

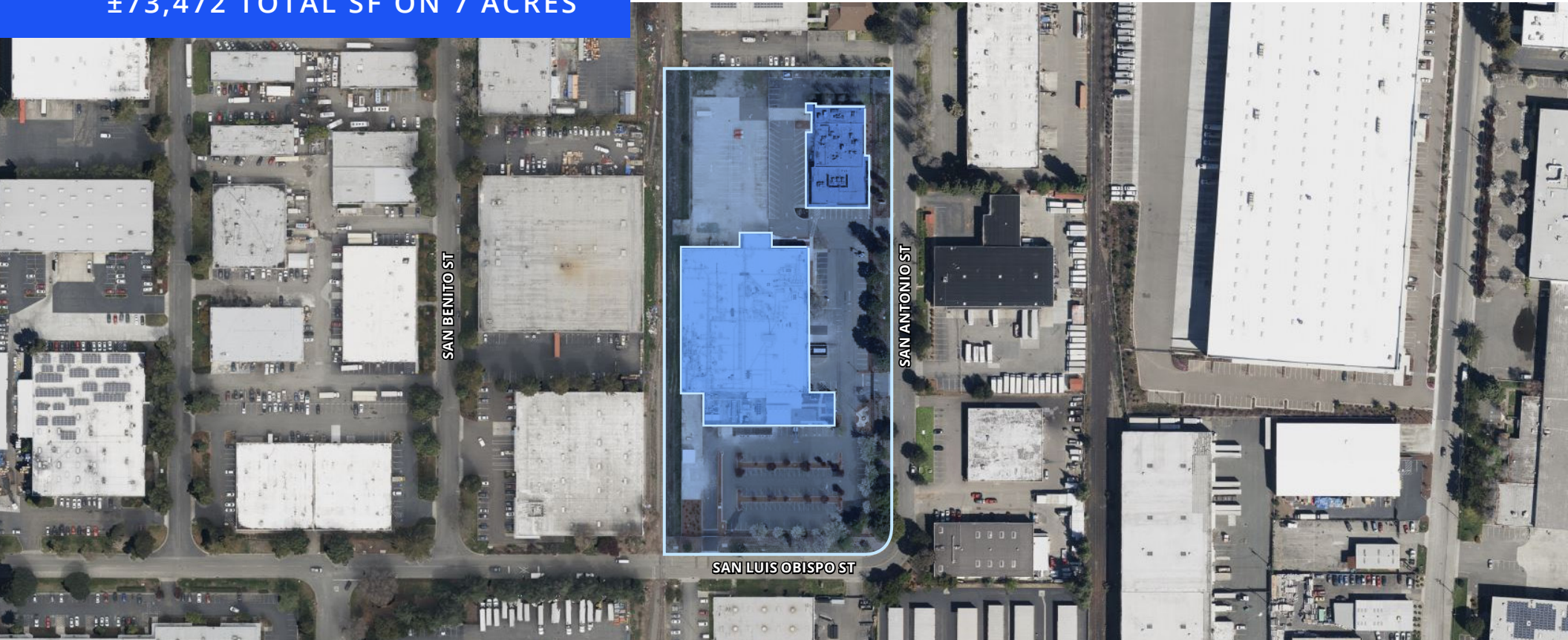
For Sale | Redevelopment Site

31153 & 31145 SAN ANTONIO ST, HAYWARD, CA



Accelerating success.

