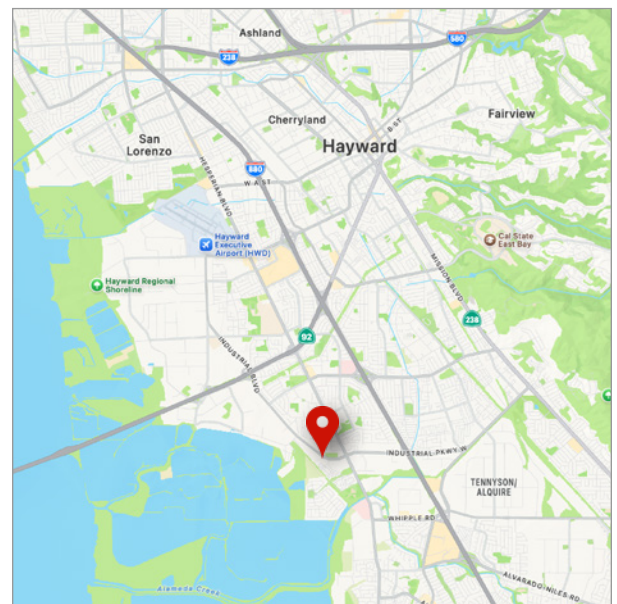




SHEA CENTER HAYWARD - 28357 INDUSTRIAL BLVD. - HAYWARD, CALIFORNIA

HIGHLIGHTS

- Located in the exclusive Eden Shores area of Hayward, California
- 4 Class A, state-of-the-art industrial buildings (up to ±274,998 SF with mezzanine)
- Built to CalGreen standards
- Suitable for light manufacturing, industrial or warehouse
- ESFR fire suppression in all buildings
- 26' to 32' interior ceilings
- 800-2000 amps, 277/480V power
- Dock-high and grade-level loading doors
- 198' truck court with 60' dock aprons
- Buildings 1-3 parked at 1.8/1,000 SF, Building 4 at 3.6/1,000 SF
- Immediate access to I-880 and Highway 92 / San Mateo Bridge
- Adjacent to Costco and close to Union Landing retail center



COLLIERS INTERNATIONAL

Greig Lagomarsino, SIOR (CalBRE 01063817) ▪ (510) 433-5809 ▪ greig.lago@colliers.com
 Mark Maguire (CalBRE 01190597) ▪ (510) 433-5835 ▪ mark.maguire@colliers.com
 Nick Ousman (CalBRE 01908981) ▪ (510) 433-5820 ▪ nick.ousman@colliers.com



SHEA CENTER HAYWARD - 28357 INDUSTRIAL BLVD. - HAYWARD, CALIFORNIA

BUILDING 1

- Ground Floor: 44,678 SF
- Up to 3,008 SF Mezzanine
- 30' Interior Ceilings
- 54' X 50' Column Spacing
- 3 Dock-High Doors
- 4 Grade-Level Doors
- 1200 AMPS, 277/480V Power
- 1.8/1000 SF Parking
- Single User Tenant

BUILDING 2

- Ground Floor: 82,598 SF
- Up to 6,118 SF Mezzanine
- 32' Interior Ceilings
- 54' X 60' Column Spacing
- 6 Dock-High Doors
- 4 Grade-Level Doors
- 2000 AMPS, 277/480V Power
- 1.8/1000 SF Parking
- Divisible up to 2 Tenants

BUILDING 3

- Ground Floor: 115,094 SF
- Up to 8,525 SF Mezzanine
- 32' Interior Ceilings
- 54' X 60' Column Spacing
- 6 Dock-High Doors
- 4 Grade-Level Doors
- 2000 AMPS, 277/480V Power
- 1.8/1000 SF Parking
- Divisible up to 2 Tenants

BUILDING 4

- Ground Floor: 32,628 SF
- Up to 5,000 SF Mezzanine
- 26' Interior Ceilings
- 52' X 56' Column Spacing
- 2 Grade-Level Doors
- 800 AMPS, 277/480V Power
- 3.6/1000 SF Parking
- Single User Tenant



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AERIAL



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