



NEXUS INNOVATION CENTER

25500 CLAWITER RD, HAYWARD, CA



**IN PLACE POWER: 4,000 AMPS
(3.3 MW) SCALING TO 12,100
AMPS (10 MW) BY Q4 2026**



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

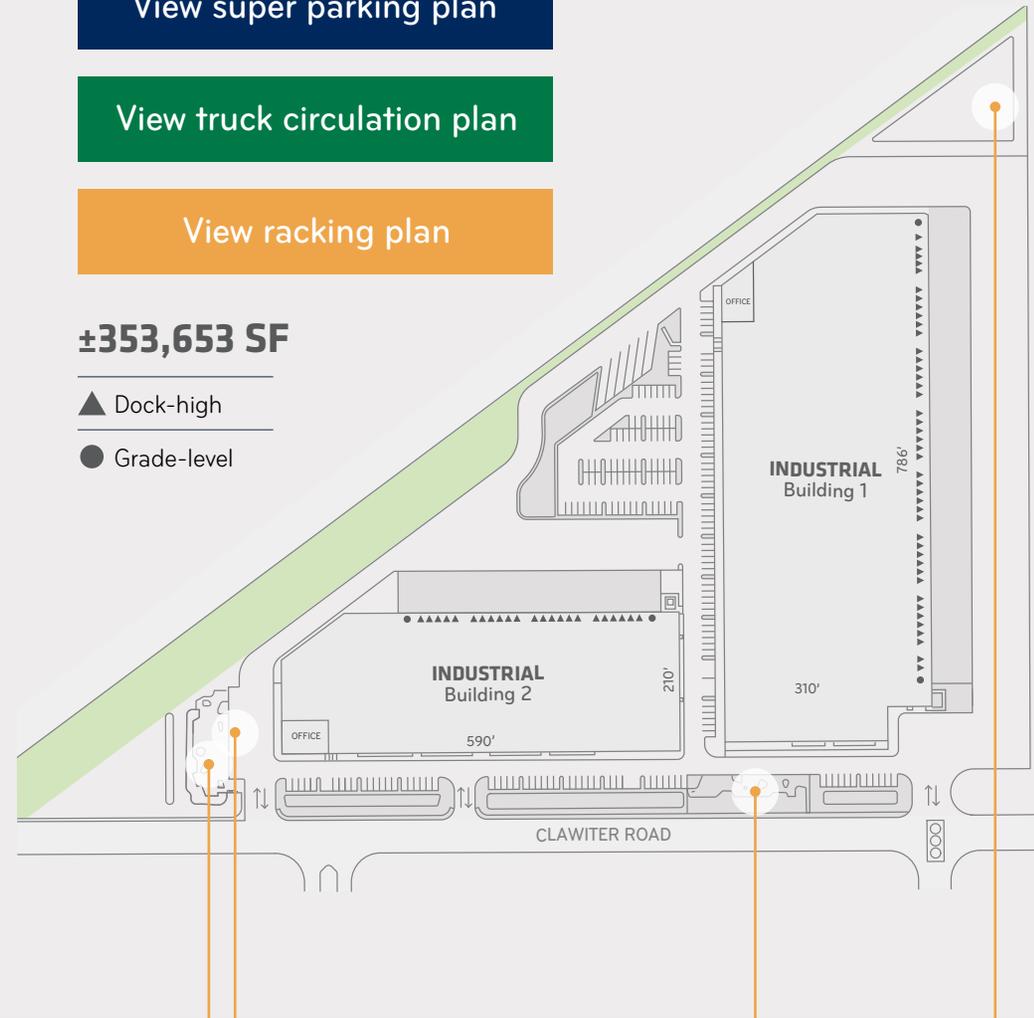
View truck circulation plan

View racking plan

±353,653 SF

▲ Dock-high

● Grade-level



Net site area:
+/- 20.99 AC



