



25500 CLAWITER RD, HAYWARD, CA



YOUR PATH TO POWER
CLICK HERE



Property Video

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

CONNECTING VISION AND POWERING INNOVATION



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SITE SPECIFICATION



View super parking plan

View truck circulation plan

View racking plan

±353,653 SF

▲ Dock-high

● Grade-level



Net site area:
+/- 20.99 AC



Car parking:
199 stalls



EV charging:
31 EV charging spaces
- 14 dual head EV chargepoints
- 3 single head EV chargepoints

OUTDOOR
DINING SPACE



LANE FOR FOOD
TRUCK PARKING



OUTDOOR MEETING



EXTENSIVE LANDSCAPING
PLANNED





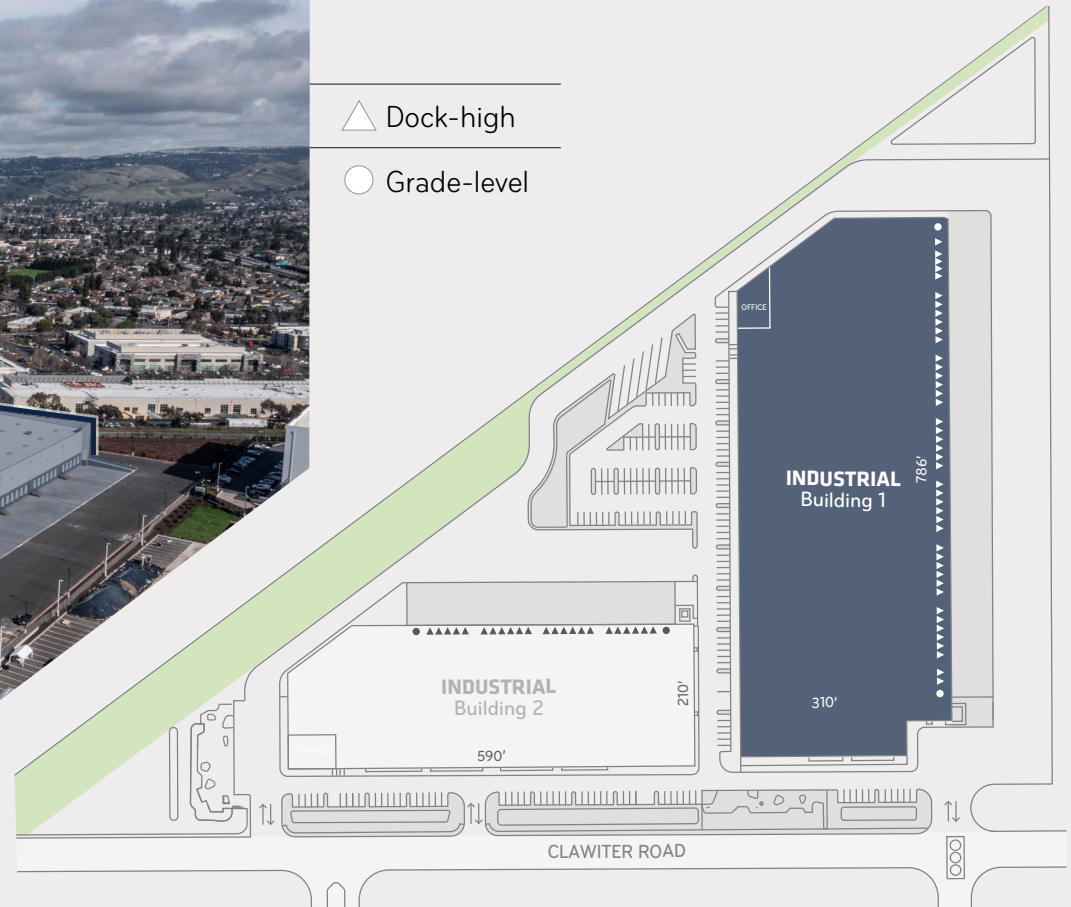
BUILDING 1



±232,633 SF

△ Dock-high

○ Grade-level



[View matterport](#)

[View office plan](#)



Office:
±3,370 SF



Slab:
7" reinforced



Clear height:
36'



Lighting:
25' candle width



Column spacing:
52' x 50' (typ)



Dock-high doors:
43



Grade-level doors:
2



Truck court depth:
136'



Power:
±4,000 Amps live
(expandable to 16,000)



Dock equipment:
Interior pit mechanical levelers
(35,000 lbs) at every 3rd door.



