

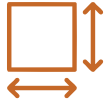
±113,000 SF TO ±237,400 SF  
FOR SUBLEASE

**2701**  
W. WINTON AVE  
HAYWARD, CA

**CBRE**



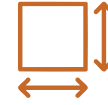
# PROPERTY HIGHLIGHTS



237,400 SF  
Divisible to  $\pm$ 113,000 SF



For Sublease-  
Crossdock Warehouse



Office SF –  $\pm$ 1,500 SF  
via Modular Office  
(with Restrooms)



36' Clear Height



ESFR Sprinkler  
System



45 Dock High Doors  
2 Grade Level Doors



185' Fenced &  
Secured Truck  
Court



Power: 400 Amp;  
220V; 3Ph



Interior warehouse  
space is demised  
via a 12' Chain Link  
Fence with slats



Expandable Trailer  
Yard/Parking Area  
on the East



Security Onsite 24/7  
(common areas)



11 miles to Oakland Airport  
17 Miles to Port of Oakland



Pricing - \$.85/SF NNN  
Opex - \$.025/SF



Date Available –  
January 1, 2026

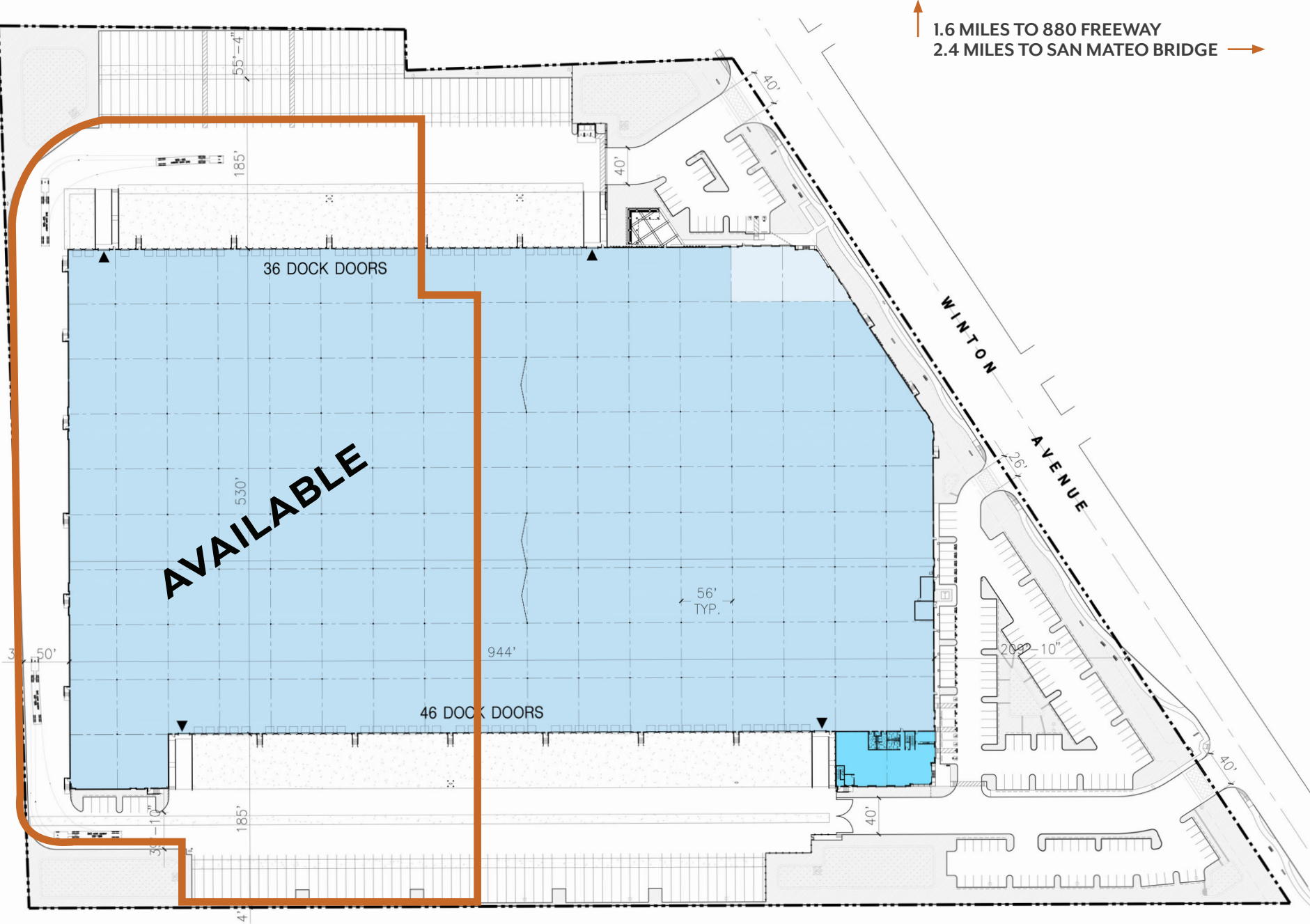


Please call brokers  
to schedule a tour.  
Do not disturb  
tenant.