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



Car parking:
199 stalls

OUTDOOR
DINING SPACE



LANE FOR FOOD
TRUCK PARKING



OUTDOOR MEETING



EXTENSIVE LANDSCAPING
PLANNED





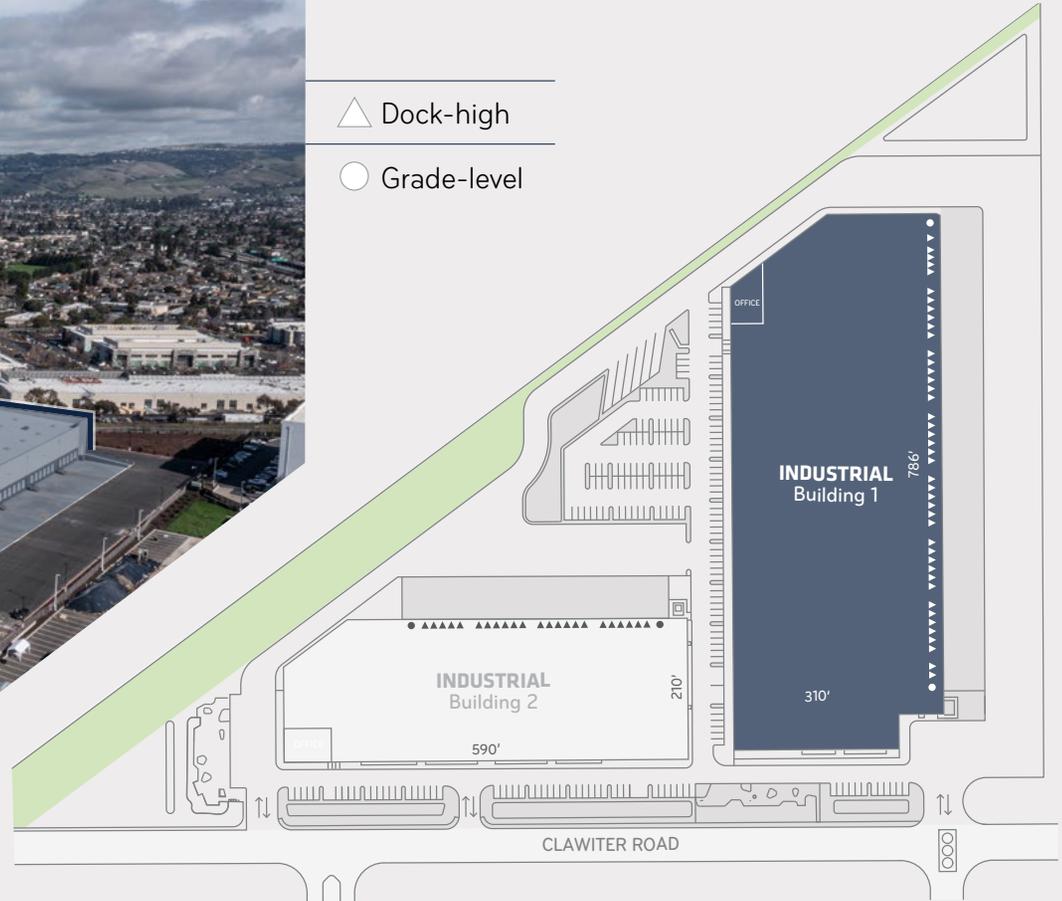
BUILDING 1

4,000 AMPS (3.3 MW) LIVE AND 9,600 AMPS (8 MW) AVAILABLE Q4 2026



±232,633 SF

- △ Dock-high
- Grade-level



 [View matterport](#)

[View office plan](#)