±73,472 TOTAL SF ON 7 ACRES



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Opportunity Summary

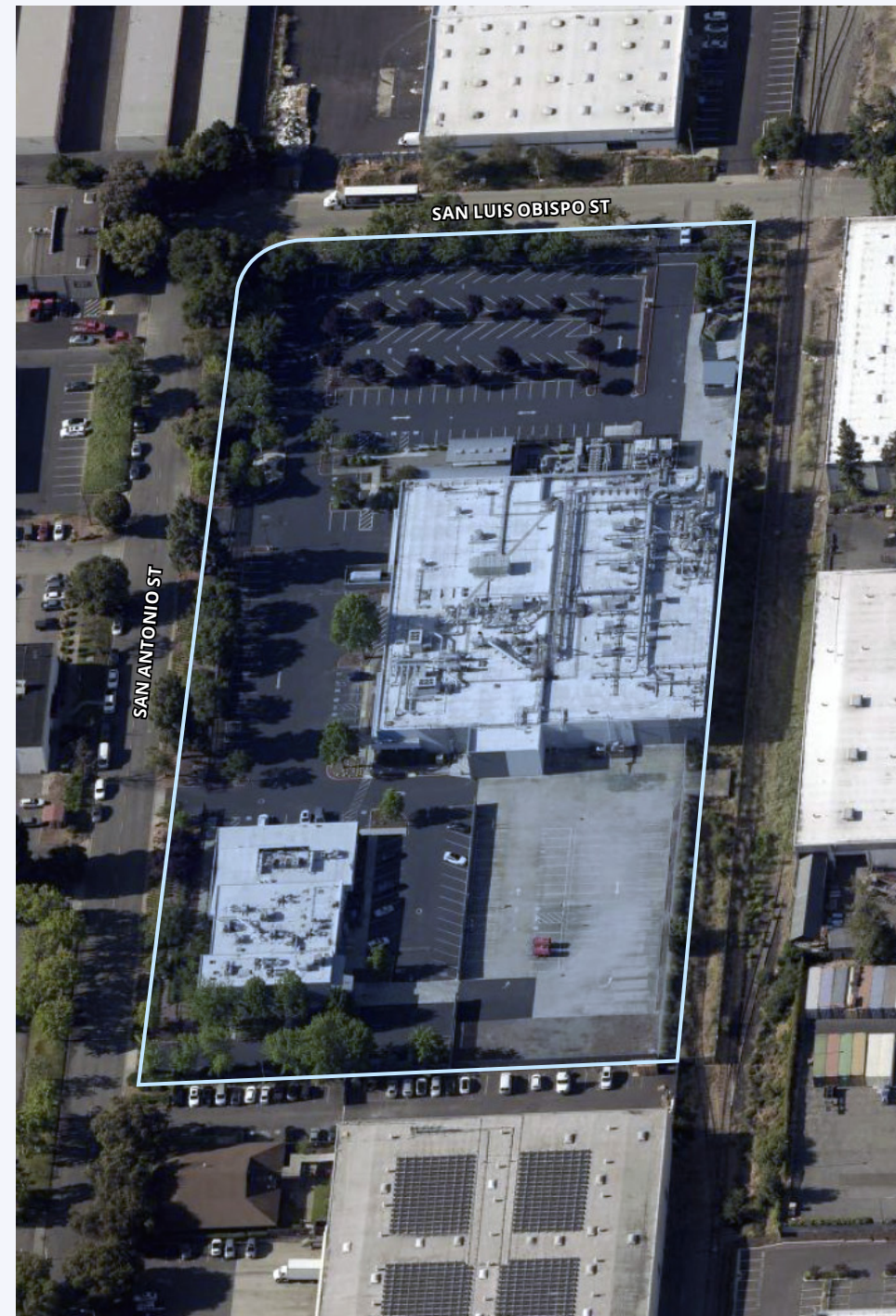
31145 & 31153 San Antonio Street represents a rare opportunity to acquire a 7-acre infill industrial site in the heart of the East Bay's I-880 Corridor, strategically positioned between Silicon Valley, the Peninsula and the greater Bay Area. Large, contiguous industrial sites of this scale are increasingly difficult to assemble throughout the region, creating a unique opportunity to control a significant redevelopment site within one of Northern California's most important industrial and advanced manufacturing corridors.

