



INDUSTRIAL BUILDING FOR LEASE

1752 Sabre Street

Hayward, California 94545

± 16,250 SF | AVAILABLE NOW | WAREHOUSE & CONCRETE YARD



PROPERTY HIGHLIGHTS

Total Building Size	± 16,250 SF
Mezzanine Area	± 900 SF
Office Area	± 900 SF
Interior Clear Height	20'
Loading	2 Docks + 3 Drive-Ins
Sprinklers	Fully Sprinklered
Yard	Concrete Yard Area
Power*	277-480V, 3PH, 4W, 800A
APN	432-114-26-1
Lease Rate	\$1.00/SF NNN
Availability	Available Now
Lease Term	Negotiable

*Power specifications to be verified by Lessee.

AREA MAP



AREA DEMOGRAPHICS — HAYWARD, CA

158,433

POPULATION
City of Hayward

\$110,406

MEDIAN HH INCOME
City of Hayward

~389,800

DAYTIME POP.
Hayward CCD

Source: U.S. Census Bureau, American Community Survey (ACS) 2024 1-year estimates (population, median household income, Hayward city); ACS 2024 5-year estimates (Hayward CCD daytime / commuter-adjusted population).

HAYWARD AT A GLANCE

- Heart of the Bay**
 Central Alameda County: 25 mi SE of SF, 14 mi S of Oakland, 26 mi N of San Jose.
- Multi-Modal Transit**
 Two BART stations, Amtrak Capitol Corridor, and Hayward Executive Airport.
- 6th-Largest Bay Area City**
 2020 Census population 162,954 — Alameda County's 3rd-largest city.
- Major Freeway Access**
 Direct access to I-880, I-580, Highway 92 (San Mateo Bridge) and Route 238.
- Advanced-Industry Hub**
 Growing advanced manufacturing, biotech, and clean-energy sectors.
- Pro-Business Climate**
 Industrial Technology and Innovation Corridor; 'Open for Business' initiative.

SCHEDULE A TOUR TODAY • \$1.00/SF NNN • AVAILABLE NOW

Contact the listing team to walk the property and receive the full marketing package.

LISTING CONTACT

Danny Shibliq

SVP | CA DRE License #02094304

Direct: 614.312.8811

danny@urbanrockproperties.com

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