

AVAILABLE FOR SUBLEASE

31145 WIEGMAN ROAD | HAYWARD, CA



EXCLUSIVE AGENTS:

Ryan Martens, Principal

E \\ rmartens@lee-associates.com

P \\ 510.903.7605 | LIC# 01709157

Craig Hagglund, SIOR/Principal

E \\ chagglund@lee-associates.com

P \\ 510.903.7611 | LIC# 01090730

Lee & Associates Oakland Commercial Real Estate \ 520 3rd Street, Suite 105, Oakland, CA 94607 \ www.lee-associates.com

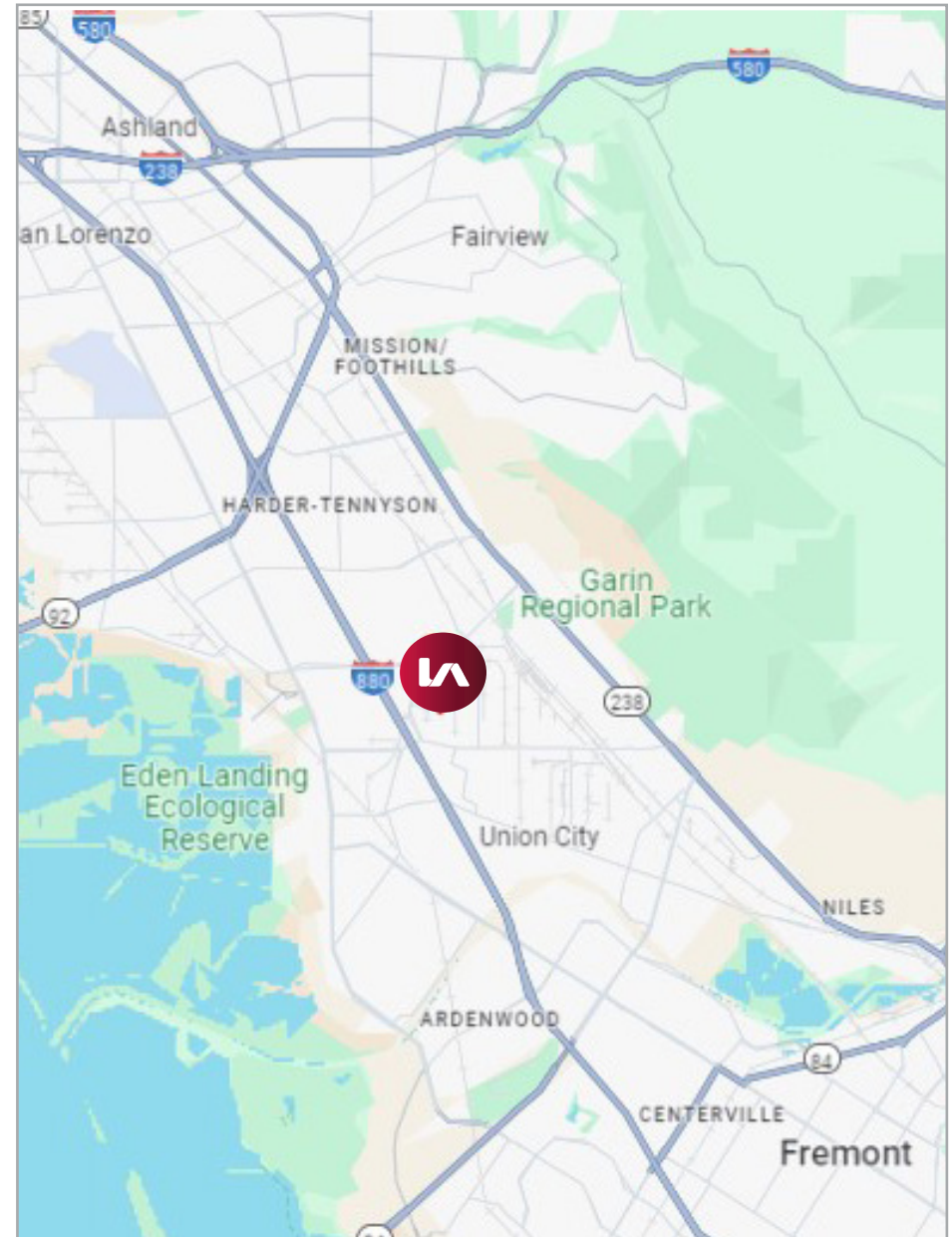
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SUBLEASE

