

INDUSTRIAL BUILDING FOR SALE

27,238 SF ON 1.38 ACRES

31088 SAN CLEMENTE STREET, HAYWARD, CA 94544



FOR SALE

JR COMMERCIAL REAL ESTATE
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service.

PROPERTY SUMMARY

31088 SAN CLEMENTE STREET



Property Summary

Price:	\$7,925,000
Building SF:	27,238
Price / SF:	+/- \$291
Lot Size:	1.38 acres
Warehouse:	+/- 80%
Dock Doors:	0
Grade Doors:	3
Clear Height:	+/- 19'
Power:	2000A 480/277v 3p
Year Built:	1977
Roof:	Asphalt
Sprinklers:	yes
Yard:	60' x 65" fenced yard
Zoning:	Industrial
sprinkler	yes

Property Overview

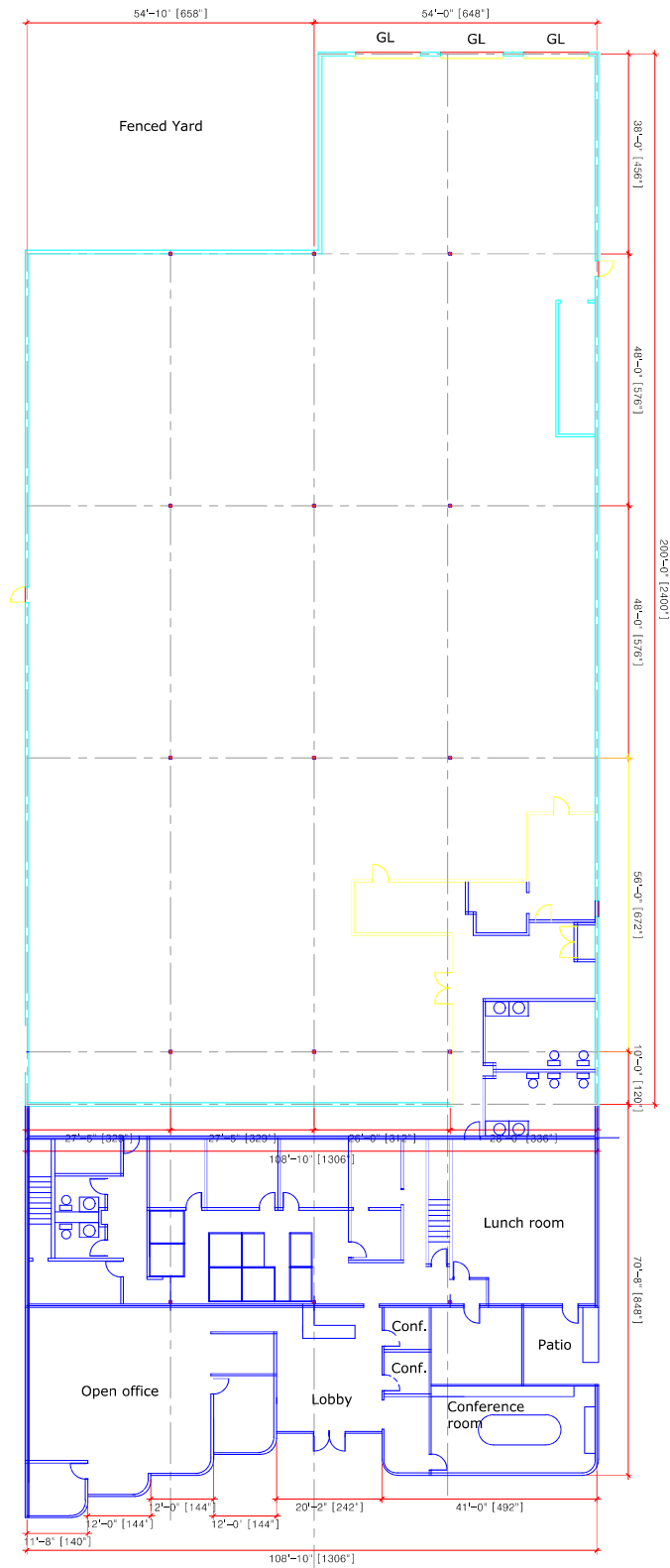
Single tenant 27,238 square foot industrial building on 1.38 acres of land built in 1977. Power is rated at 2000 amps at 480/277 volts. The property has entry and exit on two streets (San Clemente Street and San Bento Street) and is zoned industrial. Perfect owner occupier building.