 **Office:**
±3,370 SF

 **Slab:**
7" reinforced

 **Grade-level doors:**
2

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

 **Clear height:**
36'

 **Lighting:**
25' candle width

 **Truck court depth:**
136'

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

 **Column spacing:**
52' x 50' (typ)

 **Dock-high doors:**
43

 **Power:**
±4,000 Amps live



BUILDING 2



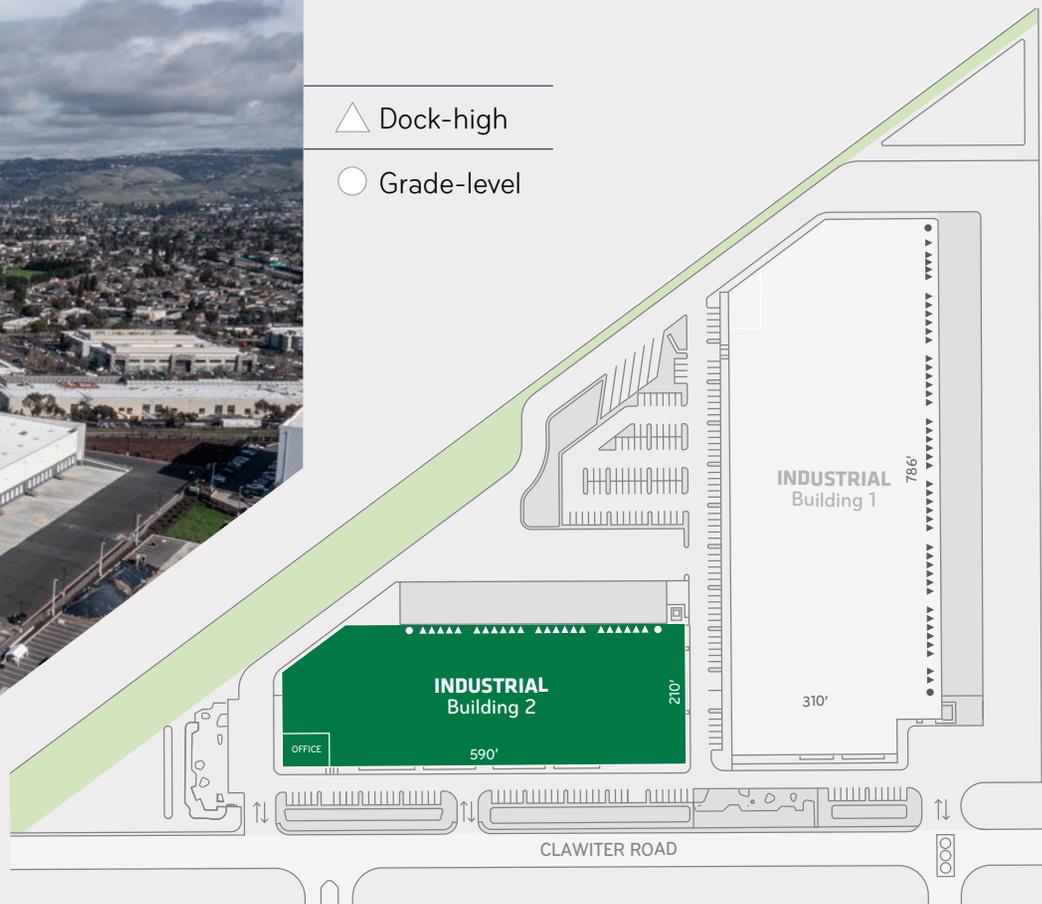
2,500 AMPS LIVE BY Q4 2026



 ±121,020 SF

 Dock-high

 Grade-level



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)



