

Rare 48,560 SF INDUSTRIAL WAREHOUSE FOR SALE

26,000 SF AVAILABLE FOR AN OWNER USER

2 ADJACENT BUILDINGS ON 1.85 ACRES

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25377 HUNTWOOD AVE, HAYWARD, CA





OFFERING PRICE: \$8,900,000 (\$183 SF)

Available SF for Owner User: 26,000 SF (53% Available)

BUILDING AREA: 48,560 Square Feet

YEAR BUILT: 1958

LAND AREA: 1.85 Acres | 80,586 Square Feet

of Buildings: 2

ZONING: Light Industrial

GENERAL PLAN: Mixed Industrial

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

RARE 48,560 SF INDUSTRIAL WAREHOUSE FOR SALE

2 ADJACENT BUILDINGS ON 1.85 ACRES

- 25377 Huntwood Ave, Hayward presents a rare opportunity to acquire a fully gated 48,560 SF Industrial warehouse which includes 2 buildings on 1.85 acres.
- There is a 20,000 SF warehouse which is currently vacant and a 28,560 SF warehouse of which 22,560 SF is currently leased until June of 2025.
- 26,000 SF (53%) of the property is available for an Owner User.
- The property is situated on a large 1.85-acre lot which has ample yard space.
- Both buildings have 2 grade level roll up doors, and the 20,000 SF warehouse which is currently vacant has a loading dock with two positions.
- Both buildings are fully sprinklered and have brand-new electrical panels, systems, wiring and lighting.
- The property is located on Huntwood Avenue, off Jackson Street minutes from Highway 880.
- Strong demographics with household incomes in excess of \$114,000 in a 1-mile radius.

BUILDING #1

Occupancy: Vacant

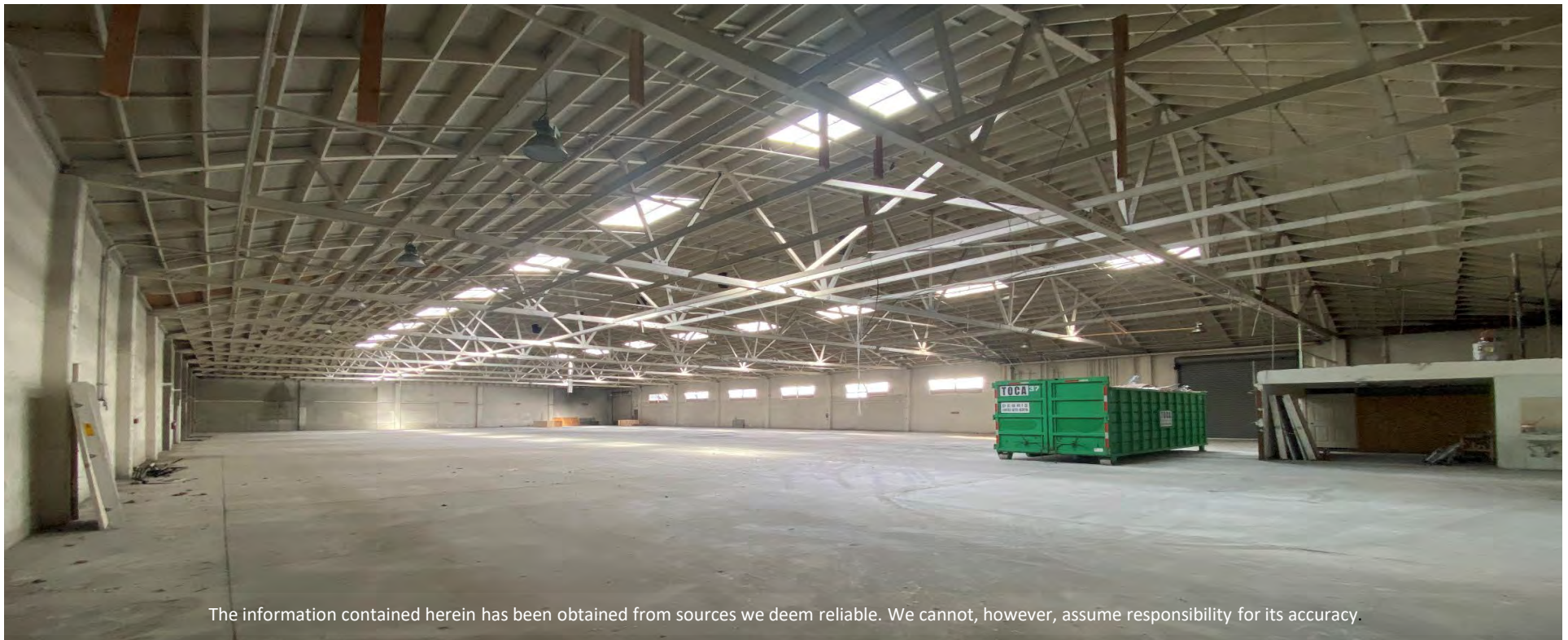
Square Feet: 20,000 SF

Clear Height: 17'

Grade Level Doors: 2

Loading Docks: 2

Power: 600 amps (3 Phase)