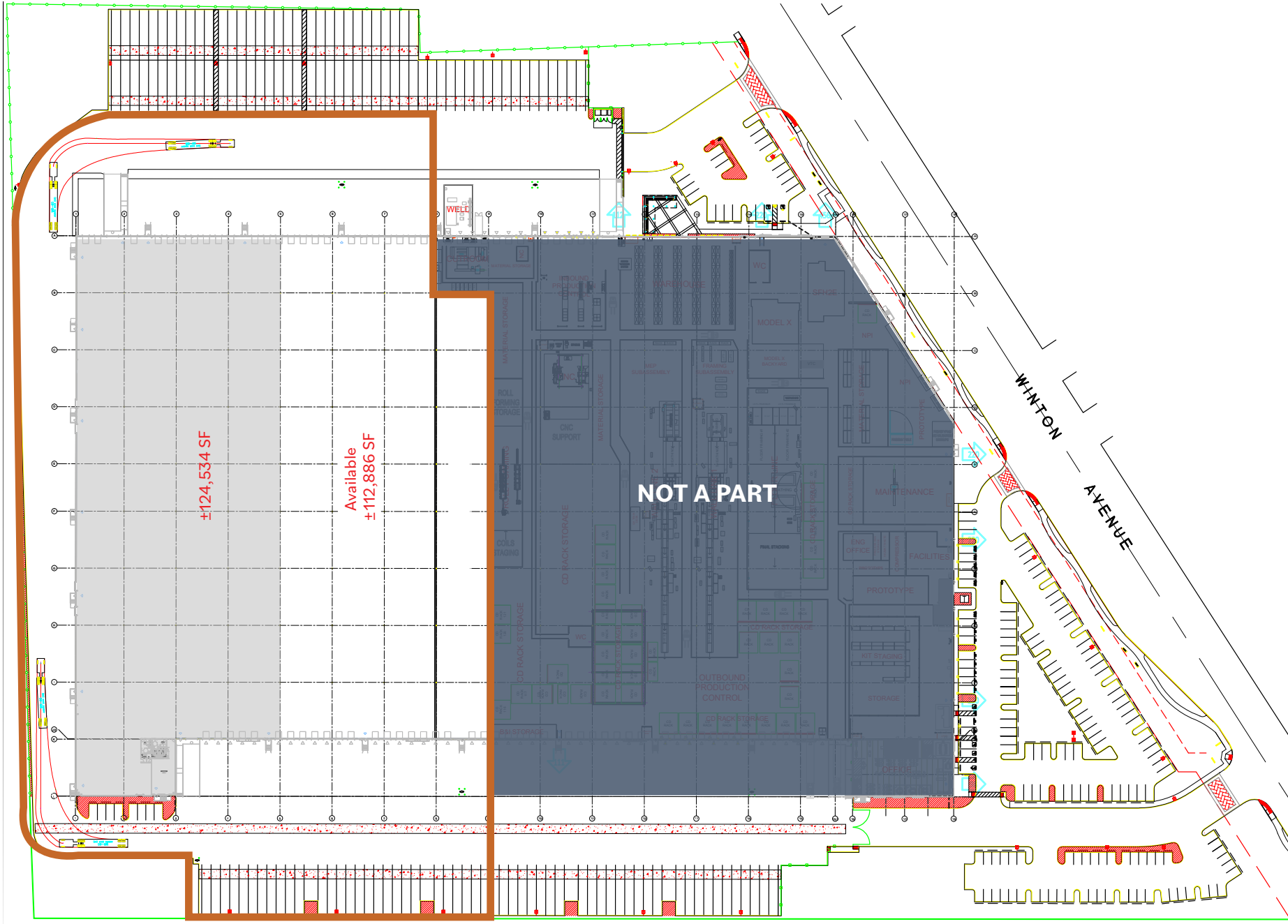


**Master Lease  
Expires - Q2 2032.  
Will Entertain 2-6 yr  
Term Lengths.**

# SITE PLAN



# DIVISIBLE SITE PLAN



# MAP

↑ 1.6 MILES TO 880 FREEWAY  
2.4 MILES TO SAN MATEO BRIDGE →



# 2701

W. WINTON AVE



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