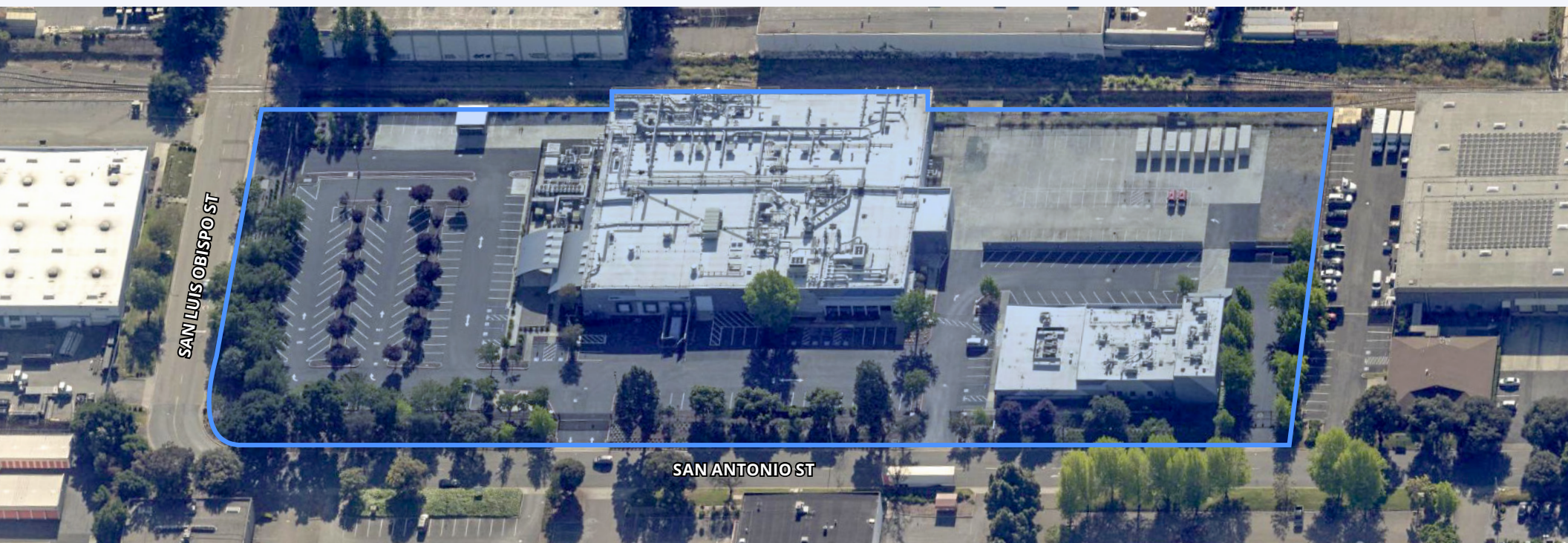
The property is currently improved with approximately 73,472 square feet across two buildings, including a $\pm 55,278$ -square-foot main industrial facility that provides the opportunity for a comprehensive rehabilitation and repositioning. Alternatively, the scale and configuration of the 7-acre site provide a compelling opportunity for ground-up redevelopment. Conceptual planning demonstrates the potential for a single $\pm 141,500$ -square-foot modern industrial facility or a two-building configuration totaling approximately $\pm 137,500$ square feet, providing flexibility to respond to tenant demand.

The property's location provides connectivity to the Bay Area's most important employment, technology and logistics centers, with the San Mateo Bridge approximately 8–12 minutes away, Oakland International Airport 15–20 minutes, the Port of Oakland 20–25 minutes, and both the Peninsula and Silicon Valley within convenient reach. This positioning allows industrial users to access the East Bay's established manufacturing and logistics infrastructure while remaining closely connected to the technology, engineering and capital ecosystem of Silicon Valley and the Peninsula.

The combination of a 7-acre infill site, multiple potential redevelopment strategies, improving East Bay industrial fundamentals and proximity to Silicon Valley creates a differentiated opportunity to control a significant industrial property along one of the Bay Area's most important industrial corridors.

31145 & 31153 San Antonio offers the opportunity to control 7 contiguous acres immediately north of this rapidly tightening Silicon Valley/ Fremont industrial ecosystem, with the flexibility to rehabilitate the existing improvements or pursue a new generation of industrial product positioned to capture the region's evolving demand.