EV charging:
20 EV charging spaces
- 9 dual head EV chargepoints
- 2 single head EV chargepoints



BUILDING 2

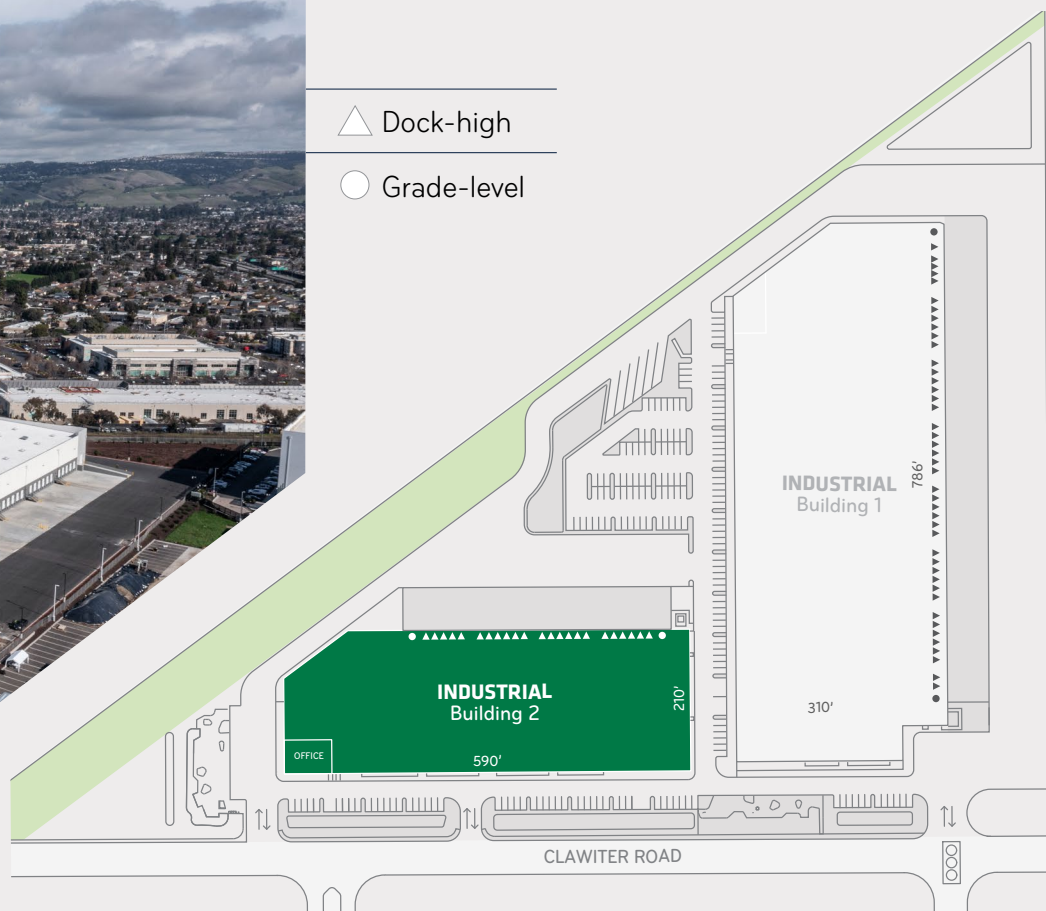


±121,020 SF



View matterport

View office plan



Office:
±3,503 SF



Slab:
6" reinforced



Grade-level doors:
2



Dock equipment:
Interior pit mechanical levelers
(35,000 lbs) at every 3rd door.



