



MCCONE INDUSTRIAL CENTER

FOR SALE & LEASE
FREESTANDING
WAREHOUSE BUILDING
±63,288 SF ON ±3.00 ACRES



FREEZER AND COOLER

2741 MCCONE AVENUE, HAYWARD, CA | AVAILABLE NOW

SOLAR POWER | FENCED AND SECURED YARD

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Colliers



PROPERTY HIGHLIGHTS

SALE PRICE: CONTACT BROKERS

LEASE RATE: \$1.45 SF/MO NNN

(Operating Expenses: \$0.21 SF/Mo)

BUILDING SPECIFICATIONS



BUILDING SF ±63,288 SF

OFFICE SF

- ±8,140 SF
- First Floor: ±5,840 SF
- Second Floor: ±2,300 SF

ACREAGE ±3.00

FREEZER

- ±5,000 SF
- -10°
- 18' Clear Height

COOLER

- ±2,500 SF
- 36°
- 16' Clear Height

SOLAR

- DC Rating (STC): 408,240 W (≈ 408.2 kW-DC)
- CEC-AC Rating: 351,940 W (≈ 351.9 kW-AC)
- DC/AC Ratio: ±1.16
- Annual Production (estimated): ±615,540
- Estimated Savings: ±\$7,000/month or ±\$0.11 SF/month

CEILING HEIGHT ±21' - 24' Minimum Clearance

LOADING DOCKS 10 Dock-High Doors (with levelers)

DRIVE-IN DOORS 2 Drive-In Doors

POWER 1,000 amps, 120/208 volts, 3-Phase

SPRINKLERS 0.33 GPM/3,750 SF

LIGHTING Skylights throughout & halide lighting

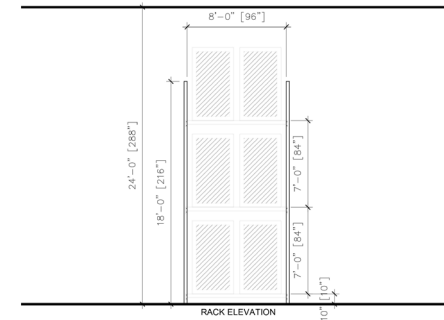
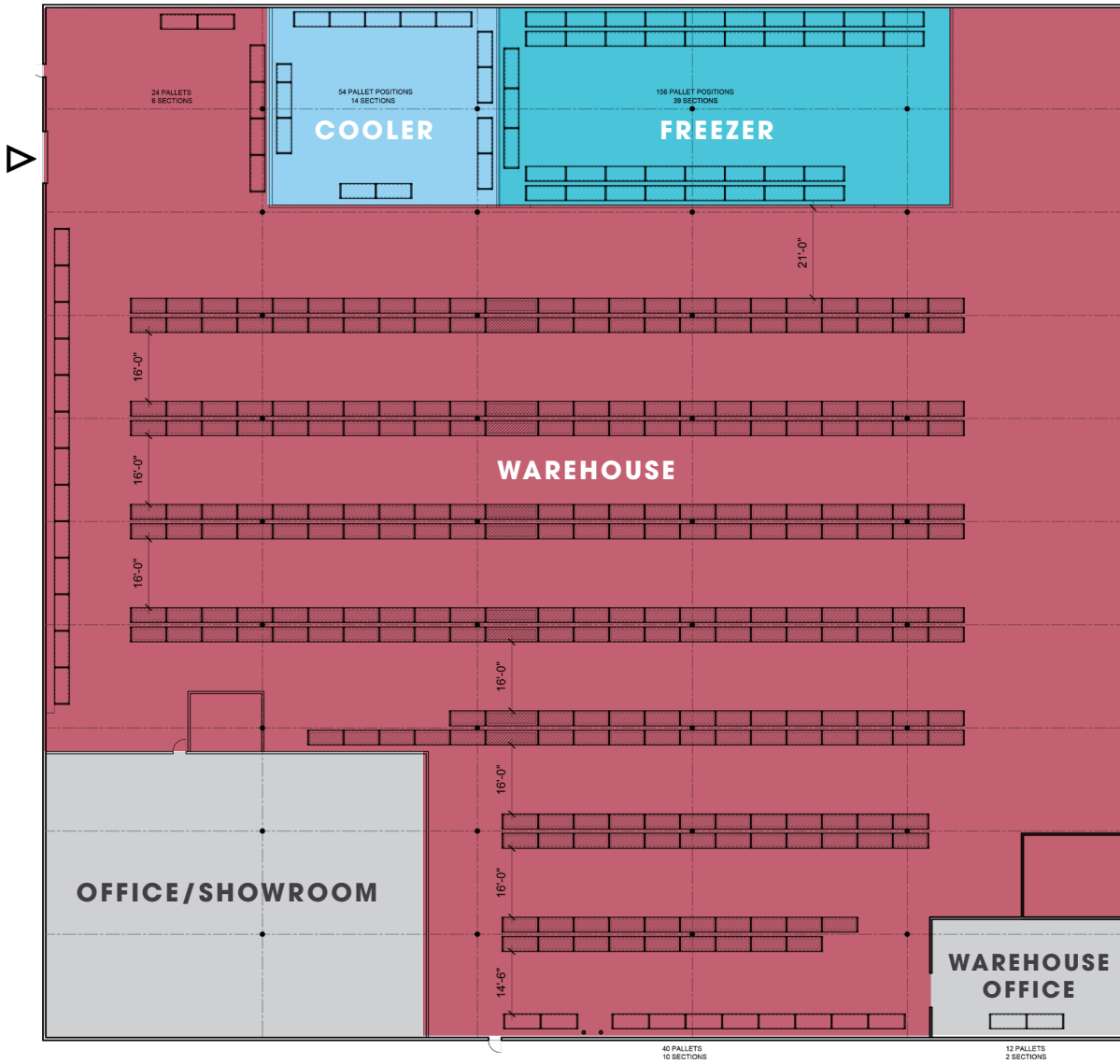
PARKING ±59 Parking Spaces