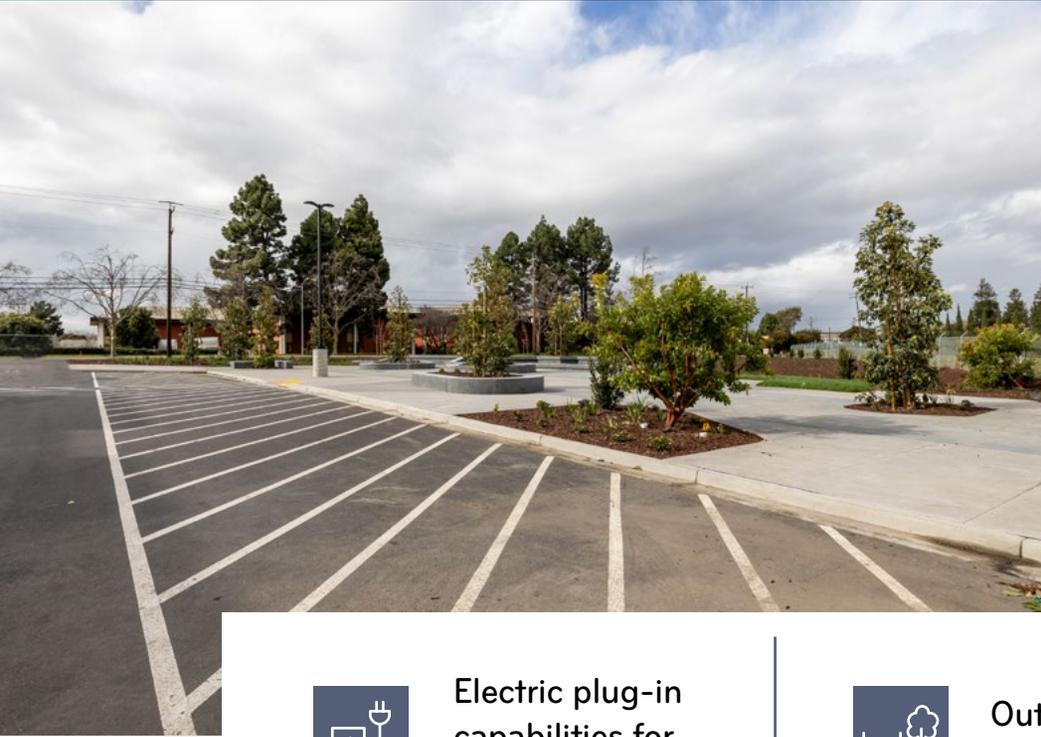
Dock-high doors:
23



Power:
±2,500 Amps



AMENITY SPACE



Electric plug-in capabilities for multiple food trucks



Outdoor space for meetings



Thoughtfully landscaped





AT THE NEXUS



NEXUS
INNOVATION CENTER



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

— INGRESS

— EGRESS

← SAN MATEO BRIDGE