31145 WIEGMAN ROAD | HAYWARD, CA

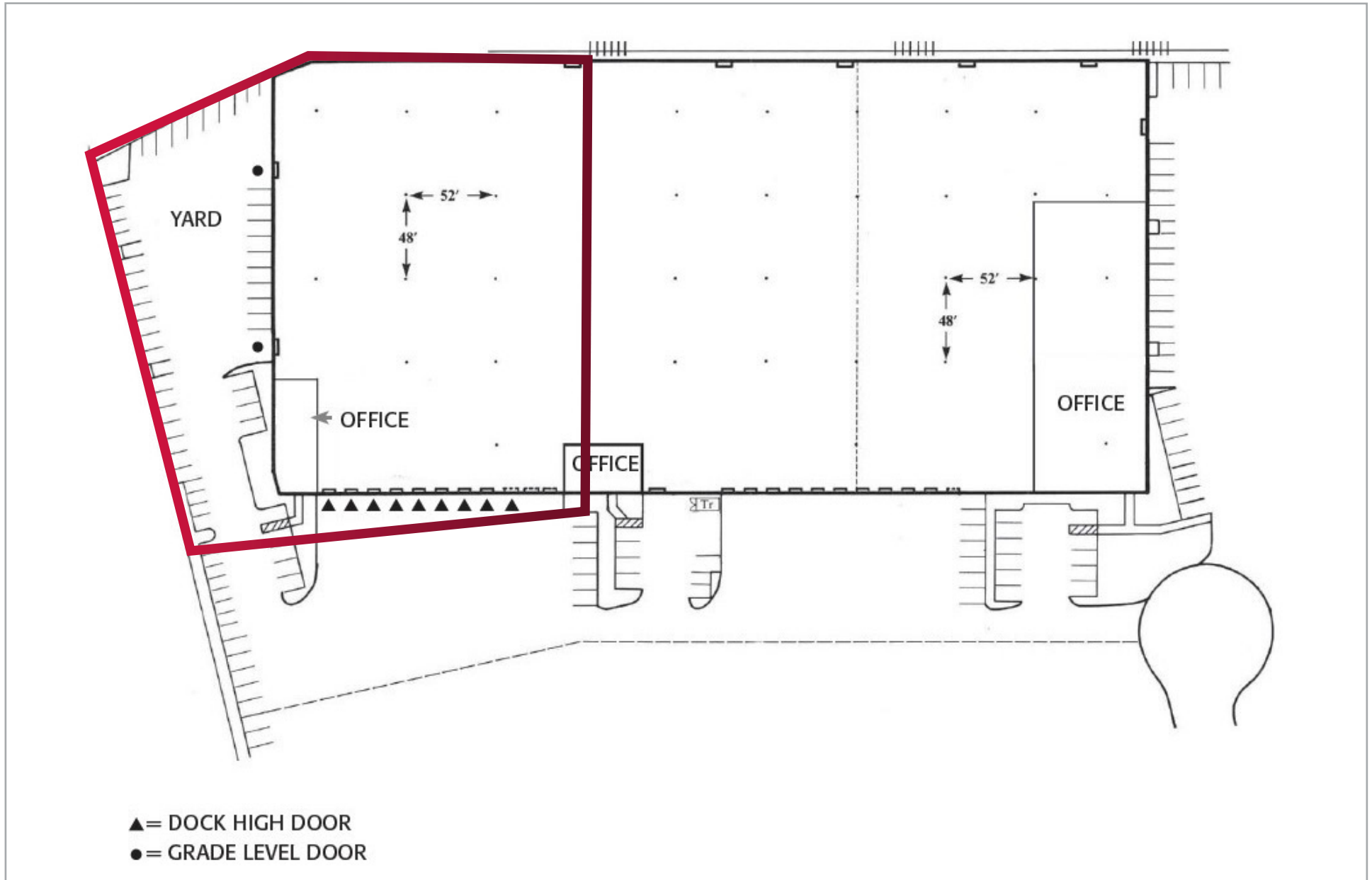
LISTING DATA:

- 44,900± SF Portion of a Stand Alone Class A Warehouse/Distribution Facility
- 2,500± SF of 2-Story Main Office & 500± SF Shipping and Receiving Office
- 18,000± SF Fenced Side Yard Area for Exterior Storage or Secured Parking
- 26' - 28' Interior Clear Height
- 9 Dock High Doors
- 2 Grade Level Doors
- Fully Sprinklered - .45 GPM/3,000 SF
- 52' x 48' Interior Column Spacing
- 400 Amps @ 277/480 Volts (Subject to Confirmation)
- **RACKING CAN BE INCLUDED DURING THE SUBLEASE TERM!**
- Sublease Rate: \$0.95/SF, NNN
- Estimated Operating Expenses: \$0.18/SF
- LED: 5/31/2025
- Available Now



AVAILABLE FOR SUBLEASE

31145 WIEGMAN ROAD | HAYWARD, CA



AVAILABLE FOR SUBLEASE

31145 WIEGMAN ROAD | HAYWARD, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Lee & Associates Oakland Commercial Real Estate \ 520 3rd Street, Suite 105, Oakland, CA 94607 \ www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.