Location Overview

This East Bay property is a sub-region of the San Francisco Bay Area and is in the city of Hayward in the county of Alameda. The property is in the well-established Huntwood Industrial Park with easy access to the 880 Freeway, less than 4 miles to Highway 92 (north) and Highway 84 (south) each leading to the San Francisco Peninsula. The site is approximately 20 miles from San Francisco and 20 miles from San Jose. This is a very centralized and strategic location.

FLOOR PLAN

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These dimensions and layout are approximate, They are not absolutely accurate or guaranteed.

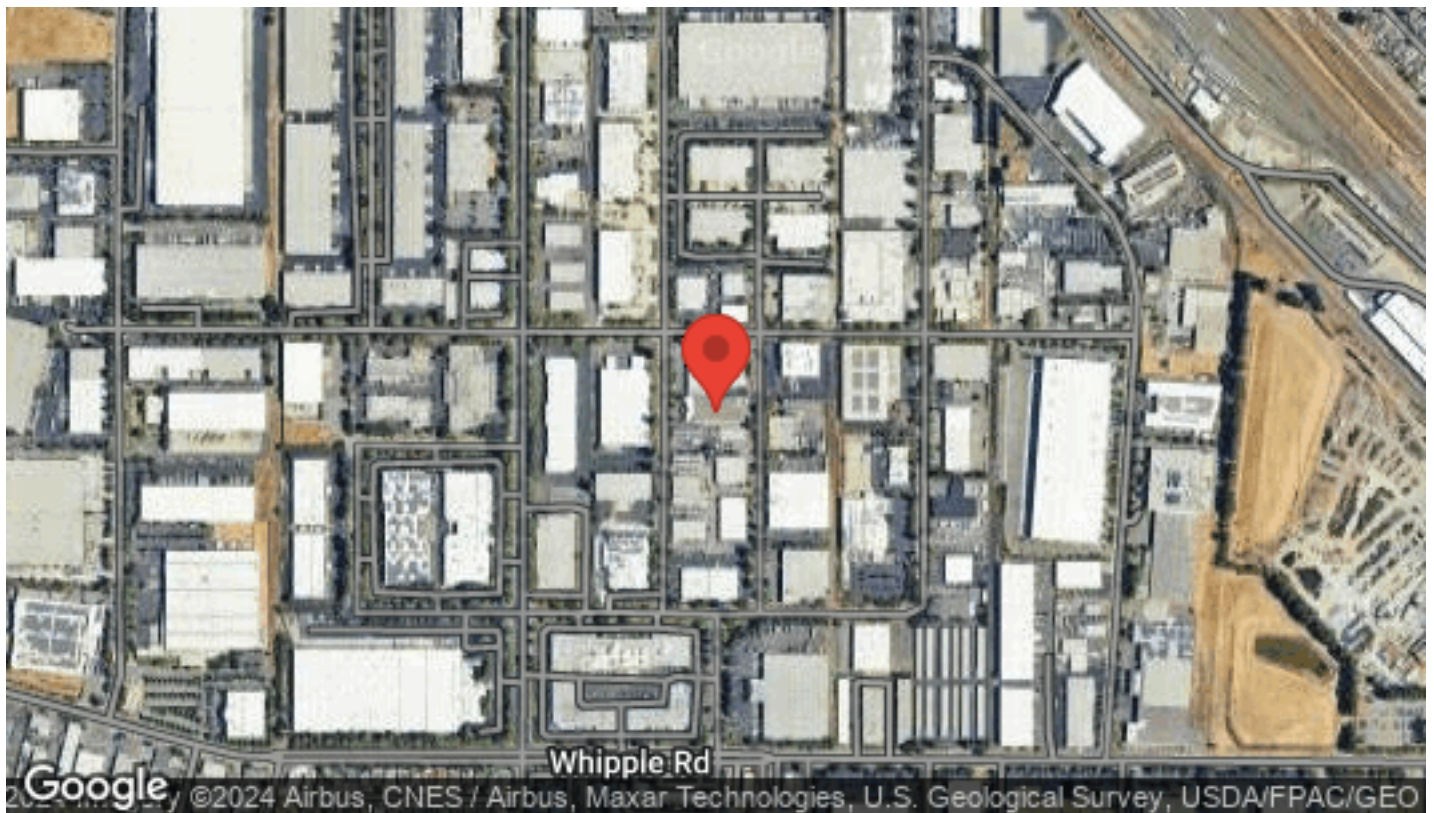
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LOCATION MAPS

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DISCLAIMER

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