Clear height:
32'



Lighting:
25' candle width



Truck court depth:
135'



EV charging:
11 EV charging spaces
- 5 dual head EV chargepoints
- 1 single head EV chargepoints



Column spacing:
52' x 50' (typ)



Dock-high doors:
23



Power:
±2,500 Amps
(expandable to 4,000)



AMENITY SPACE



Electric plug-in
capabilities for
multiple food trucks



Outdoor space
for meetings



Thoughtfully
landscaped





AT THE NEXUS



SAN MATEO BRIDGE

— Located prominently with excellent access to Interstate 92 and Interstate 880

— INGRESS

— EGRESS



**DISTANCE
TO I-92**
0.4 miles



**DISTANCE
TO I-880**
2.3 miles



LOCATION

PORTS & TRANSPORTATION



Port of San Francisco
25 miles



Port of Richmond
30.5 miles



Port of Redwood City
20.5 miles



Port of Oakland
21 miles



Oakland Airport
12 miles



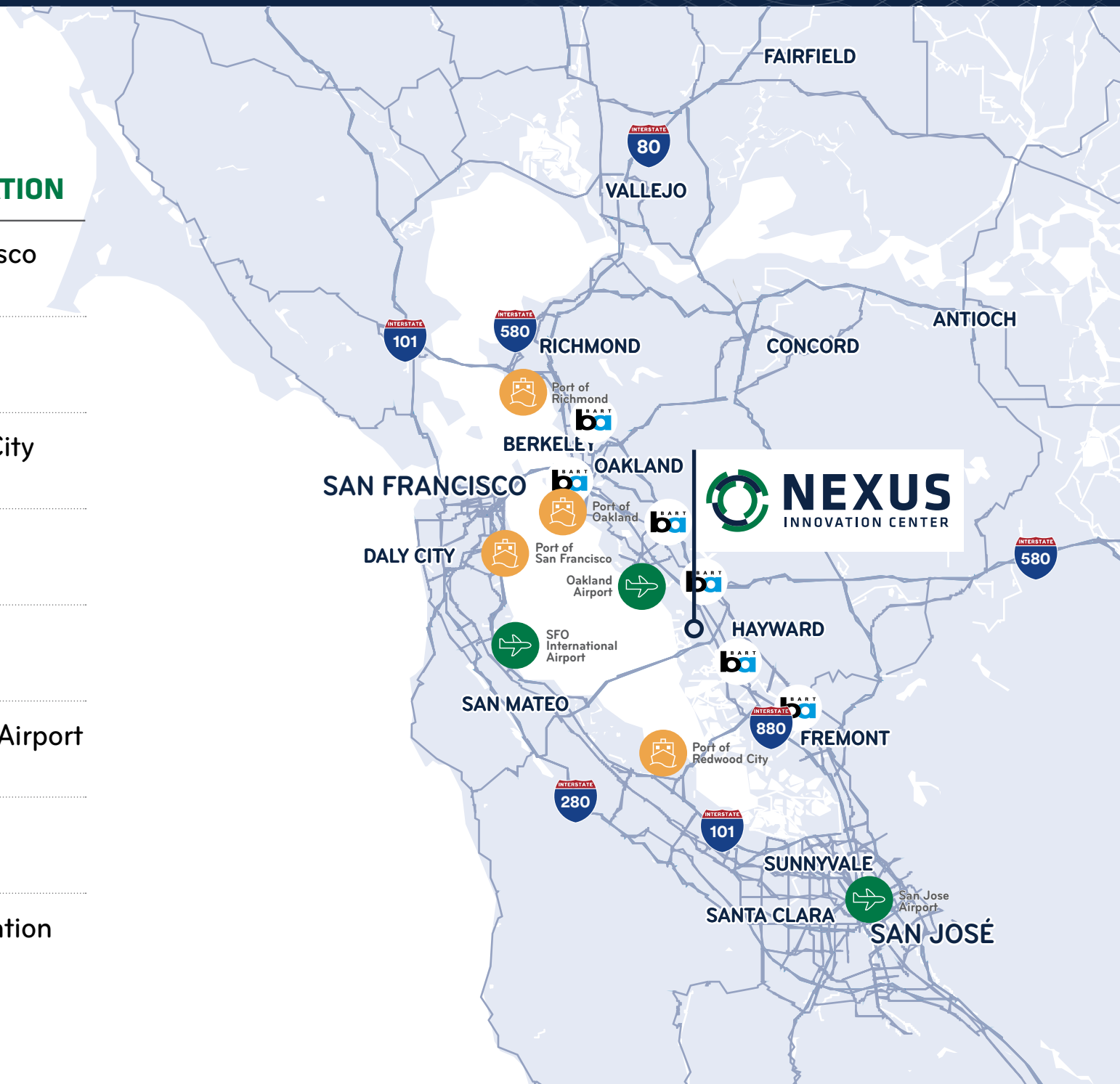
SFO International Airport
18.5 miles



San Jose Airport
28 miles



Hayward BART Station
4 miles

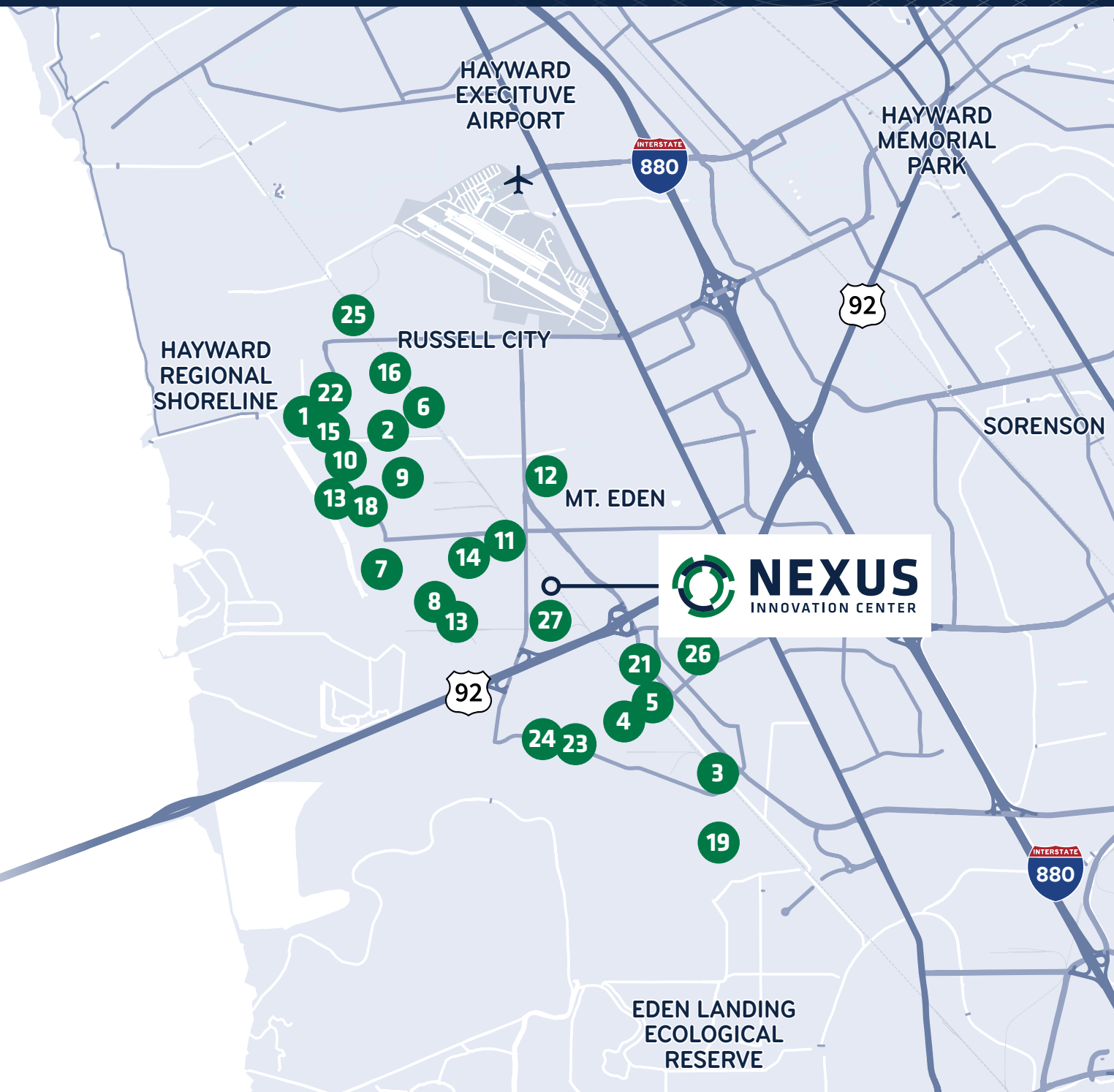




CORPORATE NEIGHBORS

ID COMPANY

- 1 HD Supply
- 2 Tesla
- 3 Mygrant Glass
- 4 Columbus Craft Meats
- 5 NorCal Moving
- 6 United Rentals
- 7 Calpine
- 8 Sonoco Protective Solutions
- 9 H2O Precision
- 10 Heat and Control
- 11 Aaron Metals
- 12 PG&E
- 13 Mag Trucking
- 14 Davis Instruments
- 15 Uni Tile & Marble
- 16 Milwaukee Electric Tool
- 17 Corporation
- 18 Farasis Energy
- 19 Mission Foods
- 20 FedEx
- 21 Shasta Beverage
- 22 Ferguson
- 23 PODS
- 24 Alexander Moving
- 25 Compass/Canteen
- 26 Cort Furniture
- 27 Zoxx





DEMOGRAPHICS

ACCESS TO A BROAD SET OF CONSUMERS AND RELIABLE WORKFORCE



TOTAL POPULATION

30-min drive

1,857,477

45-min drive

4,813,047



MILLENNIAL POPULATION (% OF TOTAL)

30-min drive

492,398

45-min drive

1,287,895



2022 GENERATION X POPULATION (% OF TOTAL)

30-min drive

376,459

45-min drive

984,982



MEDIAN HOUSEHOLD INCOME

30-min drive

\$113,945

45-min drive

\$125,193



HOUSEHOLD INCOME OF \$100,000 & GREATER (2023)

30-min drive

111,269

45-min drive

292,940



MANUFACTURING WORKERS (2023)

30-min drive

49,045

45-min drive

105,284



WAREHOUSE/DISTRIBUTION WORKERS (2023)