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



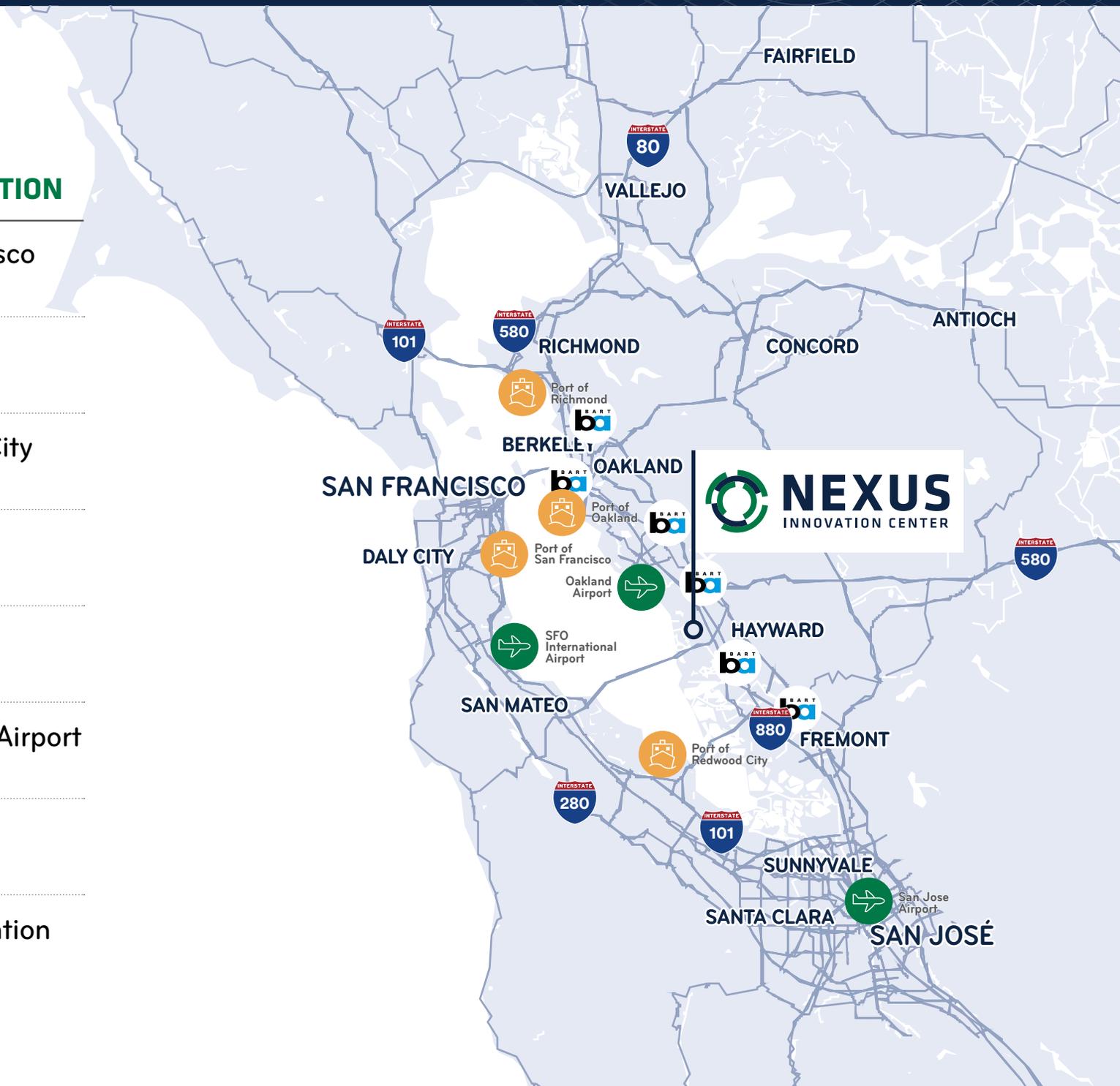
SFO International Airport
18.5 miles



San Jose Airport
28 miles



Hayward BART Station
4 miles

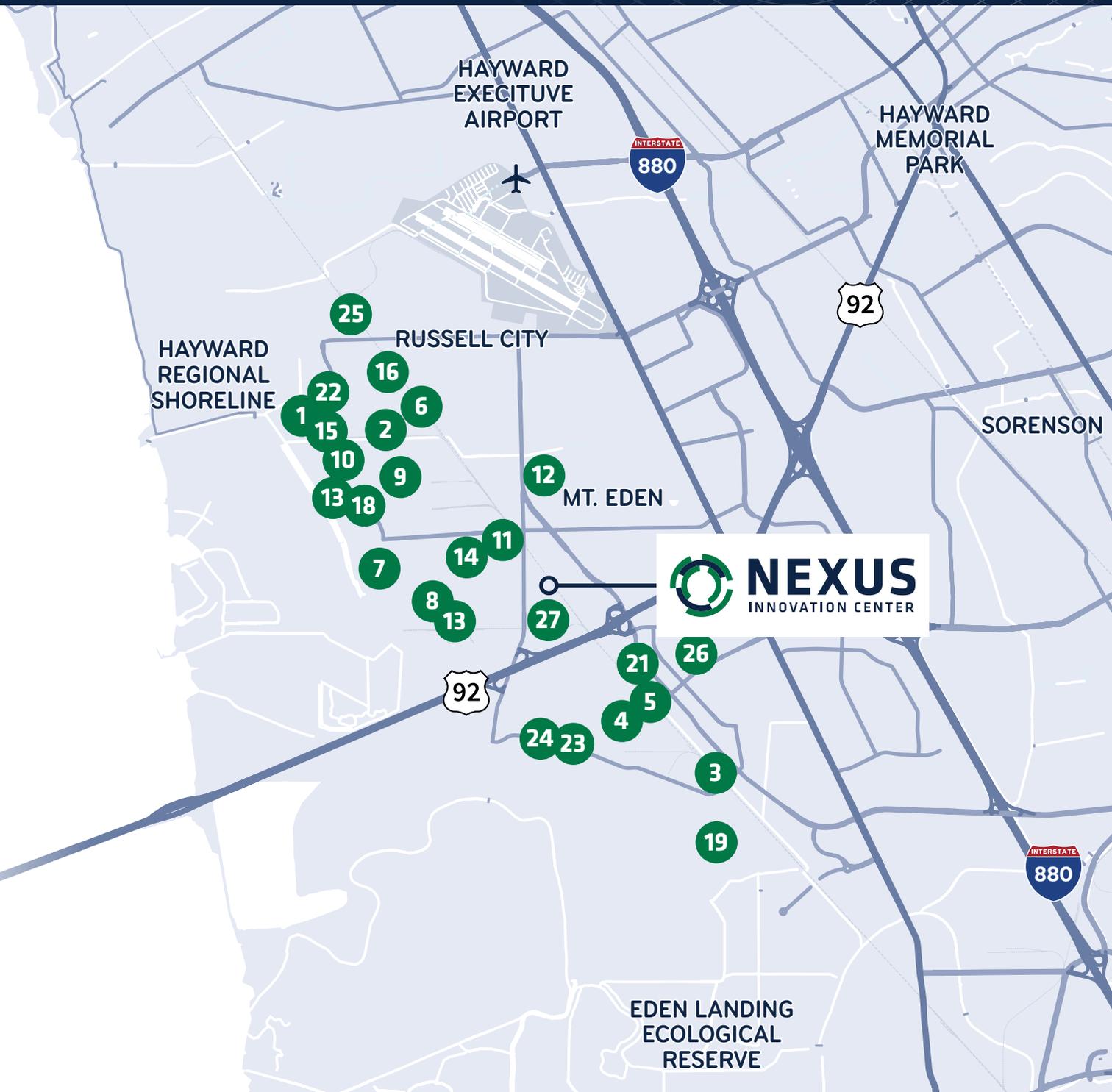




CORPORATE NEIGHBORS

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 Zoox





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)

