



## SMALL BAY LIGHT INDUSTRIAL SUITES

31162 SAN CLEMENTE STREET  
HAYWARD, CA

### Subject Property

±14,040 SF Demised in Multiple Industrial Units

### Property Highlights

- Additional bonus mezzanine in some units
- ±14' Clear Height
- ±100-200 Amps per unit (please verify)
- Approximately 10% Office in each unit
- 1-2 Grade Level Door(s) per unit
- Two (2) Parking Spots per unit
- Refreshed office, upgraded paint and lighting in warehouse

Unit	SF	Price/Month
#100	±1,920	\$4,000
#101	±3,100	\$4,500
#105	±1,250	\$2,500
#110	±2,500	\$4,000

FOR LEASE

*For information, please contact:*

#### Paul Mueller, SIOR

Senior Managing Director  
CA RE Lic. #00896726  
t 510-300-0216  
paul.mueller@nmrk.com

#### Spencer Jenkins

Associate Director  
CA RE Lic. #02029699  
t 510-300-0350  
spencer.jenkins@nmrk.com

#### Dan Dowd, SIOR

Senior Managing Director  
CA RE Lic. #02029699  
t 510-300-0350  
spencer.jenkins@nmrk.com

1111 Broadway, Suite 100  
Oakland, CA 94607

[nmrk.com](http://nmrk.com)

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.