

30955

HUNTWOOD AVENUE
hayward, ca

FOR SUBLEASE
±62,031 SF on ±4.83 ACRES



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h a y w a r d , c a

SUBLEASE HIGHLIGHTS

- $\pm 62,031$ SF on ± 4.83 Acres
- 4 Docks / 1 Grade Level
- $\pm 18'$ Clear Height
- 1,600 Amps 480/277 Volt*
- 266 Parking Spots
- Lease Rate: Call Broker
- Operating Expenses: \$0.38 PSF
- LED: June 30, 2027

**Subject to Verification by an Electrician*

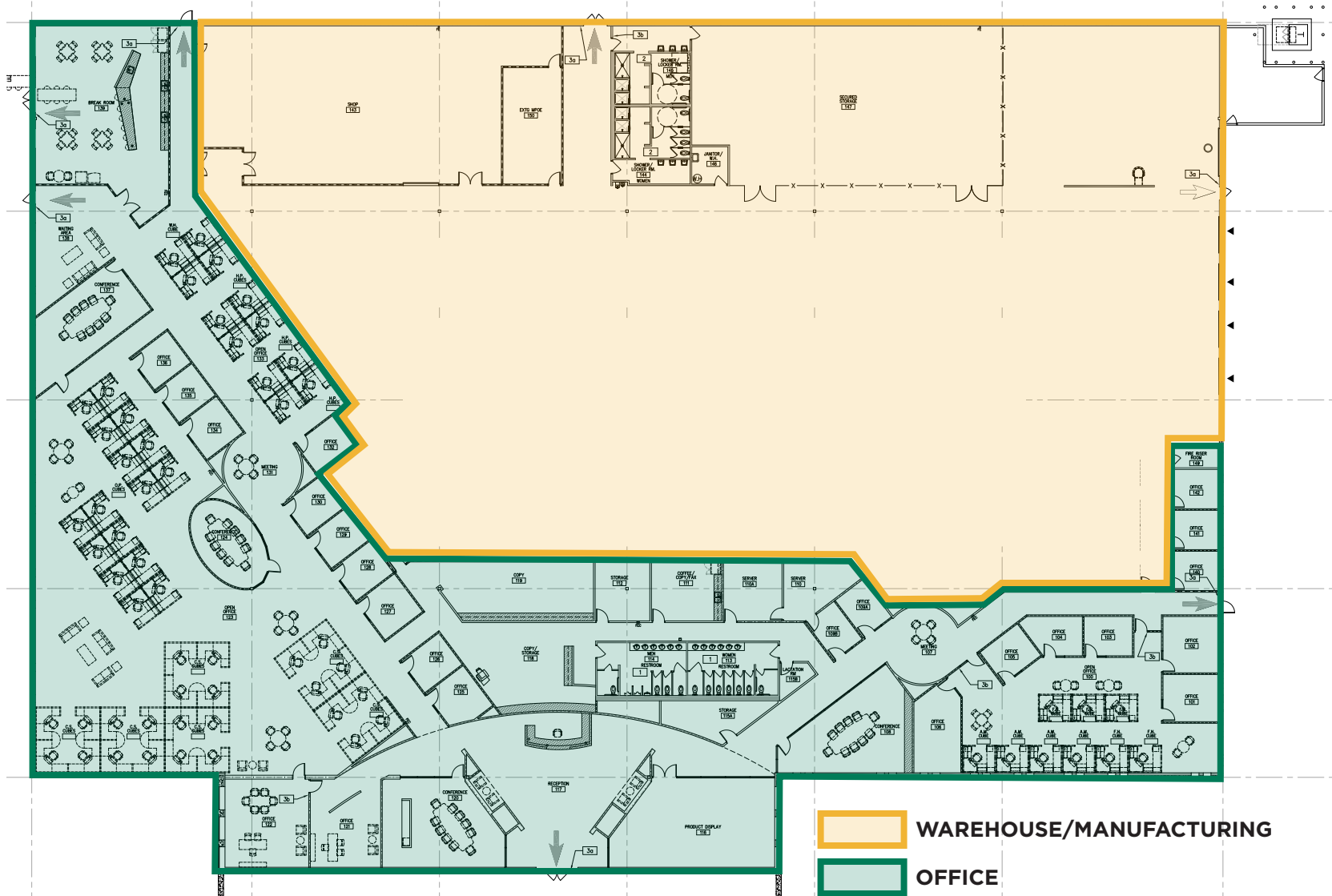


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FLOOR PLAN

±62,031 SF on ±4.83 ACRES



** Disclaimer: Drawing is not to scale **

BUILDING SPECS

**Truck Court
Depth:** 60'

**Truck Court
Pavement:** Reinforced Concrete Slab

Floors: Slab-on-grade concrete. Floor slab is 6" thick, reinforced with #4 rebar 12" on center