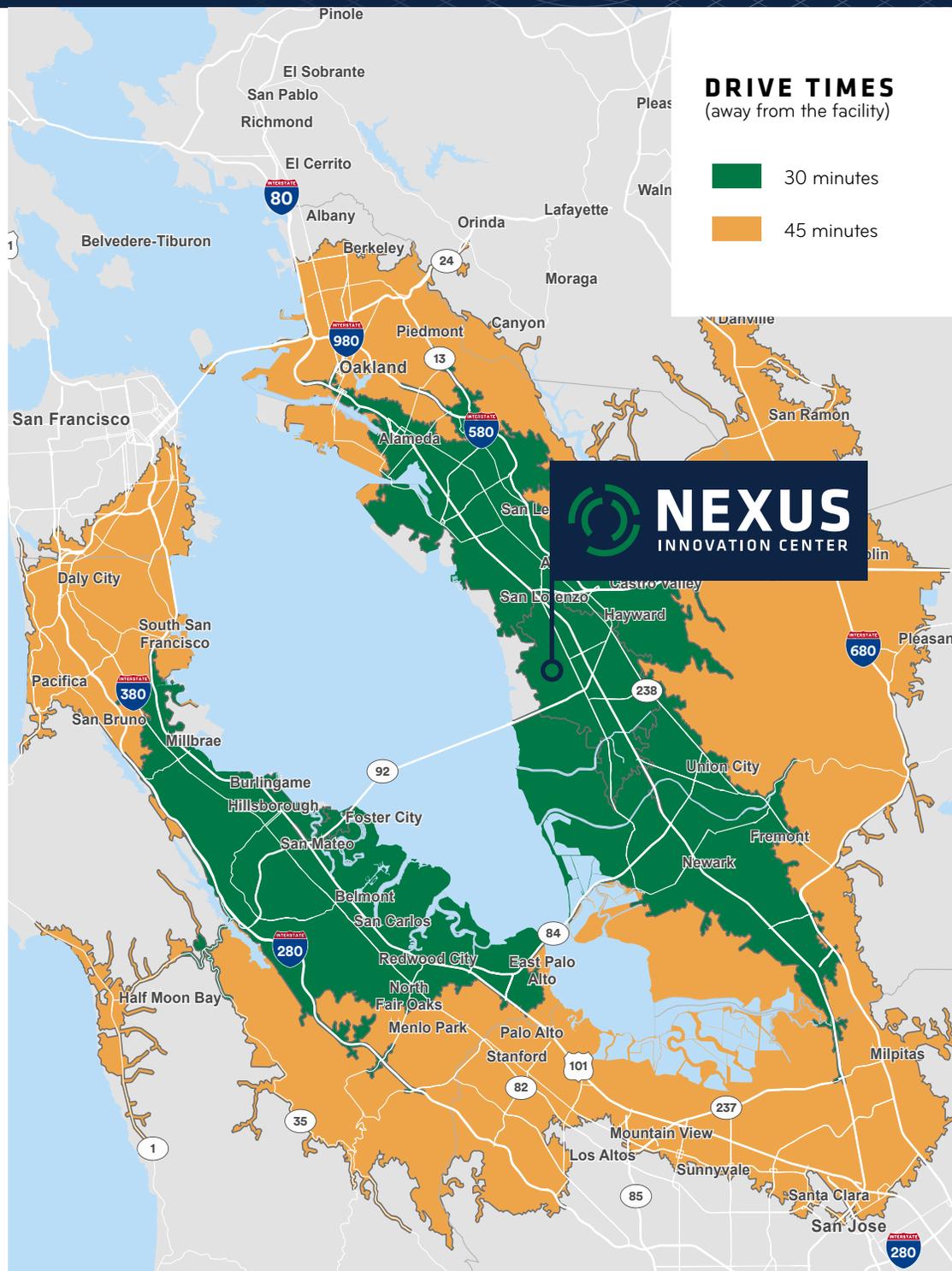
30-min drive

70,195

45-min drive

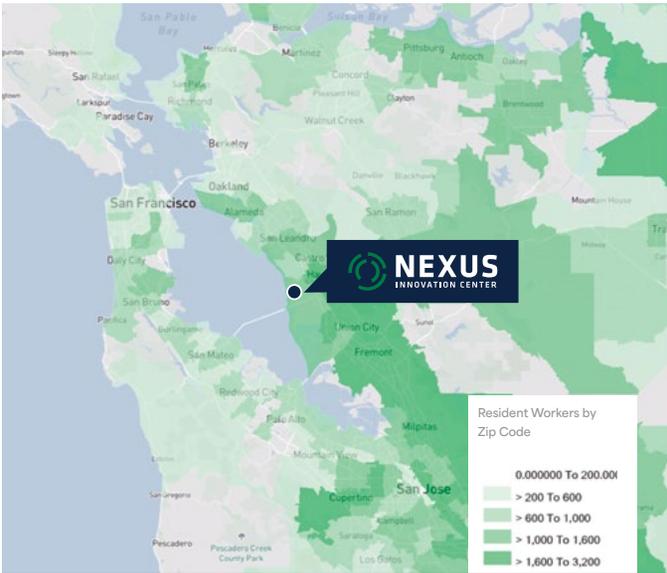
142,132

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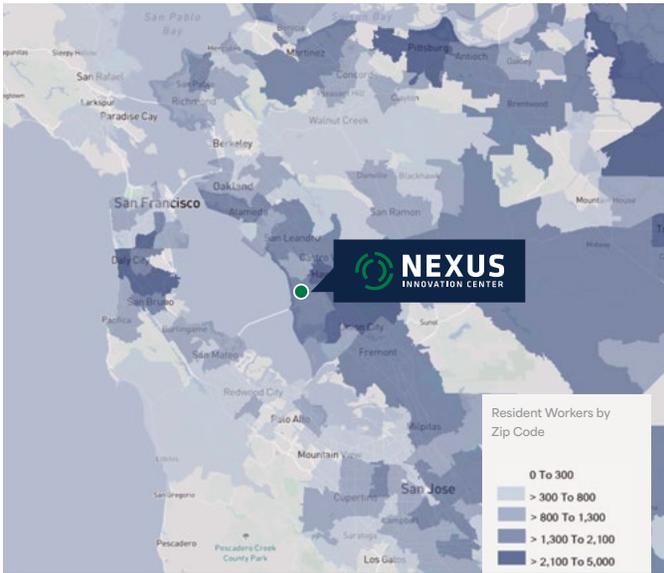




