

Brand New Development
Delivering Q2 - 2022
Hayward, California

HE

HAYWARD
EXCHANGE @ 92



AVAILABLE FOR LEASE

61,720 SF | 71,444 SF | 218,931 SF

CUSHMAN & WAKEFIELD

Hines

MetLife
Investment
Management

PROJECT FEATURES

- 3- State of the Art Industrial Buildings
- Modern Architectural Features and Functionality
- Unobstructed Freeway Visibility (Ca. Hwy. 92)
- Suitable for a Myriad of Industrial Uses (Manufacturing, Fulfillment, Assembly, R+D, Biotech)
- 32' to 36' Clear Height
- Heavy Power
- Immediate Freeway Access
- Dock High and Grade Level Loading
- Trailer Parking
- Unparalleled Access to the Peninsula
- Modern Employee Gathering Areas



Employee Break Area For Buildings 1 + 2

IMMEDIATE FREEWAY ACCESS



UNOBSTRUCTED FREEWAY VISIBILITY

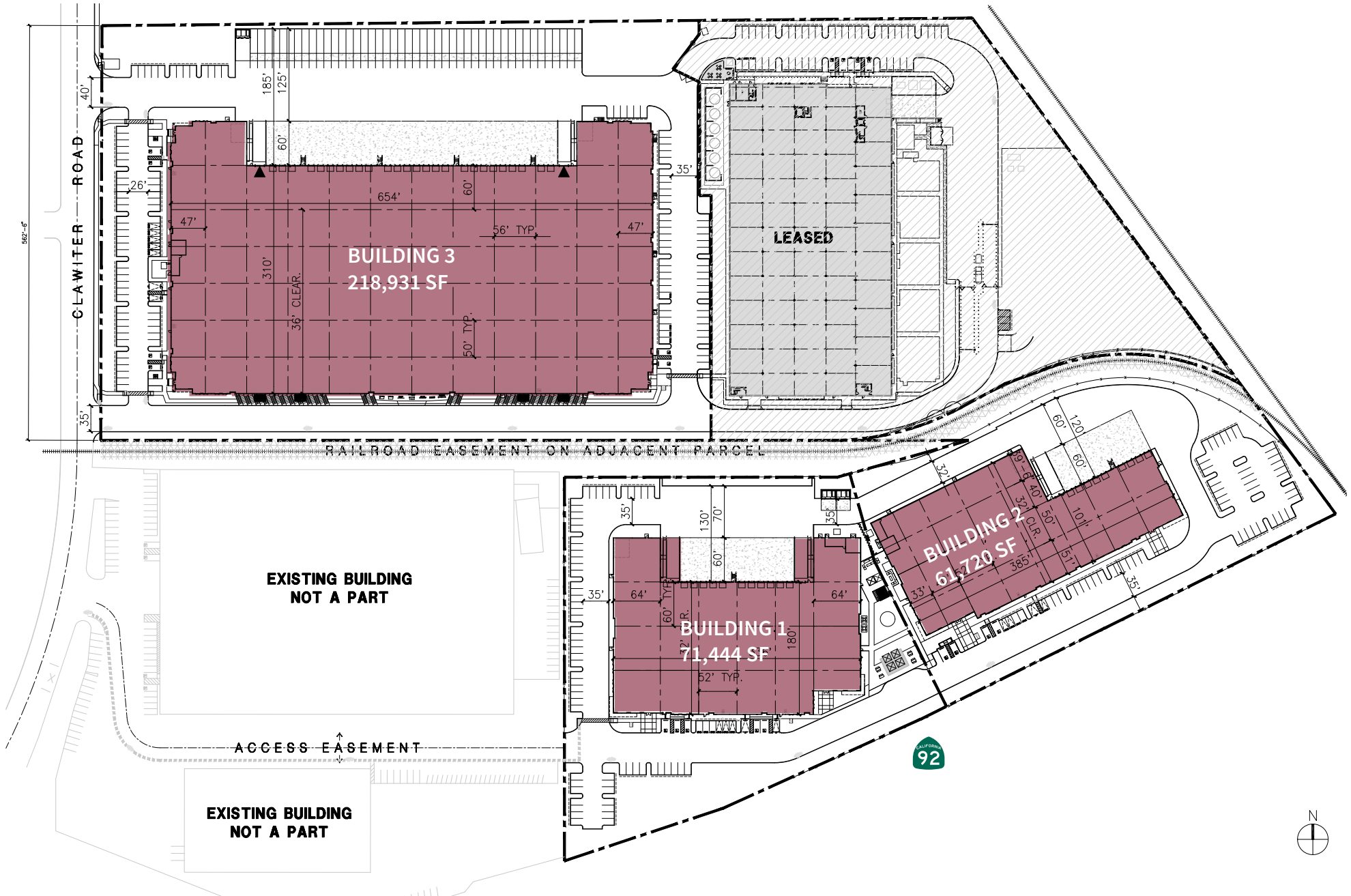


119,700 vehicles a day
Source: Caltrans

SITE PLAN OVERVIEW

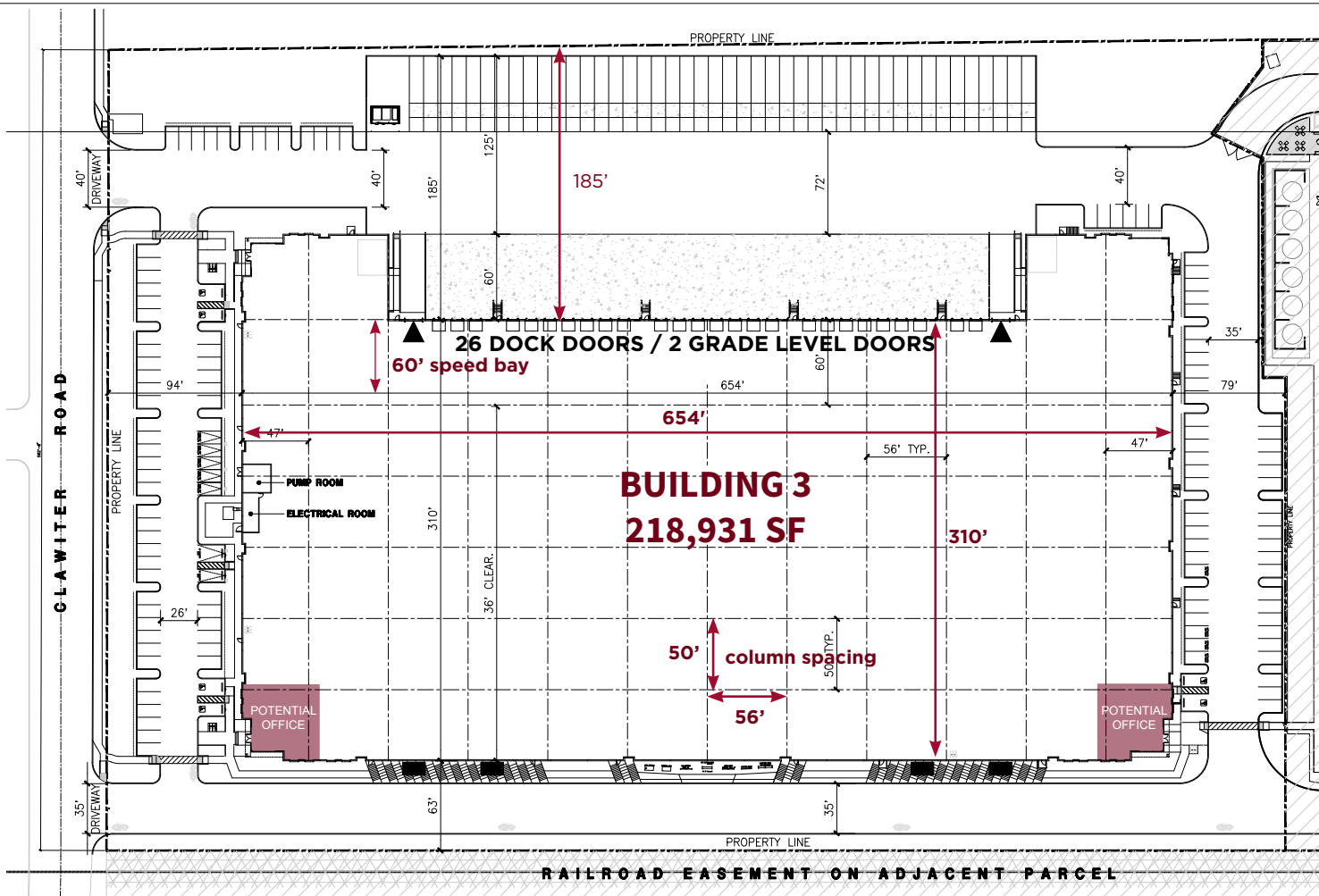


HAYWARD
