



FOR SUBLEASE

±12,144 SF HIGH IMAGE LIGHT INDUSTRIAL/WAREHOUSE

33228 Central Avenue | Union City, CA

CONTACT

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PROPERTY SUMMARY

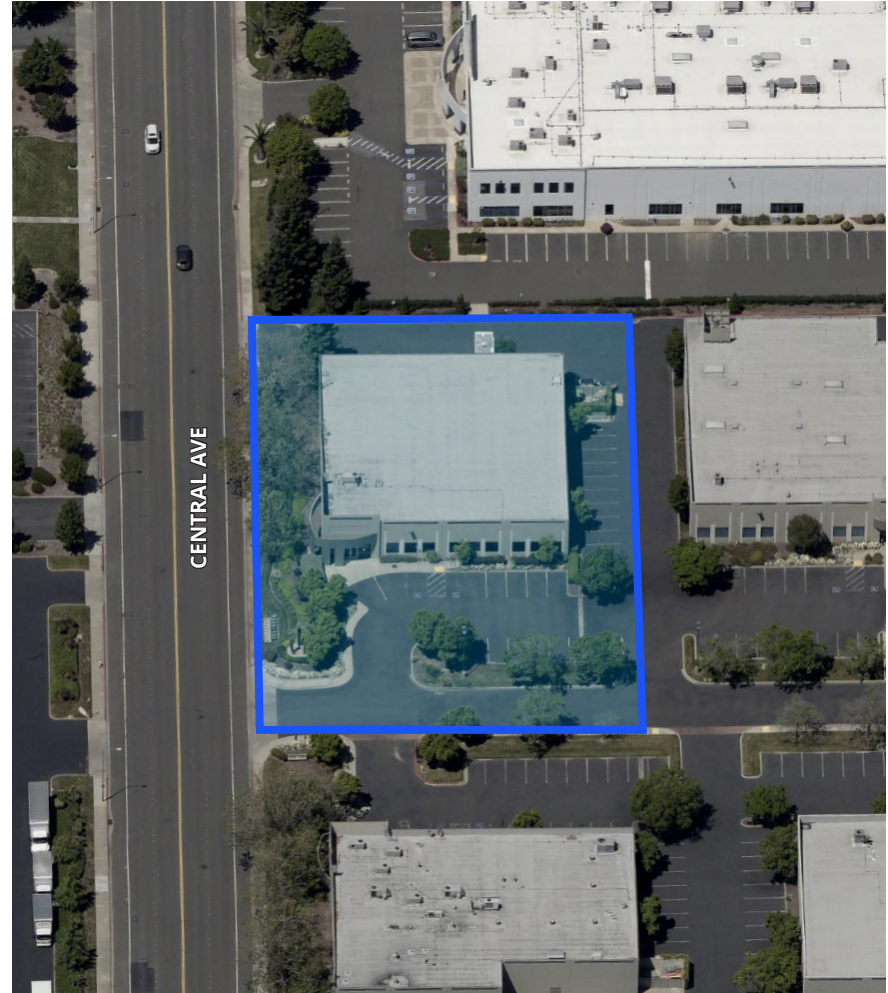
An approximately ±12,144 square foot freestanding, high image, concrete tilt-up light industrial/warehouse facility. High identity location at entry to business park well landscaped with convenient access to Interstate 880 via the Alvarado Niles Road and Whipple Road interchanges.