Property Highlights

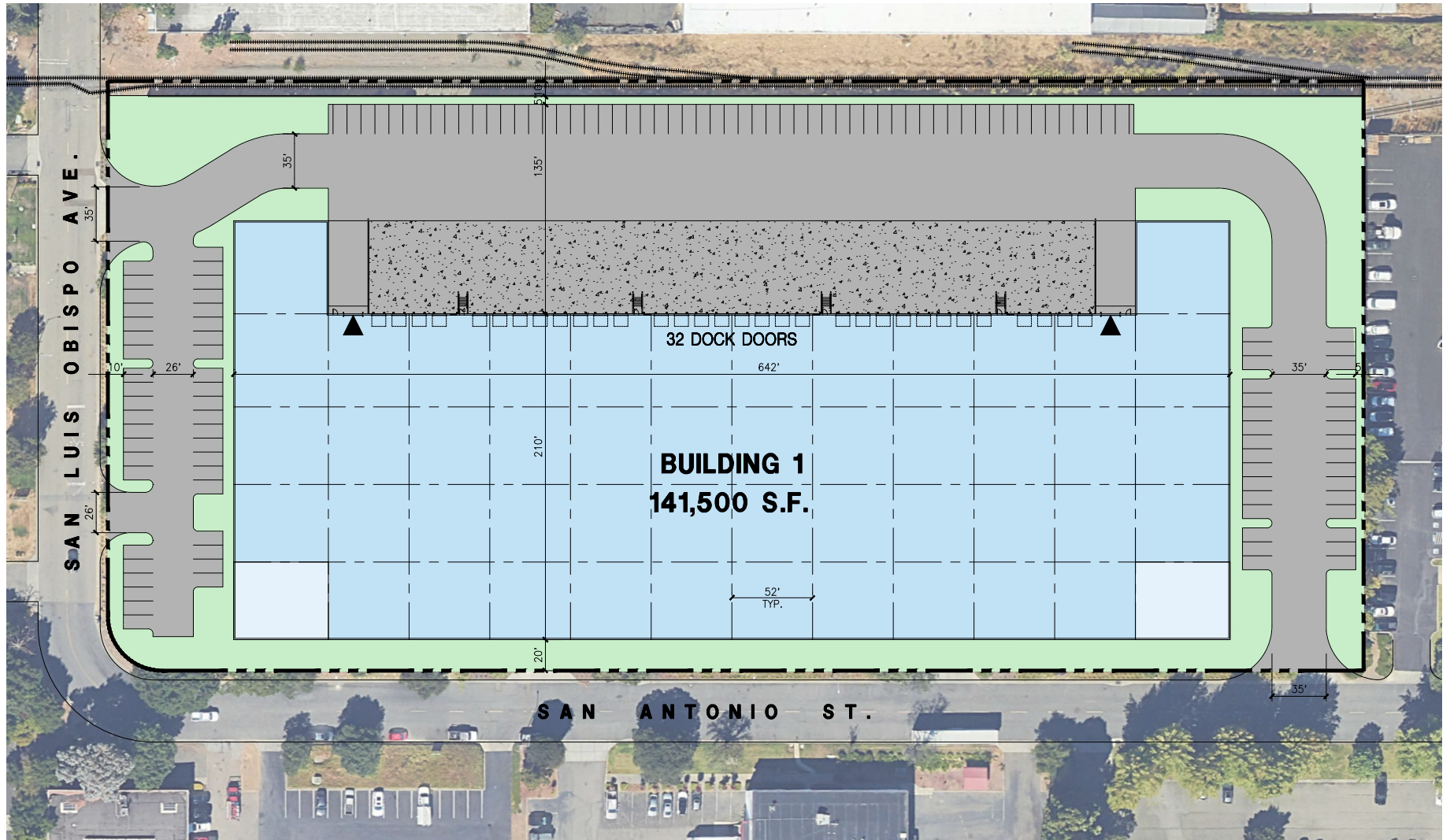
31153 San Antonio Street

31145 San Antonio Street

Building Size	±55,278 SF	±18,194 SF
Lot Size	7 Acres	
Office	Ample	100%
Dock Doors	3	0
Grade Level Doors	2	0
Parking	Ample	Ample
Clear Height	22'-24'	16'
Power	3,000 Amps @480 volt	600 Amps @ 480 volt
Yard	Fenced and secured paved yard	Fenced and secured parking
APN	475-31-56-1	475-31-56-1