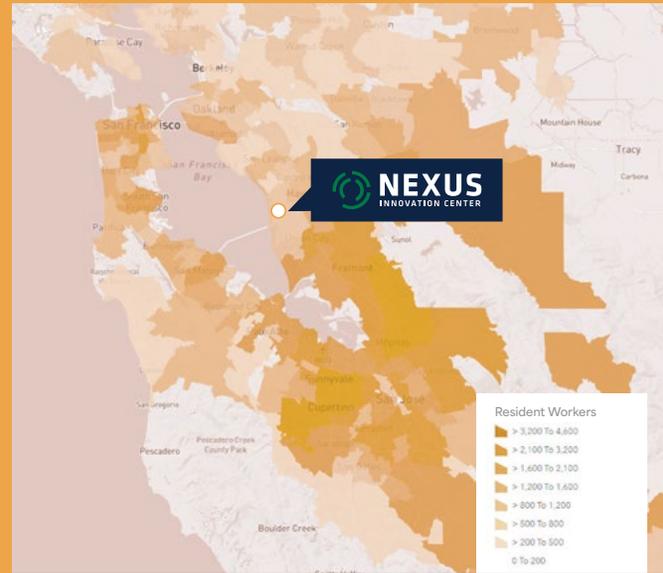
WHY CHOOSE HAYWARD?



MANUFACTURING LABOR



WAREHOUSE LABOR



CONNECT TO TALENT

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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