BUILDING FEATURES

- ±1,800 square feet of nicely finished office area
- One (1) drive-in loading doors (12' x 14')
- ±16' minimum interior clear height
- Thirty-six (36) employee parking stalls
- 800 Amps @ 277/480 Volt (subject to confirmation)
- Fully sprinklered (.33/3,000 GPM)
- T-8 and sodium vapor lighting
- Building constructed in 2005
- Sublease Term through March 14, 2028
(longer term direct deal possible with ownership)

SUBLEASE PRICE

~~\$1.80~~ \$1.50 NNN per square foot per month



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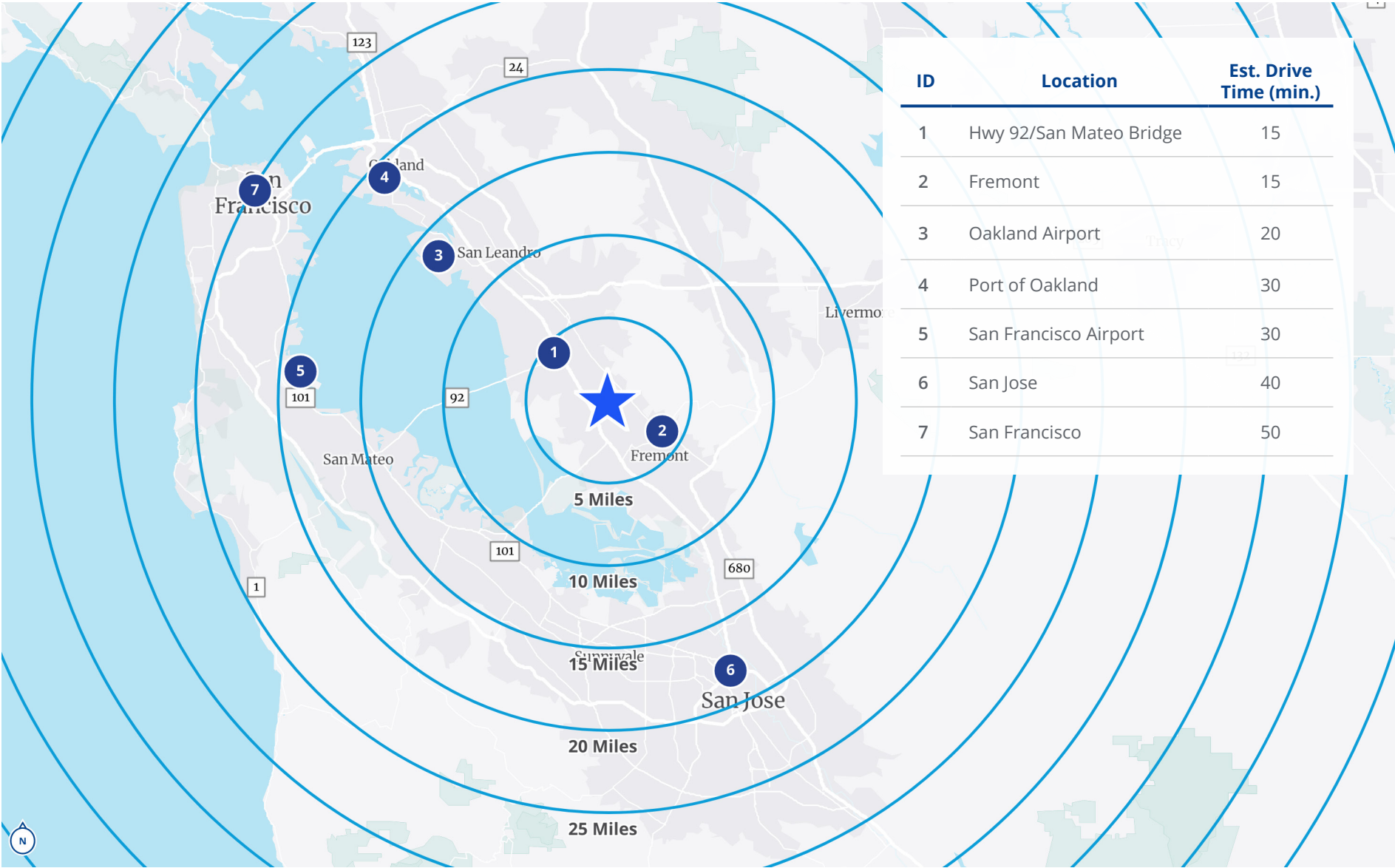
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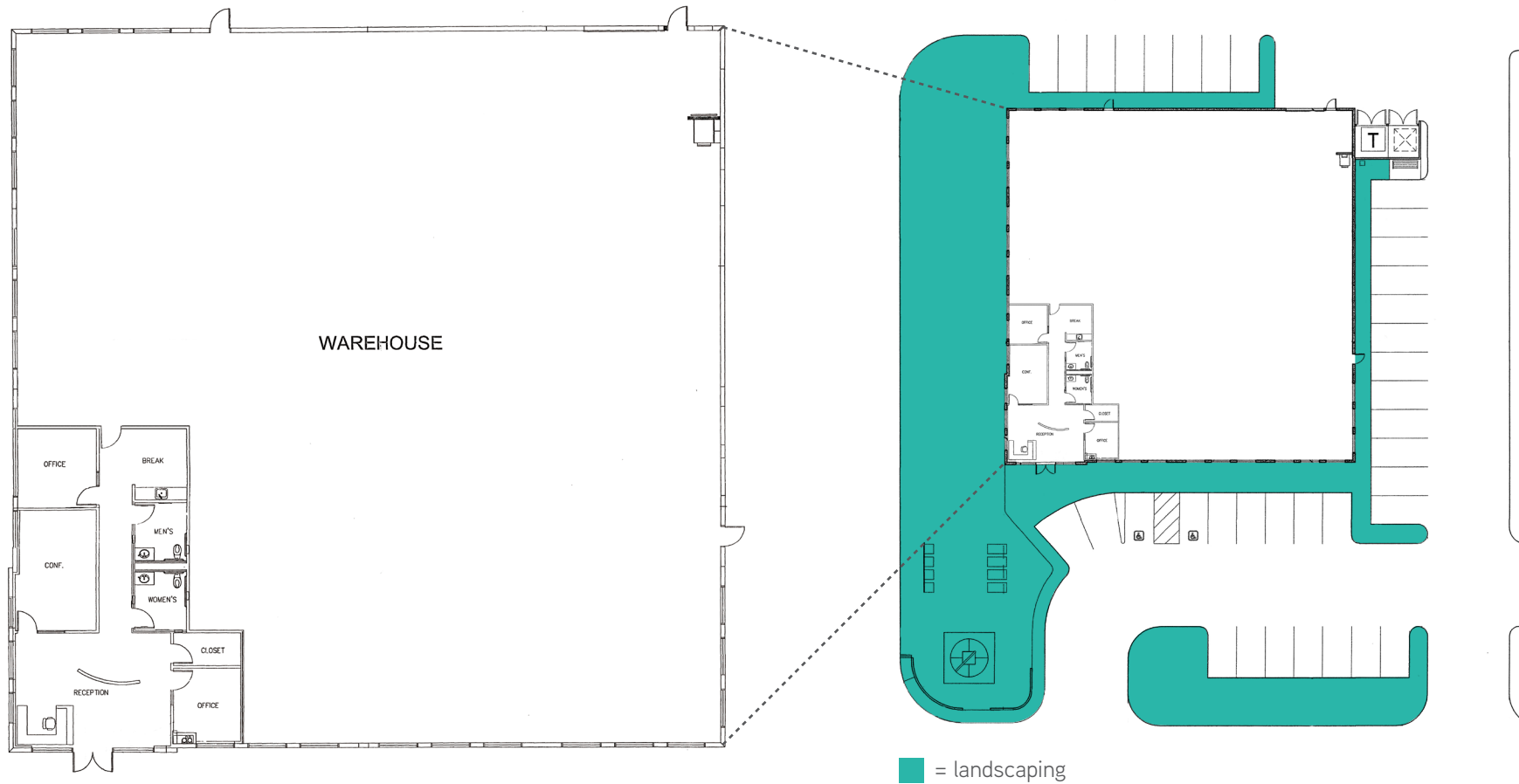


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