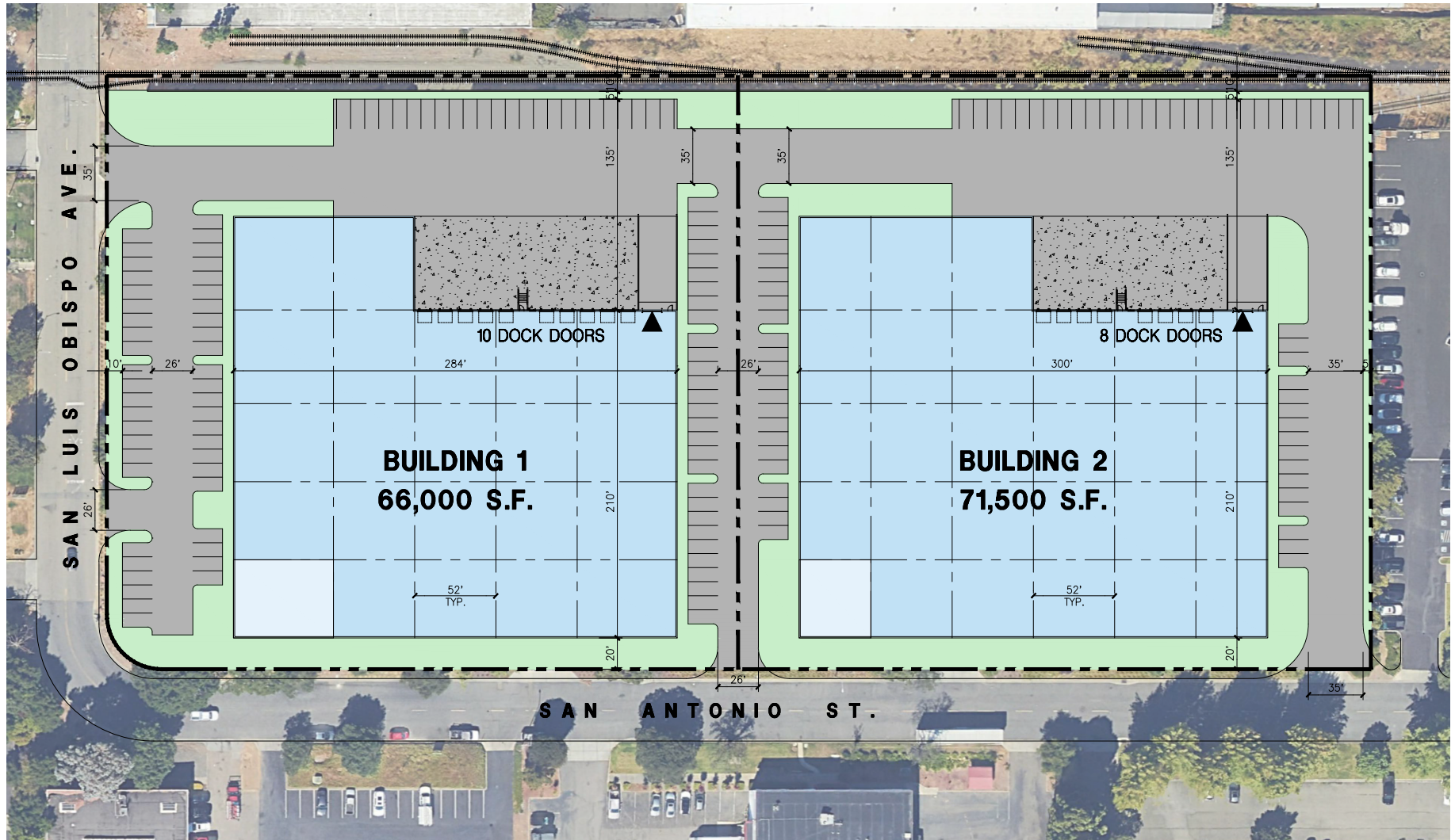
Hypothetical Redevelopment Plan

ONE BUILDING



Hypothetical Redevelopment Plan

TWO BUILDING

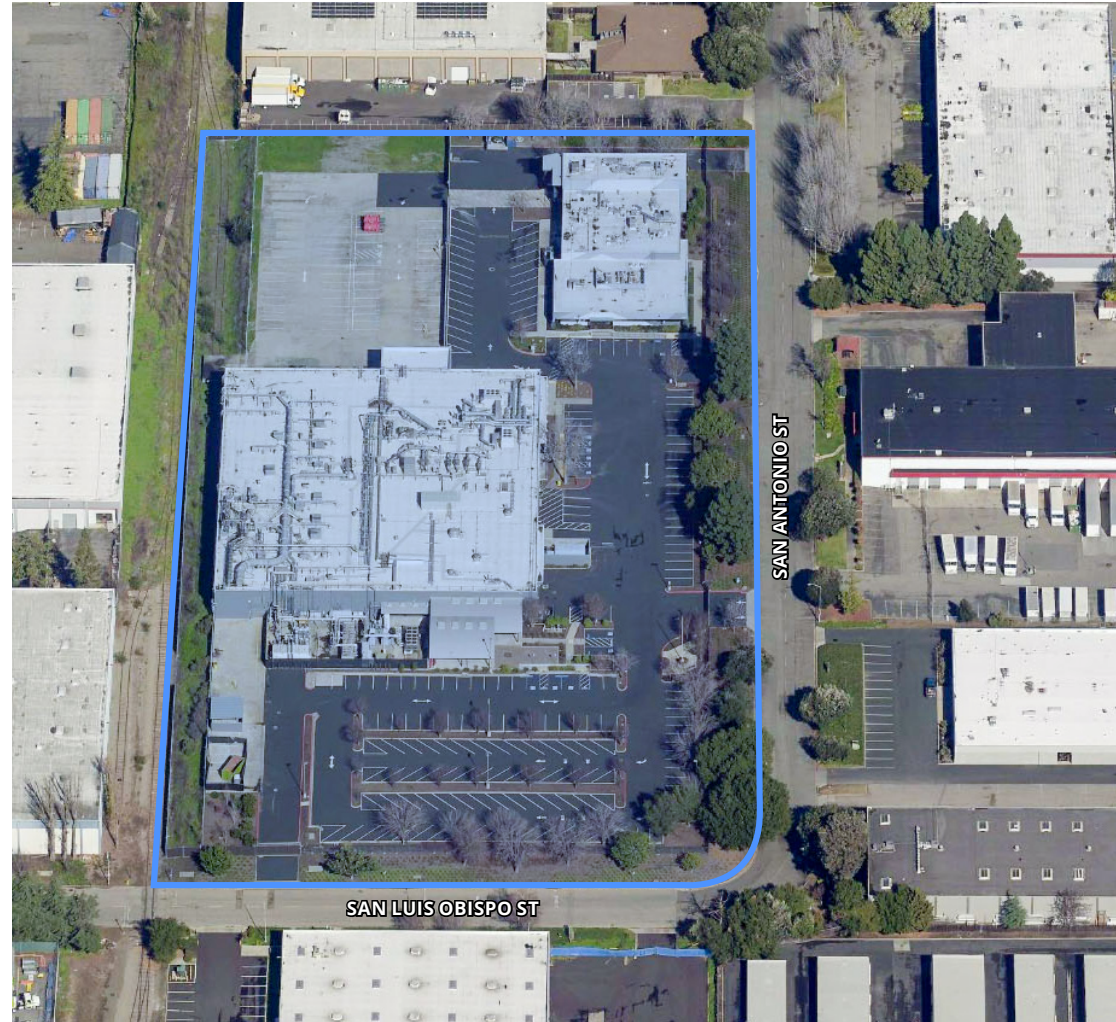


Redevelopment Site

31153 & 31145 SAN ANTONIO STREET
HAYWARD, CA

Rent Roll

# of Tenants	1
NOI	\$653,042
Tenant	Aqtual, Inc.
LED	6/30/2027
Area Leased	12,480 SF
Annual Net Rent	\$653,042
Annual Increases	3.5%
Option	One (1) Three (3) Year (Exp. 9/30/26)