**Column
Spacing:** 40' X 40'

**Construc-
tion Type:** Tilt-up Concrete Wood/Steel Framing

Roof Type: Built-Up

Roof Age: ±2005

**Sprinkler
System:** Wet-pipe System

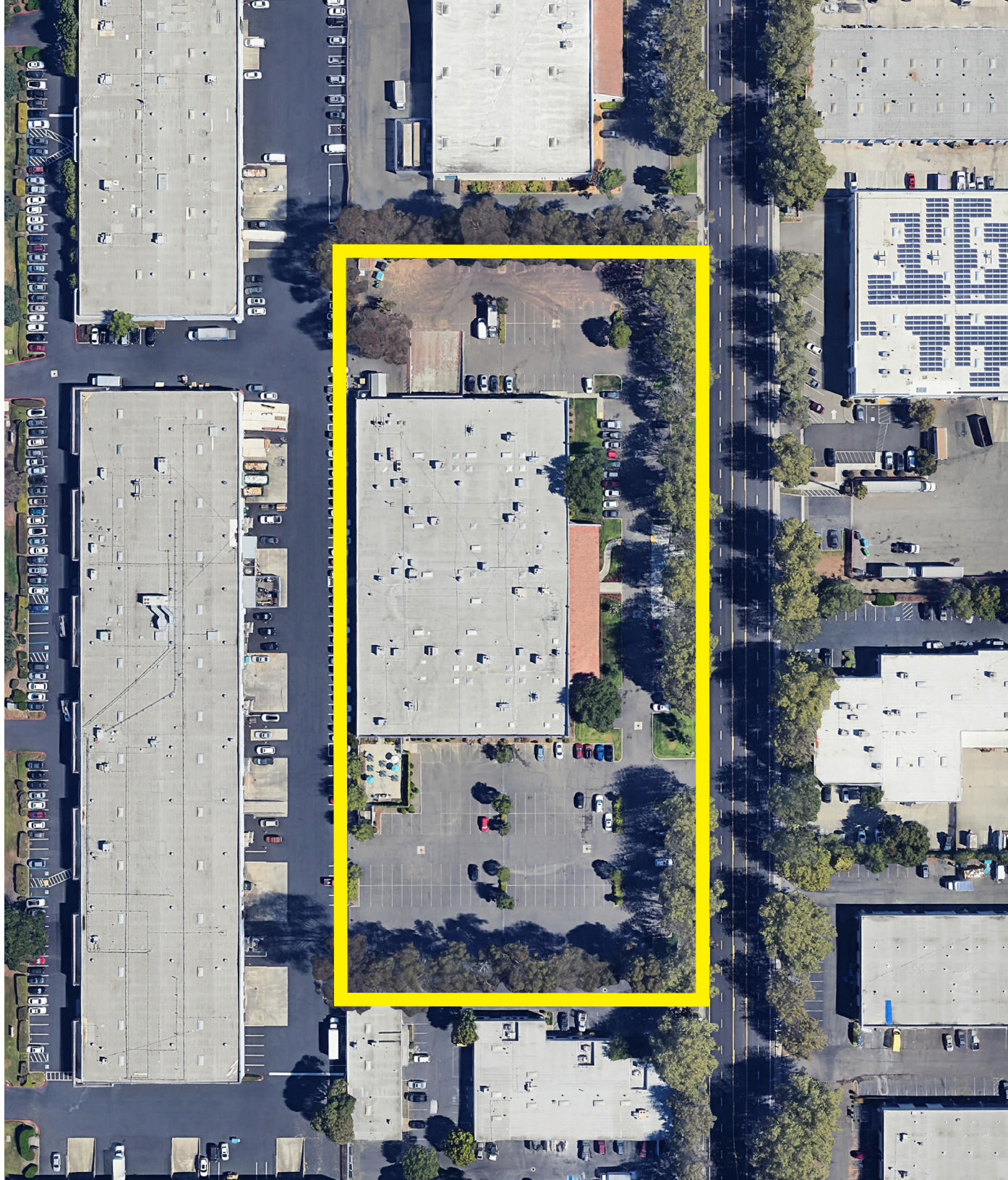
Year Built: 1982, Renovated 2010

**Warehouse
Lighting:** T12 or T8 Fluorescent

**Sewer
Service:** Municipal

**Car Parking
Spaces:** 266 (4.3/1000)

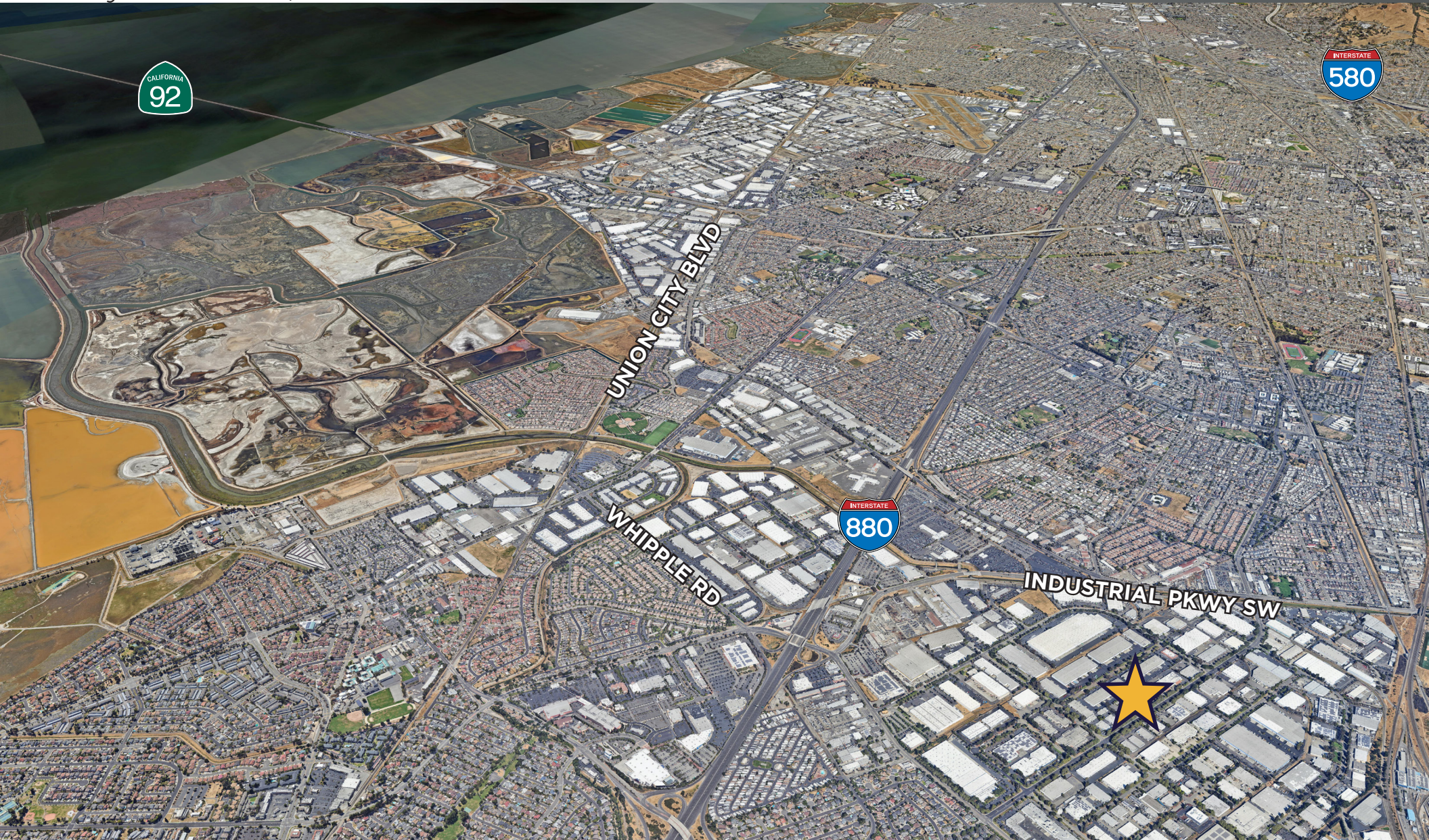
HVAC: 15 packaged rooftop units (RTUs) for the office area and a Liebert condensing unit for the computer room. 10 packaged rooftop units (RTUs) that support the warehouse area. Total Cooling Capacity is approximately 200 tons.



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LOCATION



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**CUSHMAN &
WAKEFIELD**