YARD Fenced & secure yard area



**MCCONE
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EXISTING RACKING PLAN



1,858 TOTAL PALLETS

Ten (10) loading docks

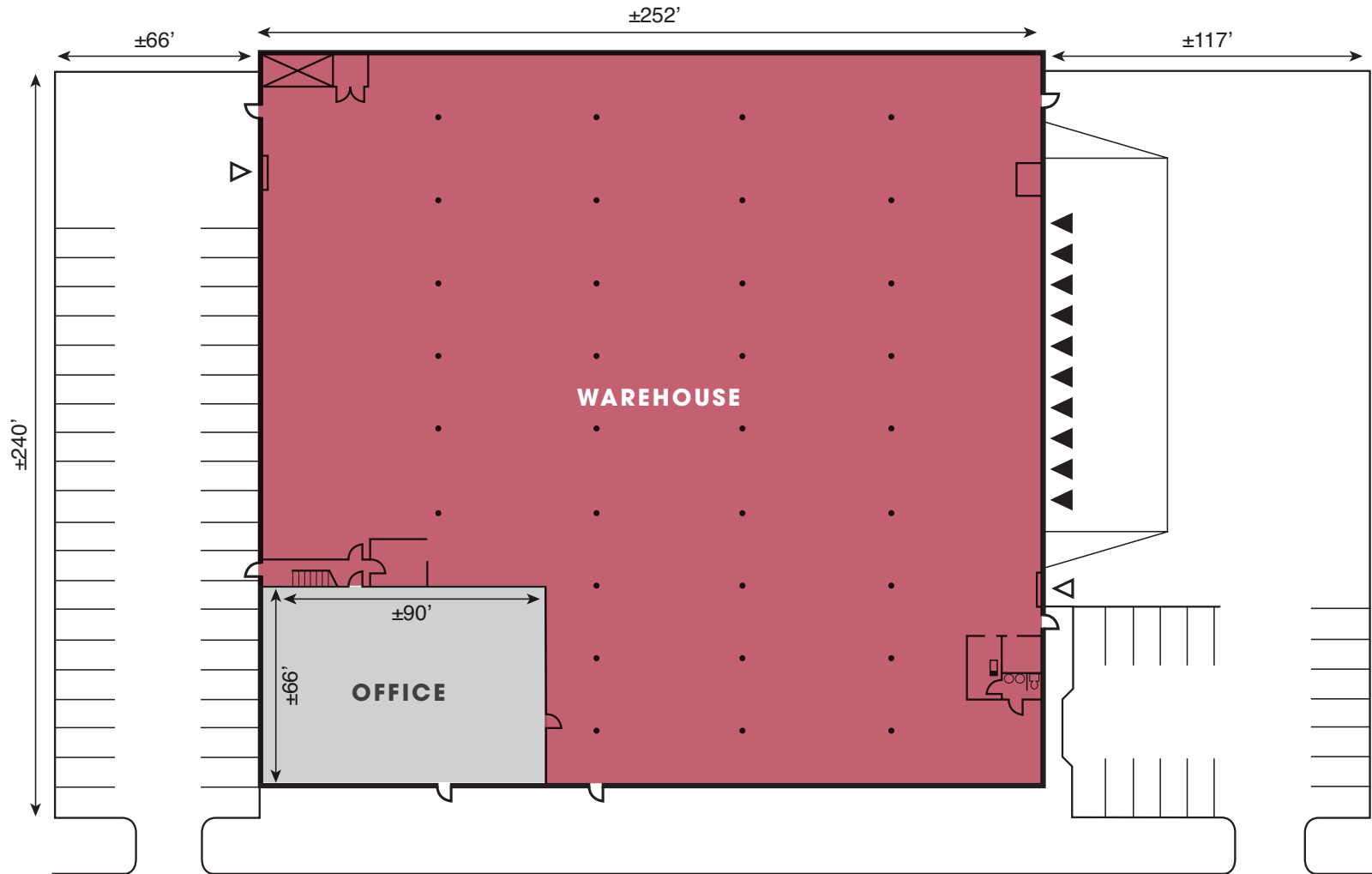
△ Drive-In Door ▲ Dock-High Door

NOTES:
1. THE WAREHOUSE DRAWING IS FOR LAYOUT AND QUOTE PURPOSES ONLY. NEEDS TO CONFIRM ALL DIMENSIONS ON SITE BEFORE FINAL APPROVAL.