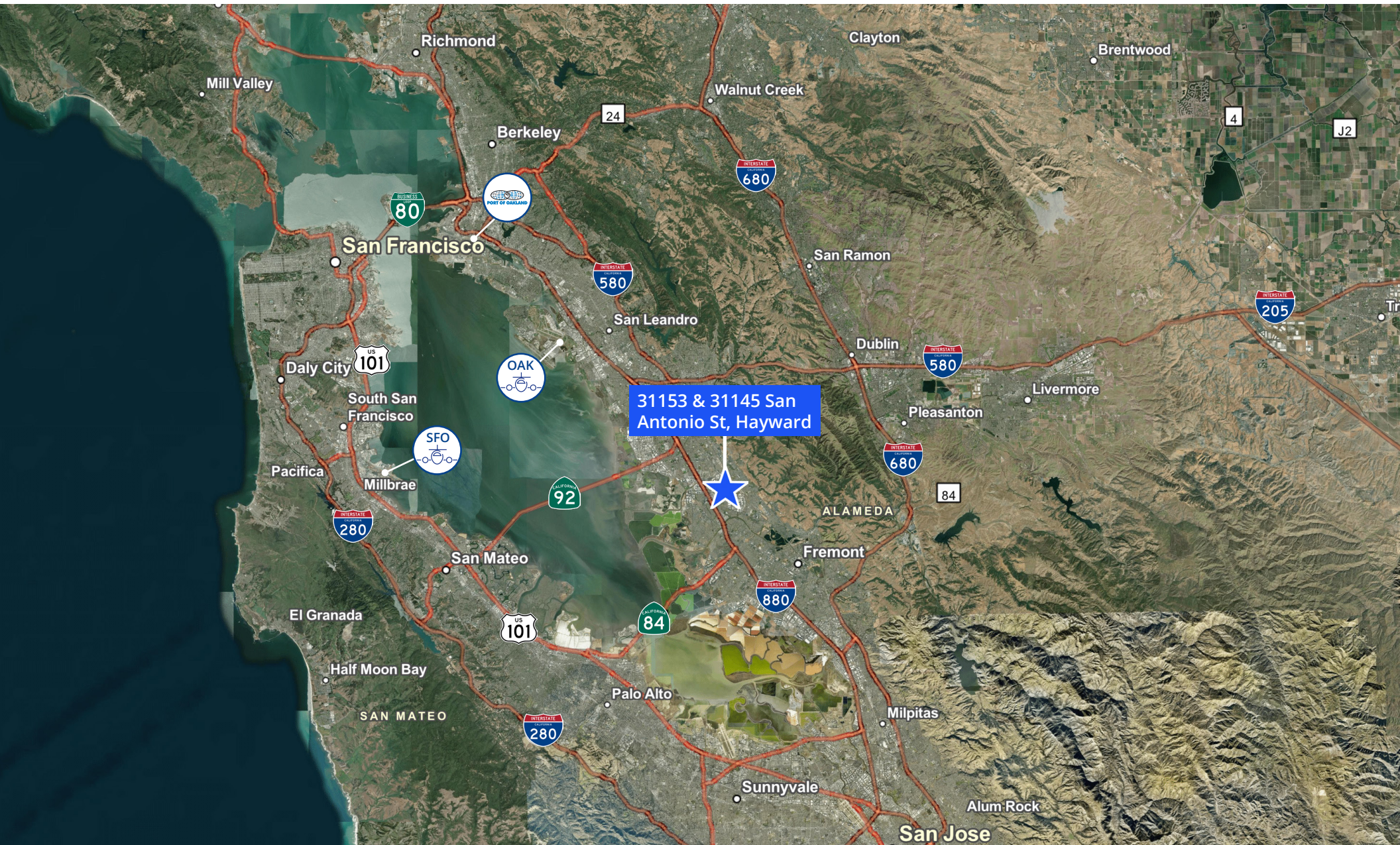
Drive Time Map



Driving Distances

1	San Mateo Bridge	8-12 min
2	Oakland Airport (OAK)	15-20 min
3	Port of Oakland	20-25 min
4	SFO Airport	25-35 min
5	San Jose Airport (SJC)	25-35 min
6	San Jose	30-40 min
7	San Francisco	35-50 min

Aerial Location



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