

# SMALL INDUSTRIAL CONDO FOR SALE / LEASE

2535 W Winton Ave, Suite 4C  
Hayward, CA



**SALE PRICE**  
\$390,000  
(\$338/SF)



**LEASE RATE**  
\$2,500/mo



**BUILDING SIZE**  
± 1,152 SF



**LOT SIZE**  
± 2,895 SF  
(± 0.066 acres)



**APN**  
438-100-37



**YEAR BUILT**  
1981



**ZONING**  
Industrial Park  
(IP)

**THE IVY GROUP**

Commercial Properties, Above & Beyond

**TIM VI TRAN, SIOR, CCIM**

tim@theivygroup.com | 510.213.8883  
CA DRE #01784630

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 2535 W Winton Ave, Suite 4C, Hayward, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

This summary do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

### SMALL INDUSTRIAL CONDO FOR SALE – WEST WINTON BUSINESS PARK, HAYWARD, CA

The Ivy Group is proud to present a rare opportunity to acquire a small industrial condominium in the highly desirable West Winton Business Park in Hayward, CA.

Perfectly positioned with immediate access to I-880 via Winton Avenue, these versatile unit is ideal for a wide range of users — whether you're launching a startup, scaling operations, or seeking a strategic Bay Area location for warehousing and office functions.

#### KEY FEATURES:

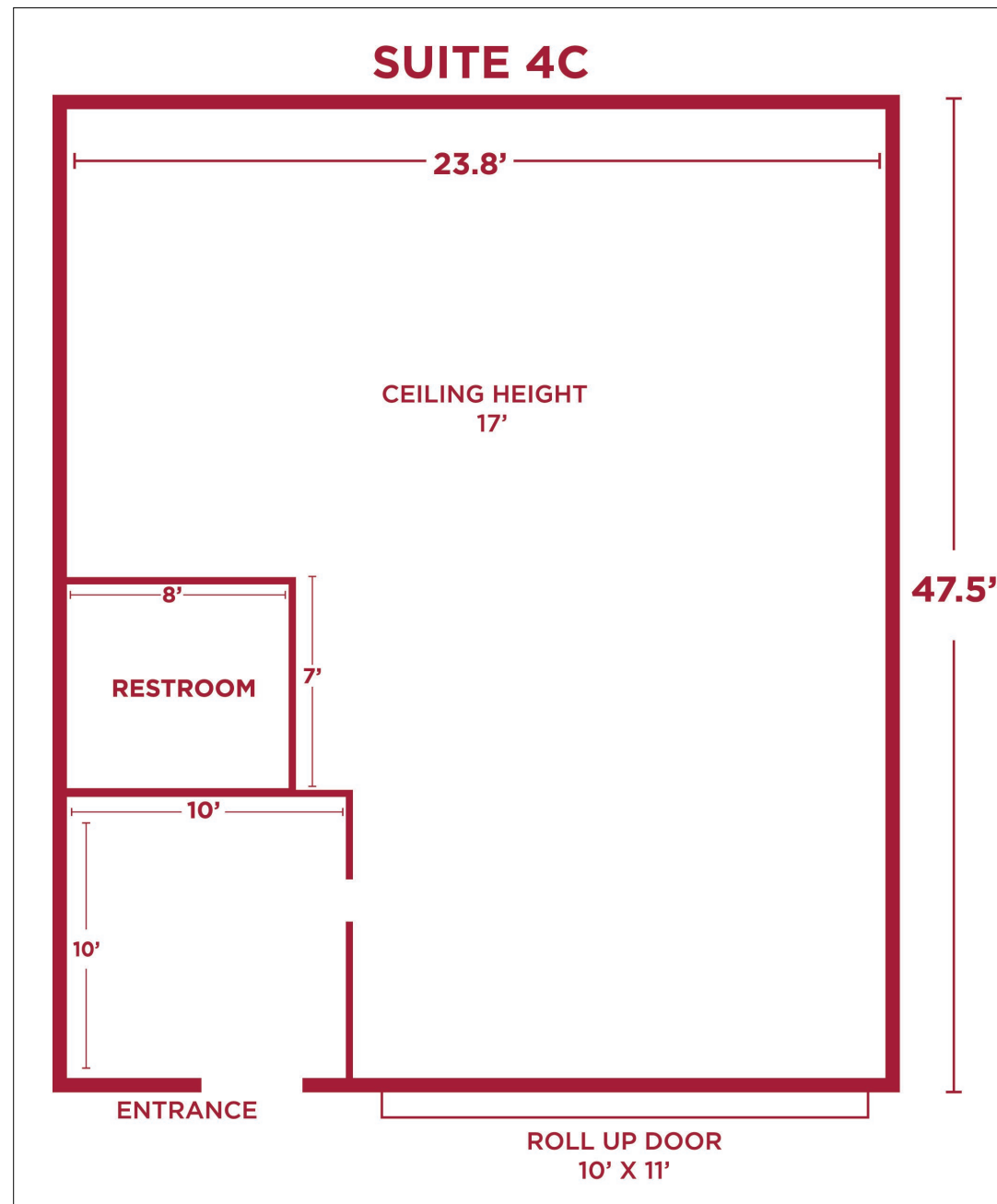
- » Metered for electric
- » Delivered vacant at close of escrow
- » Excellent location for logistics, light industrial, or mixed office/warehouse use
- » SBA financing available – qualified buyers may secure the property with as little as 10% down

Whether you're an owner-user looking to control your business premises or an investor seeking quality industrial assets in a tight market, this is your chance to secure a foothold in one of Hayward's premier business parks.