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SITE PLAN



△ Drive-In Door ▲ Dock-High Door

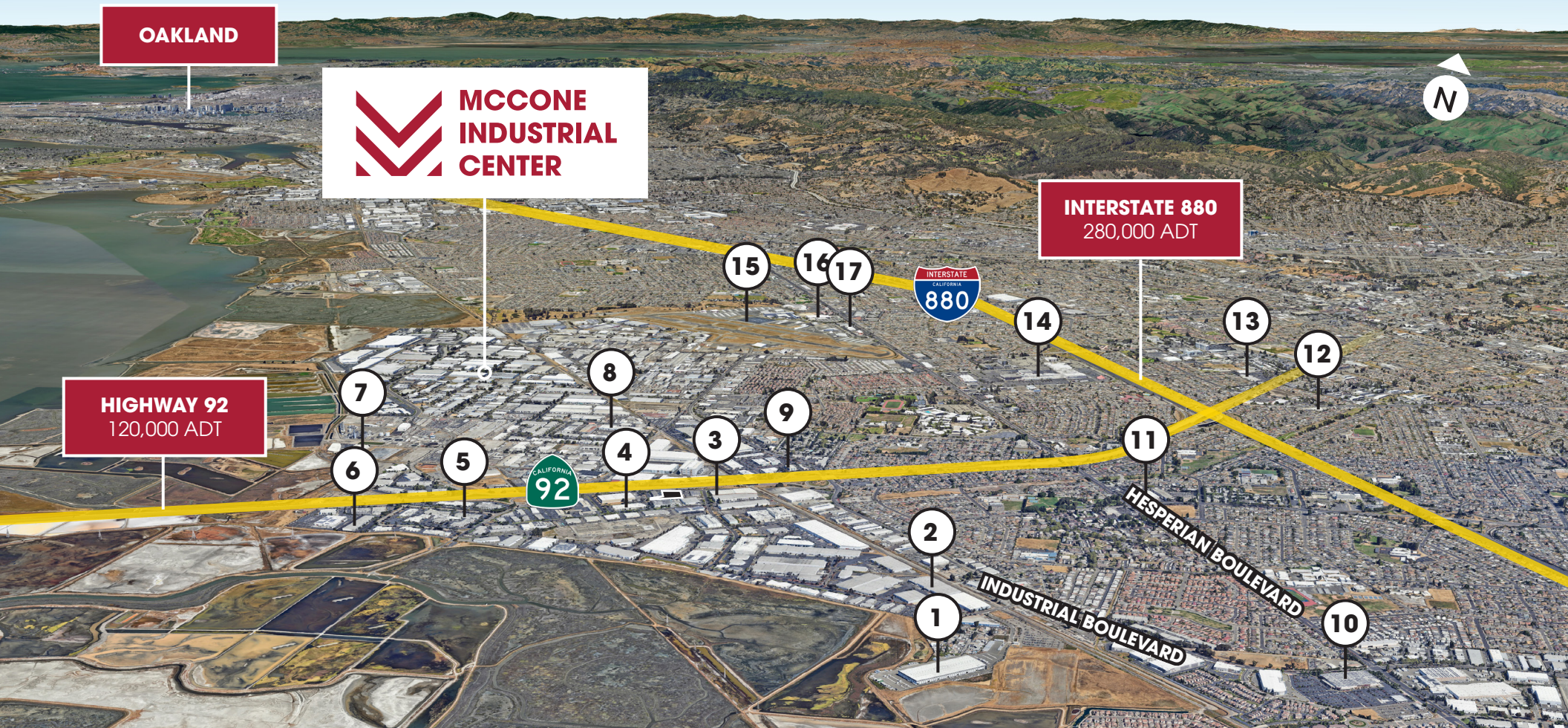


PROPERTY PHOTOS



NEARBY TENANTS & AMENITIES

- | | | | |
|--------------------------------------|---|--------------------------------|--------------------------------------|
| 1. FEDEX GROUND | 6. Talas Engineering | 10. Costco | 15. Hayward Executive Airport |
| 2. Plastikon | 7. Schumacher Cargo Logistics | 11. Foodmaxx | 16. The Home Depot |
| 3. KZ Kitchen Cabinet & Stone | 8. Aaron Metals | 12. Grocery Outlet | 17. Smart & Final Extra! |
| 4. Therm-X of California | 9. Fairfield Inn & Suites Oakland
Hayward | 13. Safeway & Starbucks | |
| 5. Eikon Therapeutics | | 14. Southland Mall | |



