



33401 CENTRAL AVENUE

UNION CITY, CA

INVESTMENT SUMMARY

**94,976 SF | 100% LEASED | 2.7 YEAR WALT |
INFILL EAST BAY LOCATION**

Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413



THE OFFERING

Jones Lang LaSalle America's Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 33401 Central Avenue (the "Property") - a distribution facility totaling 94,976 SF (As Leased) on 4.56 acres (0.48 FAR), located in Union City. The Property is 100% leased to Sol Cabinets Wholesale with 2.67 years of remaining term (as of Jun-26). Built/renovated in 1970/2019, the Property features 26' clear heights, 12 dock-high doors, and 1 grade level door. 33401 Central Avenue's infill East Bay location coupled with the market's extreme supply constraints and shrinking industrial base, provides an attractive opportunity below replacement cost for investors.

Property Overview

ADDRESS	33401 Central Avenue
CITY	Union City
AS LEASED SF	94,976
OCCUPANCY	100%
WALT	2.67 Years
YEAR BUILT	1970 / 2019
ZONING	Light Industrial (ML)



94K
TOTAL SF



4.56
ACRES



100%
OCCUPANCY



2.67 YEAR
WALT



\$1,560,456
IN-PLACE NOI



INVESTMENT HIGHLIGHTS



STRATEGIC INFILL EAST BAY LOCATION



CENTRAL I-880 CORRIDOR POSITIONING



HIGH POPULATION/WORKFORCE DENSITY WITHIN 5 MILES



HIGH BARRIERS TO ENTRY



~35% BELOW REPLACEMENT COST



2' CLEAR HEIGHT & 12 DH / 1G



STRATEGIC ACCESS TO GREATER BAY AREA VIA I-880 (1 MILE AWAY)



LOCATED EQUIDISTANT TO 84 AND 92 BRIDGES



PRO-INDUSTRIAL CITY

EAST BAY MARKET OVERVIEW

The East Bay market boasts a thriving and dynamic economy, supported by a population exceeding two million residents. This region encompasses major cities such as Oakland, Berkeley, and Richmond, making it one of the largest metropolitan areas in California and the fifth largest in the United States. Positioned centrally across the Bay Bridge from San Francisco, the East Bay offers excellent proximity to key regions such as the North Bay, Silicon Valley, Sacramento, and the Central Valley. Additionally, the East Bay lies at the convergence of major interstate highways, including I-880, I-580, I-80, and I-280, providing seamless connectivity to various rail lines, international airports, and significant deep-water ports like the Port of Oakland, Richmond, and Stockton. This strategic advantage, combined with its proximity to the San Francisco Bay Area's workforce of over one million highly educated and skilled professionals, positions the East Bay as an attractive destination for investors. Additionally, the region's connectivity to renowned universities like the University of California Berkeley, and Stanford University further amplifies its appeal, granting easy access to a highly skilled and educated labor pool.



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UNION CITY, CA

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