Contact us today to schedule a tour or request additional details.

|                       |                                        |
|-----------------------|----------------------------------------|
| <b>Building Size</b>  | ± 1,152 SF                             |
| <b>Lot Size</b>       | ± 2,895 SF (± 0.066 acres)             |
| <b>Zoning</b>         | Industrial Park (IP)                   |
| <b>Year Built</b>     | 1981                                   |
| <b>Power</b>          | 25 A, 120/240 V, 3 Ø (buyer to verify) |
| <b>Loading</b>        | One grade level rollup door            |
| <b>Ceiling Height</b> | ± 8 FT (office), ± 17 FT (warehouse)   |
| <b>Parking</b>        | One reserved parking space             |
| <b>APN</b>            | 438-100-37                             |

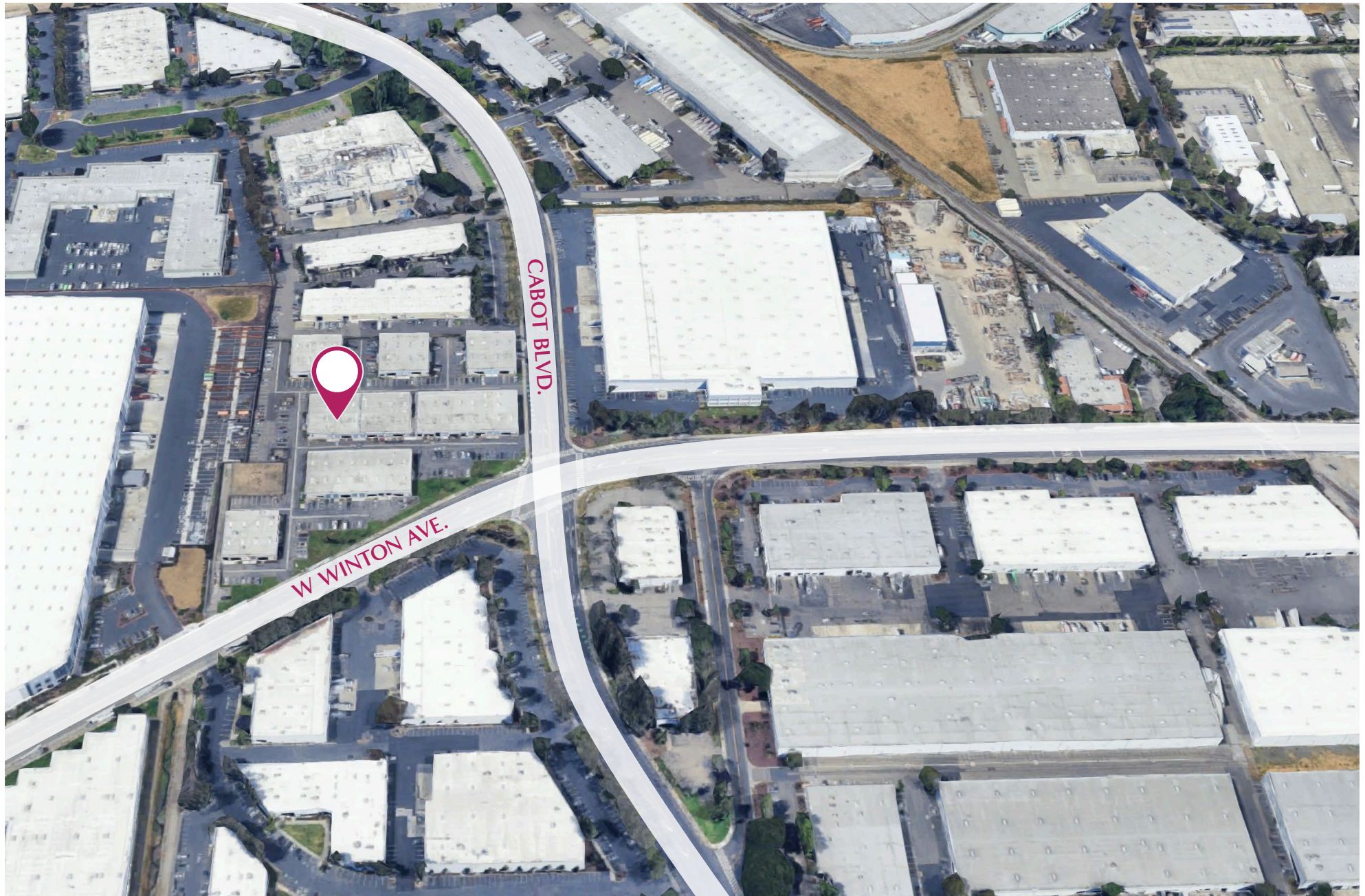


















CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

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975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing