

FOR SALE

4700 HORNER STREET
UNION CITY, CA

SUBJECT PROPERTY

±60,648 SF (3 Buildings) on ±2.58 AC

PROPERTY HIGHLIGHTS

- ±2,800 SF of Office Space (Additional bonus mezzanine)
- 20-24' Clear Height
- Twelve (12) Grade-Level Doors
- 1,000 Amps @ 277/480 (please verify)
- Fully Sprinklered
- Fenced and Secured Concrete Yard
- BLDG. B + C Leased to Cal Pack Crating until 10/31/26

LOCATION HIGHLIGHTS

- Zoning Light Industrial (ML)
- ±1.8 miles to I-880
- ±3.4 miles to CA-92
- ±5.2 miles to CA-84

PRICE GUIDANCE

- Available Now
- Potentially Divisible into Two Properties
- **PRICE REDUCTION**
- **\$10,499,000 - \$173/SF**

For information, please contact:

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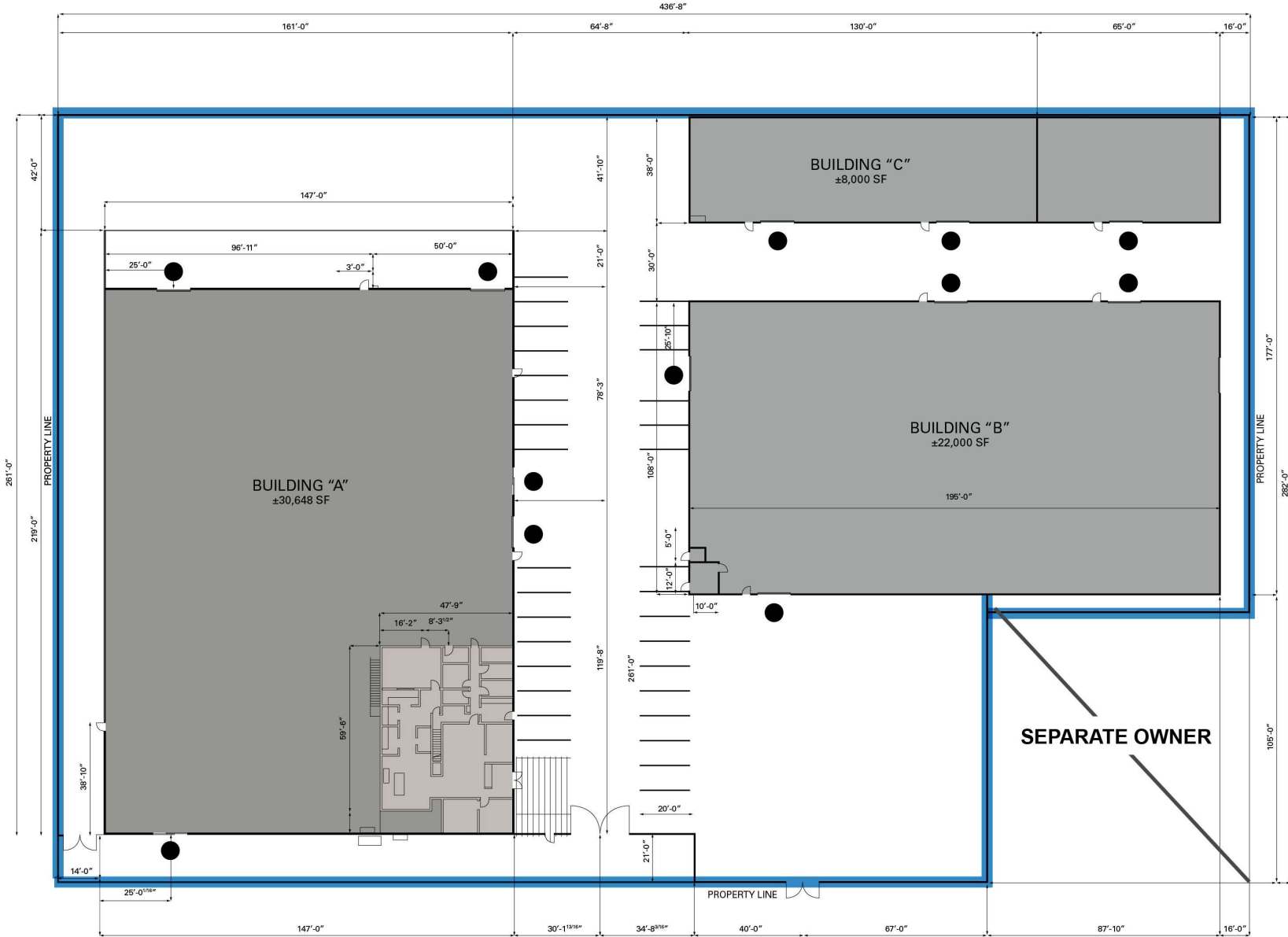
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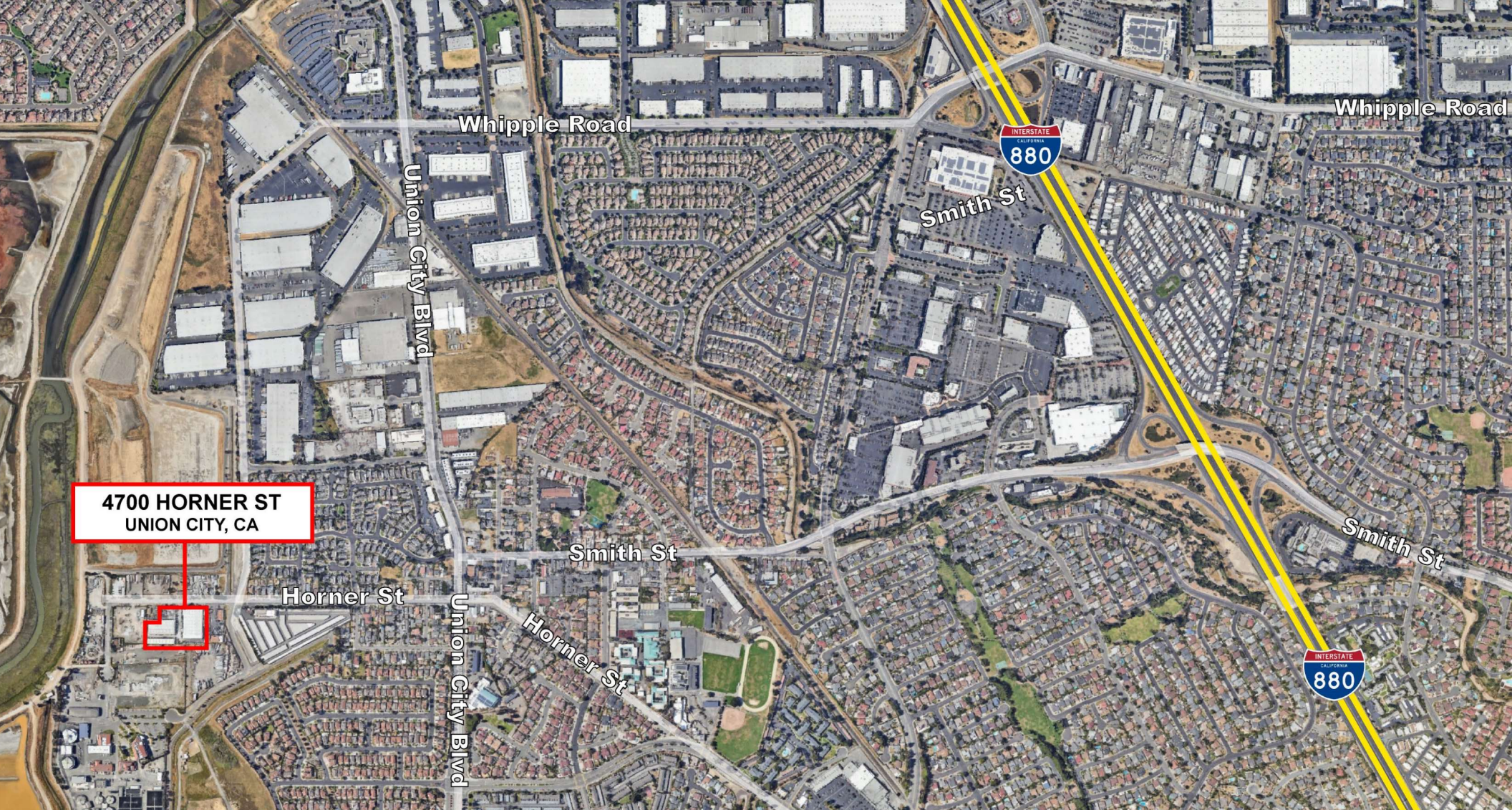
SITE PLAN



HORNER ST

● DRIVE IN DOOR

* SITE PLAN NOT TO SCALE



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