

34343
ZWISSIG WAY
UNION CITY | CALIFORNIA

Freestanding Warehouse Facility

±51,934 SF building situated on ±2.31 Acres



WAREHOUSE / DISTRIBUTION
USES ALLOWED

ESFR
SPRINKLER
READY

NEWLY RENOVATED
WAREHOUSE &
OFFICE

NEW LED
LIGHTING

NEW BUILDING
ROOF

PLEASE CONTACT EXCLUSIVE BROKERS FOR MORE INFO



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Property Specifications

- > ±51,934 SF total warehouse
- > ±2.31 acre site
- > ±2,500 SF office area
- > Ten (10) dock high doors
- > One (1) drive-in door
- > ±150 feet truck staging exclusive use
- > Large truck/ parking lot
- > ±24' - ±26' Clear height
- > .33/3000 (ESFR ready)
- > ±24' x 60' Column spacing
- > ±800 amps @ 480 volt power
- > Available Now

Lease Rate: \$1.25 NNN + \$0.33 opex

Sale Price: Contact Brokers



Accelerating success.

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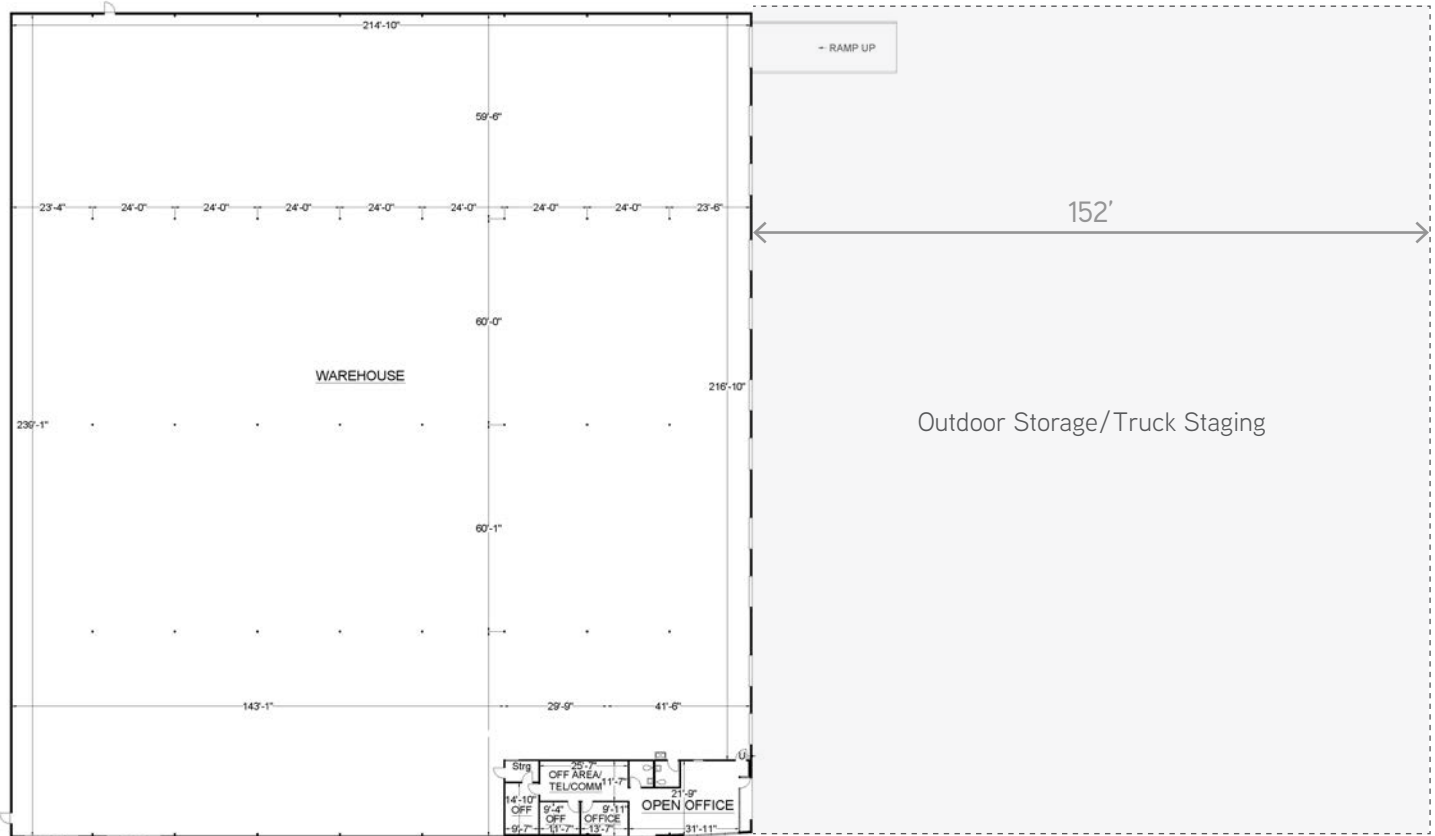
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Site Plan



**floor plan not to scale/not exact*



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