OAKLAND



**MCCONE
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INTERSTATE 880
280,000 ADT

HIGHWAY 92
120,000 ADT

HESPERIAN BOULEVARD
INDUSTRIAL BOULEVARD

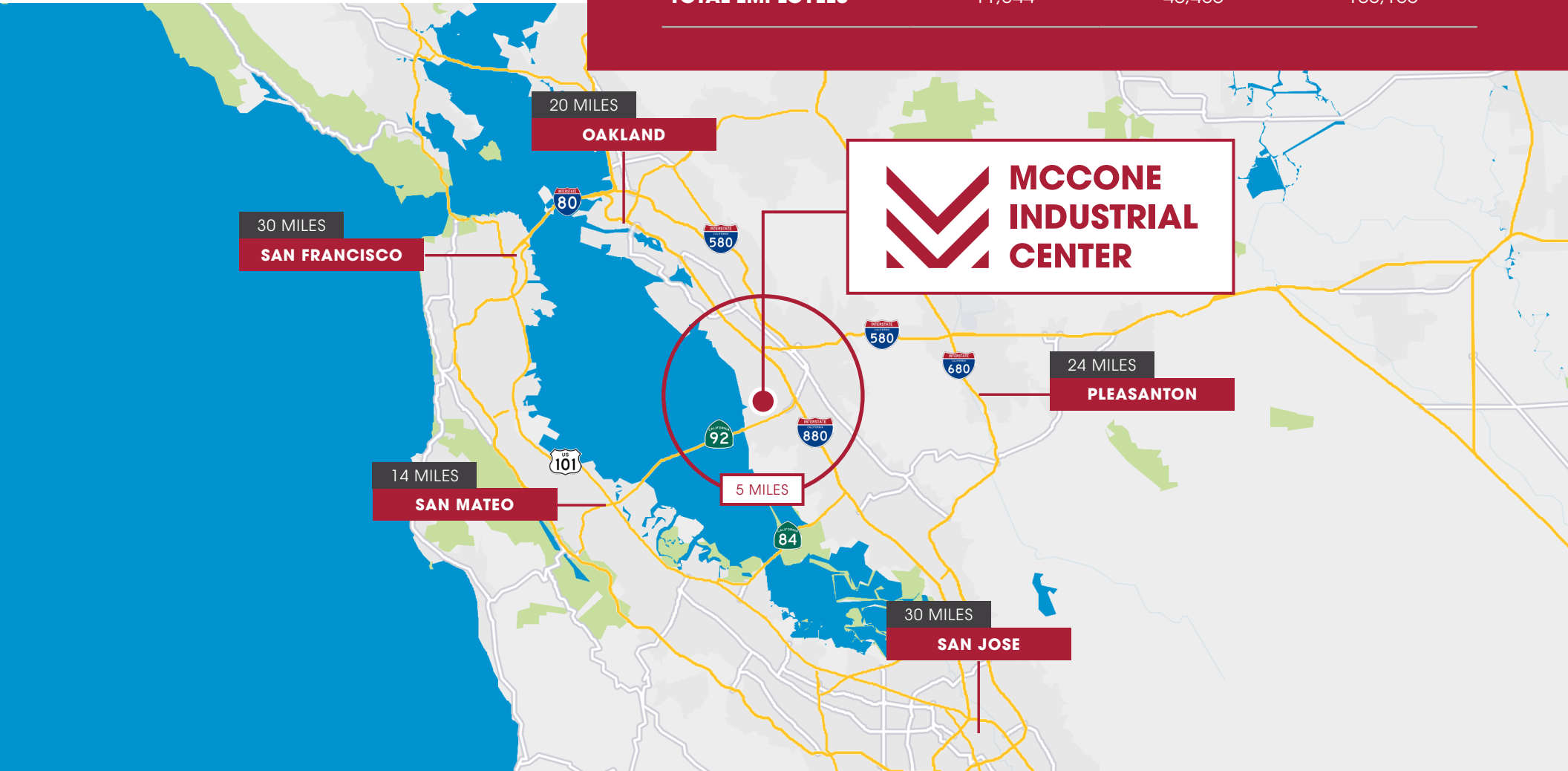




LOCATION OVERVIEW

HAYWARD DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,219	117,366	313,472
TOTAL HOUSEHOLDS	600	35,534	100,122
MEDIAN HOUSEHOLD INCOME	\$152,047	\$105,431	\$104,791
TOTAL BUSINESSES	935	4,022	10,843
TOTAL EMPLOYEES	11,344	40,486	108,185



