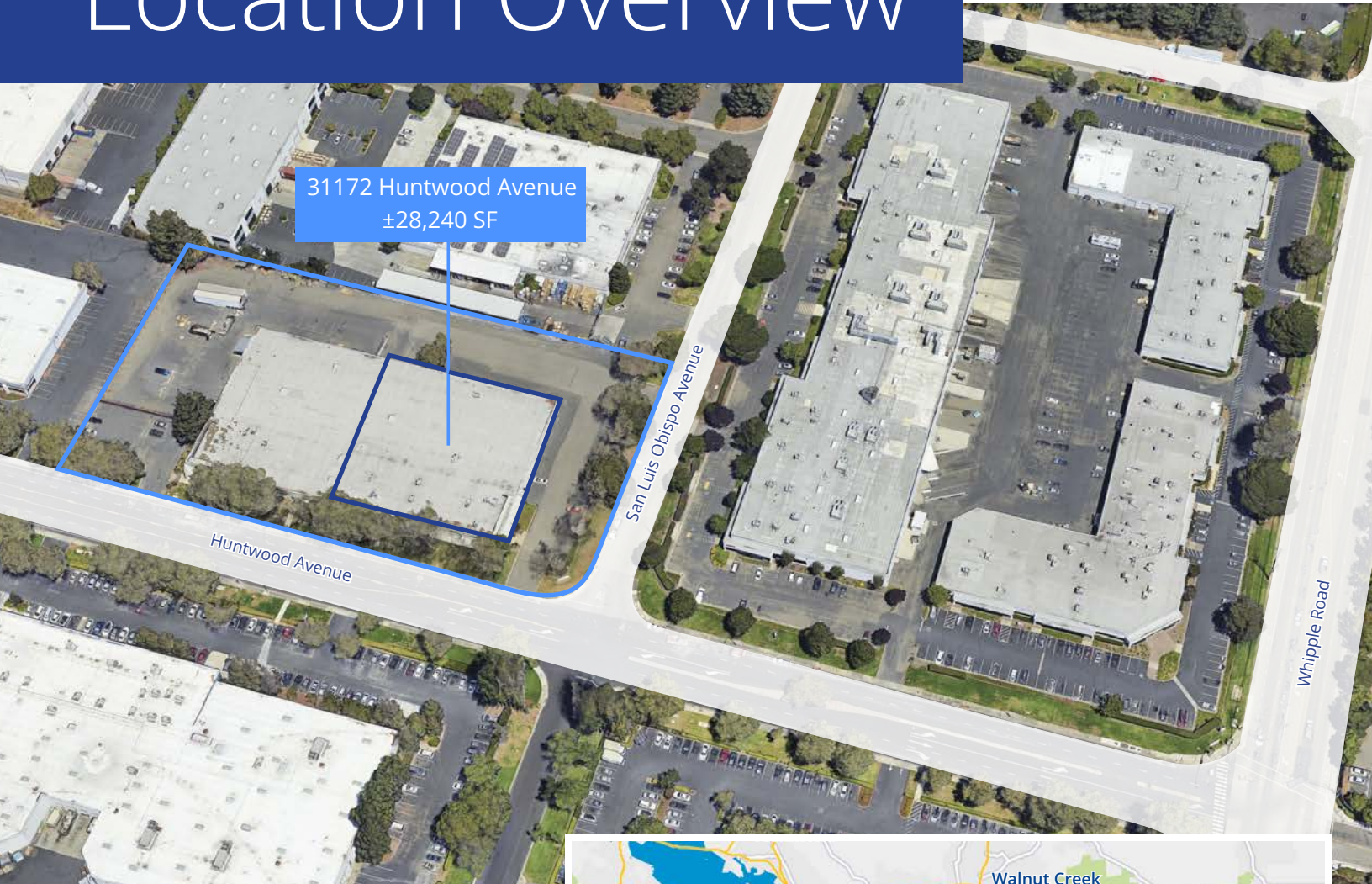
# Site Plan

	Grade Level Door
	Dock-high Door



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# Location Overview



## Location Highlights



Centrally located  
in Hayward



**13.7 miles** to OAK  
**23.6 miles** to SJC  
**23.9 miles** to SFO



**19.2 miles** to  
the Port of Oakland