EXCHANGE @ 92



BUILDING 3 OVERVIEW

25810 CLAWITER ROAD, HAYWARD 94545

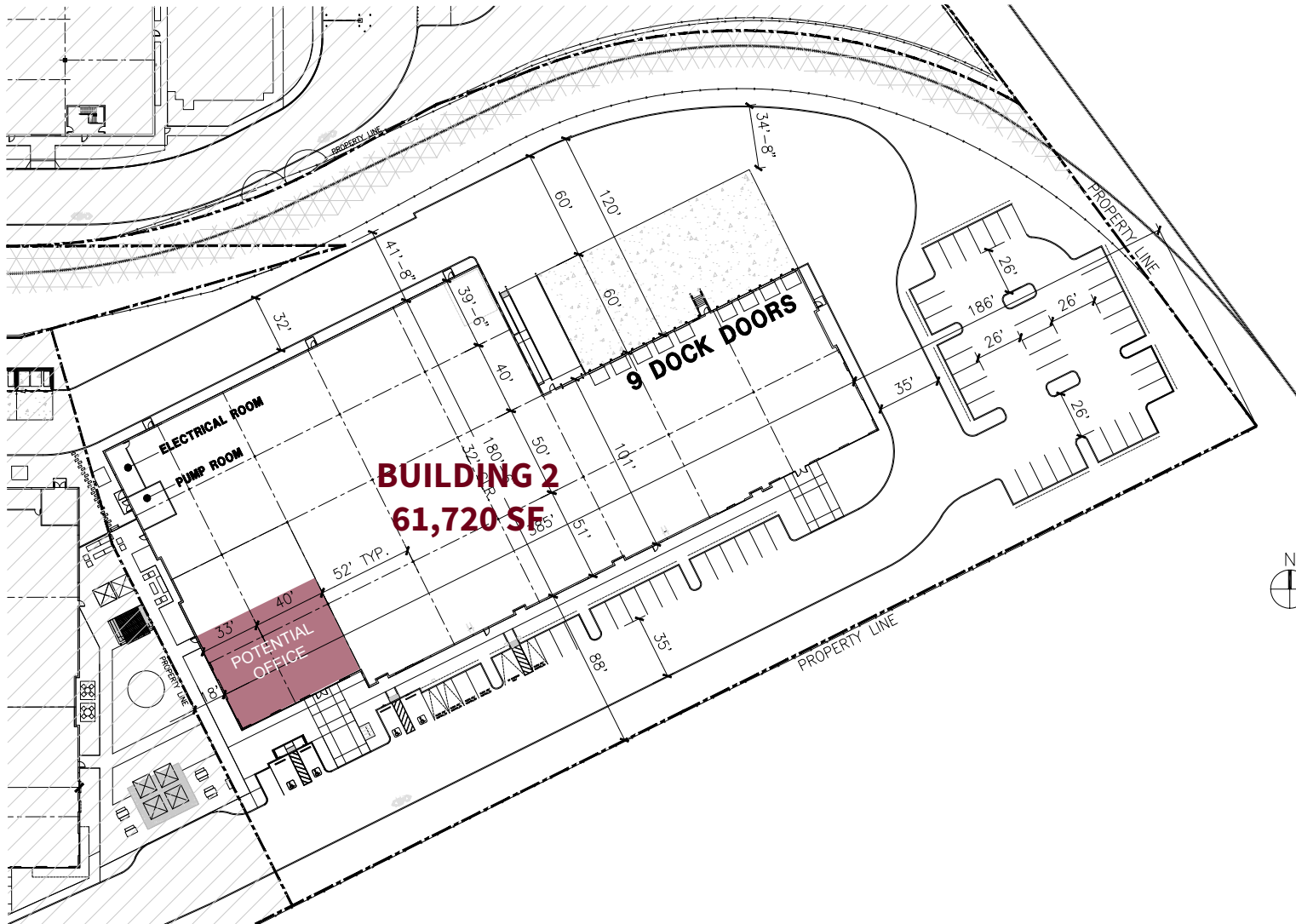


- 218,931 SF Available
- 10,000 SF Office (Two-Stories)
- 26 Loading Docks / 2 Grade Level Doors
- 36' Clear
- ESRF Sprinkler System
- 38 Trailer Drop Positions
- 145 Parking Spaces (Expandable)
- IG Zoning
- 4000 Amps @ 480 Volts
- 185' Truck Court
- 7" Floor Slab
- Typical Column Spacing: 50' x 56'
- Exclusive exercise/ stretching stations