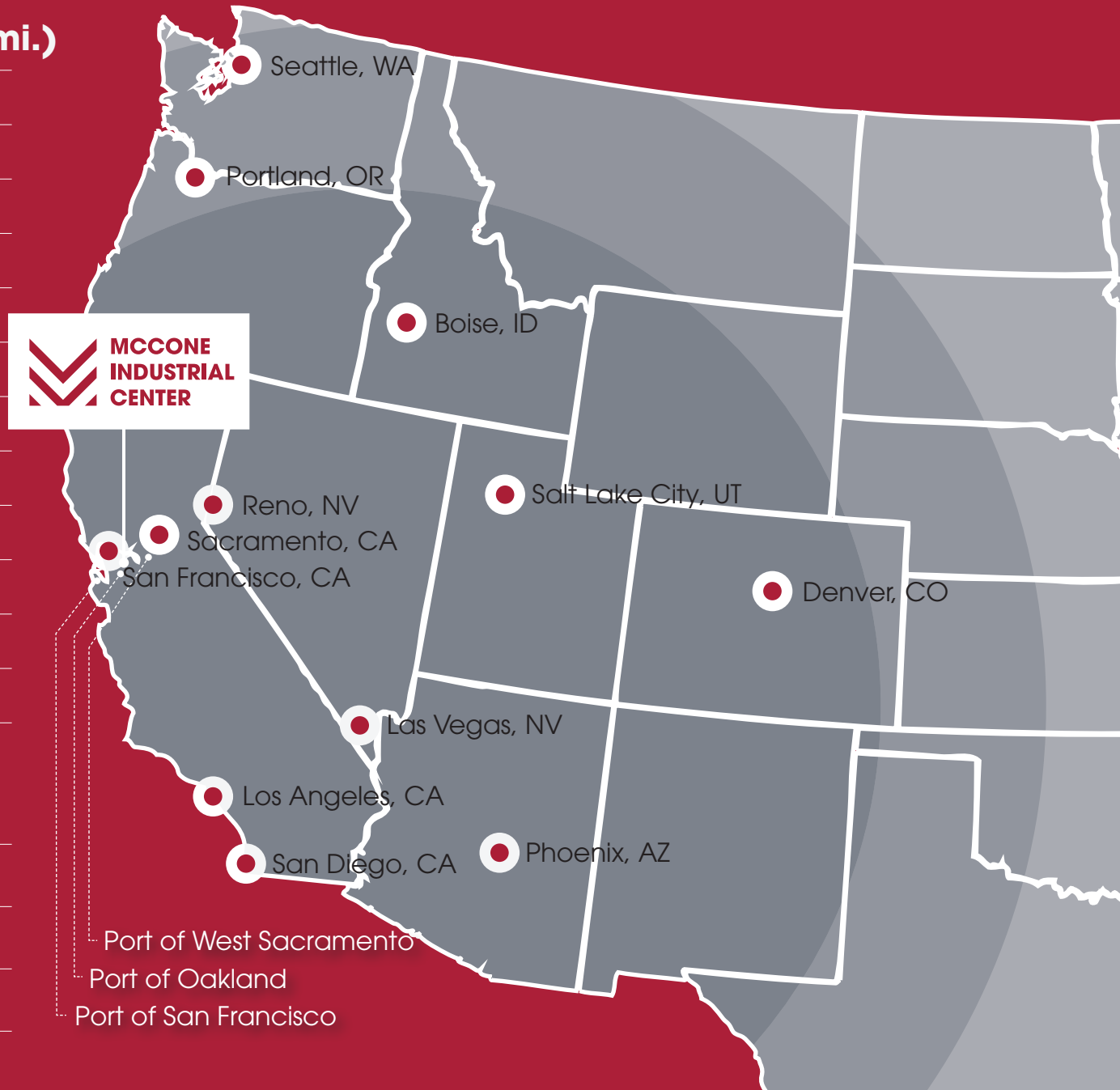


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TRANSPORTATION OVERVIEW

City	Distance (mi.)
San Francisco, CA	30
Sacramento	99
Reno, NV	230
Los Angeles, CA	366
San Diego, CA	485
Las Vegas, NV	551
Portland, OR	646
Boise, ID	652
Phoenix, AZ	737
Salt Lake City, UT	748
Seattle, WA	819
Denver, CO	1,266

Port	Distance (mi.)
Port of Oakland	17
Port of San Fran.	28
Port of West Sac.	96





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