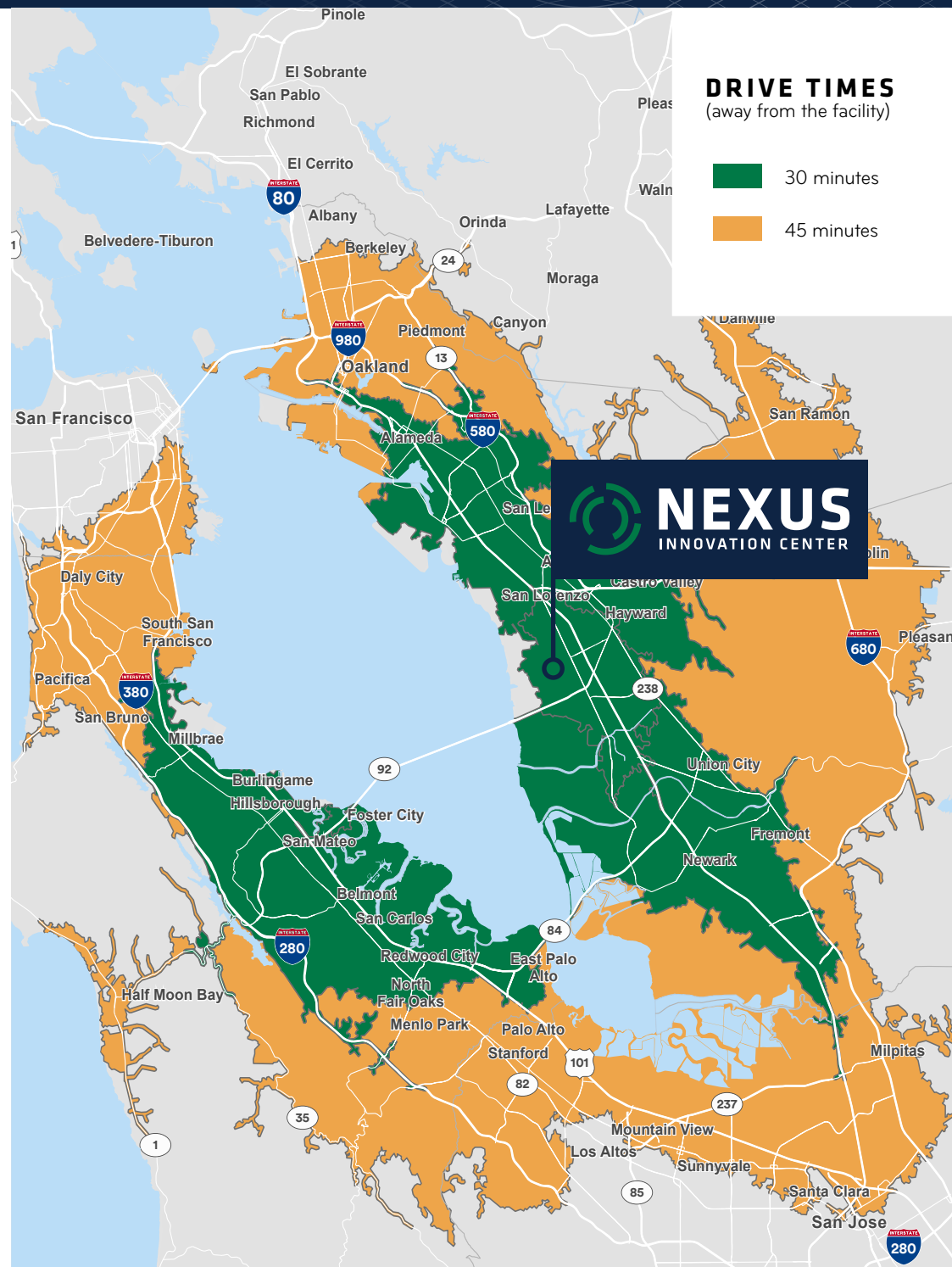
30-min drive

70,195

45-min drive

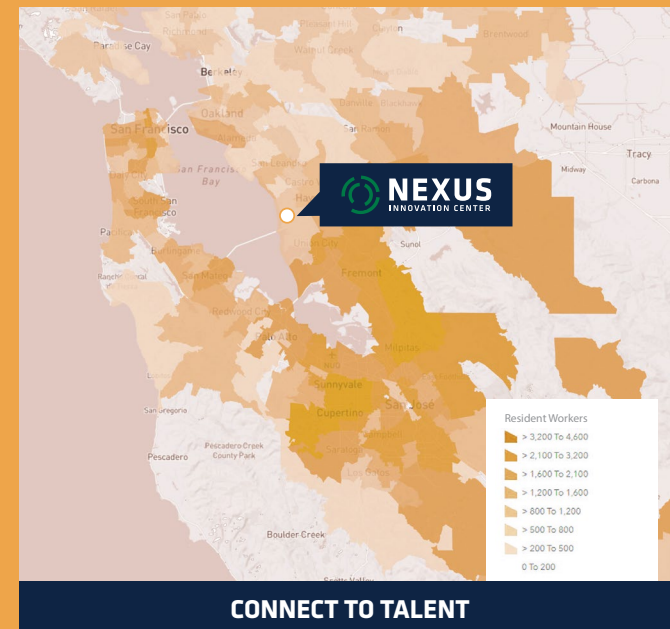
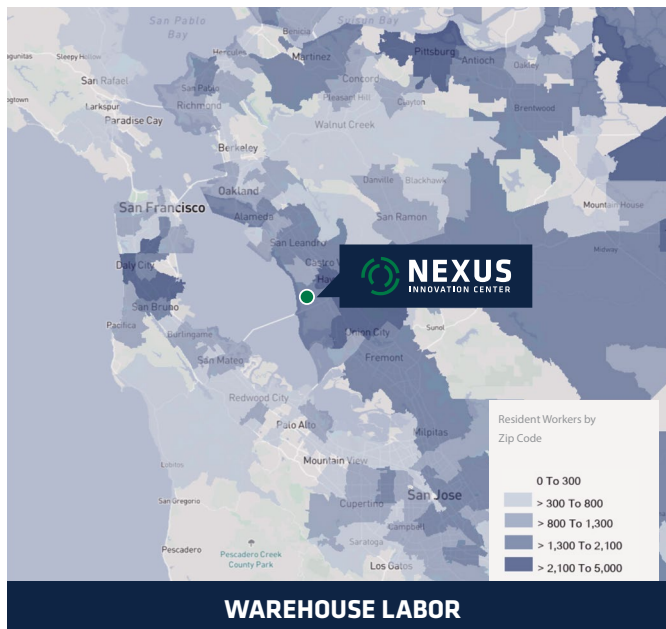
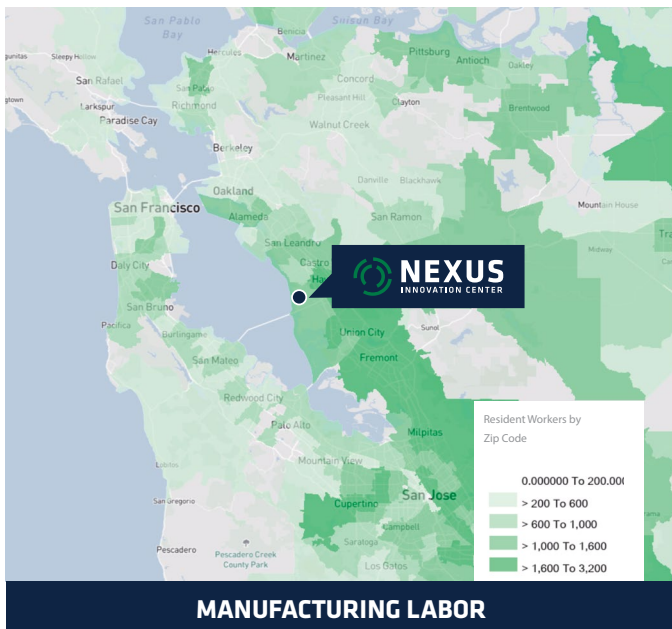
142,132

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WHY CHOOSE HAYWARD?



HAYWARD: A LOGISTICS CENTER



131.5

Warehouse/
Distribution
industry jobs per
square mile



58%

Warehouse/
Distribution headcount
growth rate
(2013 to 2023)



8,267

Warehouse/
Distribution 2023
resident workers

LABOR DEMOGRAPHICS

Within a 45 min drive time



ADVANCED INDUSTRIES JOBS
360,752



ENGINEERS
21,337



WAREHOUSE RESIDENT WORKERS
62,463



STEM RESIDENT WORKERS
220,400



AVG. HOURLY ENGINEERING EARNINGS
\$69.63



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