

**TURN-KEY  
MOVE-IN READY**

**INDUSTRIAL SOUTH HAYWARD CORRIDOR :  
Warehouse for Lease**

**BASE RENT :**

**\$18 /per SQFT + NNN**

## Property Description

2196 American Ave, Hayward, CA 94545

*2196 American Ave presents a well-located two-story industrial/warehouse property in the heart of Hayward's established commercial corridor. Constructed circa 1970 and set on an expansive ±0.46-acre parcel, the property offers a flexible, functional layout well-suited for a variety of operational needs. A secured gated entrance and ample on-site parking (24 Cars) enhance both accessibility and security for tenants, employees, and visitors. Ideal for light industrial, warehouse, or flex-commercial applications, the property provides a practical and versatile solution in a strong East Bay location*

## PROPERTY FEATURES

- 7,462 sqft 1/3 & 2/3 Split
- 3 Rollup Doors
- Private Office Spaces
- Conference Room
- Sky Lights
- Loft Area
- Breakroom/ Kitchen
- Complete Built Out.



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