BUILDING #2

Occupancy: 78%

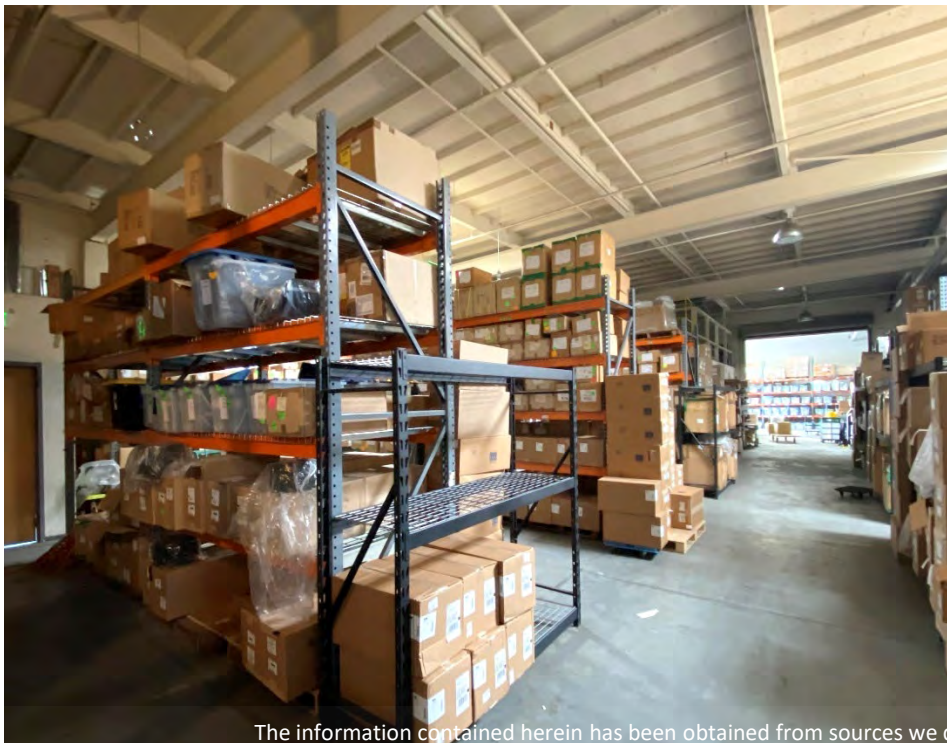
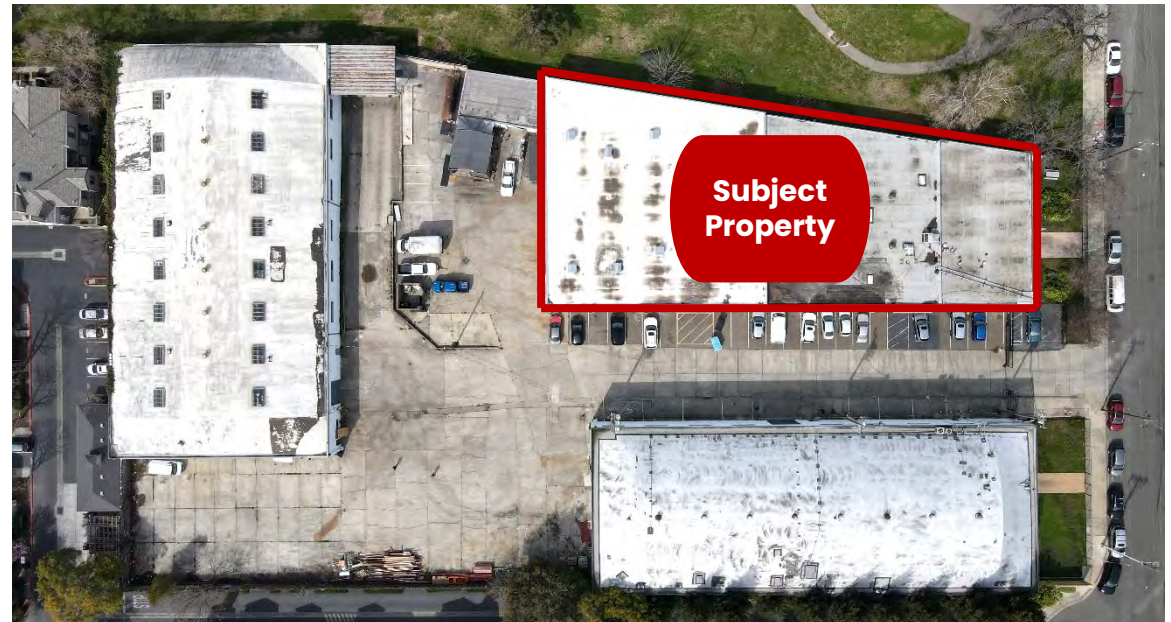
Square Feet: 28,560 SF

Available Square Feet: 6,000 SF

Clear Height: 16'

Grade Level Doors: 2

Power: 400 amps (3 Phase)



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W HARDER RD

HUNTWOOD AVE

2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	38,234	371,630	812,460
Households	11,552	120,952	269,407
Average Household Size	3.3	3	3
Owner Occupied Housing Units	4,815	69,791	159,275
Renter Occupied Housing Units	6,745	51,001	110,503
Median Age	35.5	38.1	38.4
Median Household Income	\$91,078	\$98,445	\$108,645
Average Household Income	\$104,718	\$121,504	\$133,718

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HAYWARD, CA

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