



INDUSTRIAL BUILDING FOR LEASE

1730 Sabre Street

Hayward, California 94545

± 35,250 SF | WAREHOUSE - SECURED YARD | AVAILABLE NOW



PROPERTY HIGHLIGHTS

Total Building Size	± 35,250 SF
Mezzanine Area	± 900 SF
Office Area	± 1,000 SF
Interior Clear Height	22'
Loading	3 Docks + 2 Drive-Ins
Sprinklers	Fully Sprinklered
Yard	Secured Yard Area
Power*	277-480V, 3PH, 4W, 800A
APN	432-114-23-2
Lease Rate	\$1.15/SF NNN
Availability	Available Now
Lease Term	Negotiable

*Power specifications to be verified by Lessee.



AREA DEMOGRAPHICS — HAYWARD, CA

158,433

POPULATION
City of Hayward

\$110,406

MEDIAN HH INCOME
City of Hayward

~389,800

DAYTIME POP.
Hayward CCD

Source: U.S. Census Bureau, American Community Survey (ACS) 2024 1-year estimates (population, median household income, Hayward city); ACS 2024 5-year estimates (Hayward CCD daytime / commuter-adjusted population).

HAYWARD AT A GLANCE

- **Heart of the Bay**
Central Alameda County: 25 mi SE of SF, 14 mi S of Oakland, 26 mi N of San Jose.
- **Multi-Modal Transit**
Two BART stations, Amtrak Capitol Corridor, and Hayward Executive Airport.
- **6th-Largest Bay Area City**
2020 Census population 162,954 — Alameda County's 3rd-largest city.
- **Major Freeway Access**
Direct access to I-880, I-580, Highway 92 (San Mateo Bridge) and Route 238.
- **Advanced-Industry Hub**
Growing advanced manufacturing, biotech, and clean-energy sectors.
- **Pro-Business Climate**
Industrial Technology and Innovation Corridor; 'Open for Business' initiative.

SCHEDULE A TOUR TODAY • \$1.15/SF NNN • AVAILABLE NOW

Contact the listing team to walk the property and receive the full marketing package.

LISTING CONTACT

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