

**TURN-KEY
MOVE-IN READY**

**INDUSTRIAL SOUTH HAYWARD CORRIDOR :
Warehouse for Lease**

BASE RENT :

\$18 /per SQFT+ NNN

Property Description

2196 American Ave, Hayward, CA 94545

2196 American Ave presents a well-located two-story industrial/warehouse property in the heart of Hayward's established commercial corridor. Constructed circa 1970 and set on an expansive ±0.46-acre parcel, the property offers a flexible, functional layout well-suited for a variety of operational needs. A secured gated entrance and ample on-site parking (31± Cars) enhance both accessibility and security for tenants, employees, and visitors. Ideal for light industrial, warehouse, or flex-commercial applications, the property provides a practical and versatile solution in a strong East Bay location. Ideally oriented for service center businesses

PROPERTY FEATURES

- 7,462 sqft ½ & ¾ Split
- 4 Rollup Doors
- 400 Amp, 120/208 Volt, 3-phase service
- Large Parking Lot
- Conference Room
- Sky Lights / Loft Area
- Private Office Spaces
- Private Office Spaces
- Breakroom/Kitchen
- Complete Built Out
- Mezzanine +1500 sqft



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