

25447 INDUSTRIAL BOULEVARD

100% LEASED INVESTMENT OPPORTUNITY • HAYWARD, CA



*Digitally altered image; see back cover disclaimer

CONFIDENTIALITY AGREEMENT

NEWMARK

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Executive Summary

The Offering

25447 Industrial Boulevard presents a rare opportunity to acquire a fully leased, institutional-quality industrial asset in the heart of the East Bay's premier manufacturing and distribution corridor. The 53,808-square-foot facility is strategically located near the San Mateo Bridge, providing immediate access to the Peninsula industrial market, Interstate 880, and the greater San Francisco Bay Area logistics network.

Situated on 2.1 acres, the property features a functional, high-clear warehouse design with significant infrastructure (including solar) to support food production, cold storage, and distribution operations. The building is fully leased to Shop Locale, a specialty meal service operator that recently commenced their tenancy, offering investors stable in-place income backed by a growing business in a resilient sector.

In a market where quality industrial investment opportunities remain exceptionally scarce, this offering provides scale, functionality, and long-term strategic location advantages.



Investment Highlights



Fully Leased to Shop Locale

Established specialty meal service operator with recent occupancy



Mission-Critical Improvements

Significant refrigeration/freezer buildout enhances tenant retention



Strategic Bay Area Location

Immediate access to the San Mateo Bridge and Peninsula industrial markets



Scarce Industrial Product Type

Limited availability of quality industrial investment assets in the San Francisco Bay Area



Functional Configuration

High-clear warehouse with strong loading ratio and ample power along with roof-top solar to reduce energy costs.

25447 Industrial Boulevard combines strong tenancy, specialized infrastructure, and exceptional regional connectivity - delivering a compelling opportunity to acquire a stabilized industrial asset in one of the nation's most supply-constrained markets.



Property Features



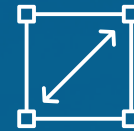
±53,808
Square Feet



±8,000 Square Feet Office
(2-Story)



Parcel Number
441-55-23



±2.10 Acres



Year Built
1973 / 2003



Clear Height
±20'-22'



7 Dock Doors /
2 Drive-In Doors



±1,600 Amps @277/480V
Electrical Service



Fully Sprinklered



Solar Panels - ±495 kW
Roof Top Solar Array



Location Map



CONTACT INFORMATION

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1333 N California Blvd, Walnut Creek, CA

*Digitally altered image, original here: <https://email.nrmk.com/brochure/ezk6tRfEi5LjFwA9Y59DAY7s00K9g0L234er9dryGsA/+XkptQjwpX/BpFxTA8zb3ZZUk2XjAIU=>; signage of tenant's name has been redacted in both the original and altered image for confidentiality purposes.

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