BUILDING 2 OVERVIEW

25820 CLAWITER ROAD, HAYWARD, CA 94545

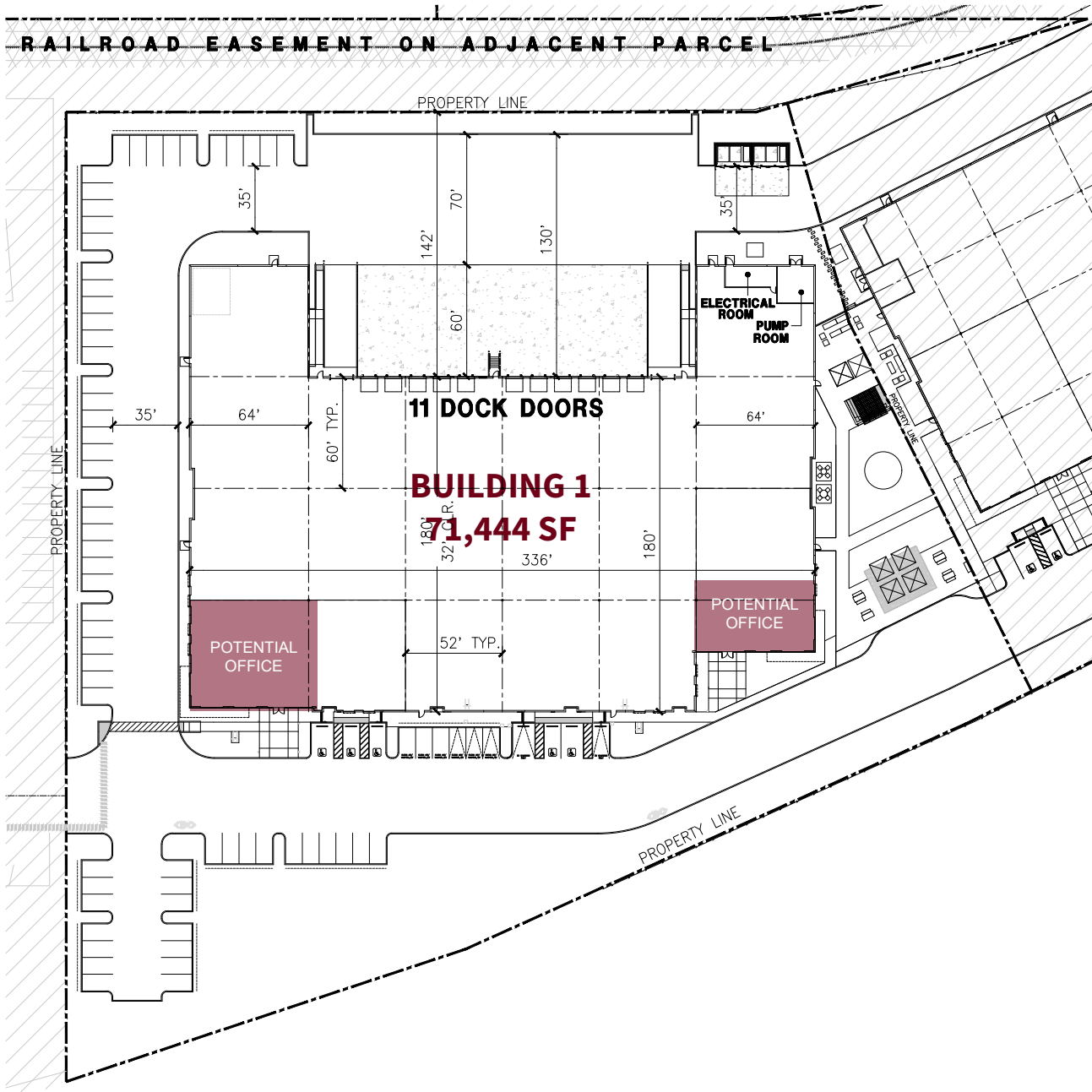


BUILDING 2
61,720 SF

- 61,720 Available
- 10,000 SF Office (Two-Stories)
- 9 Loading Docks / 1 Grade Level Door
- 32' Clear
- ESFR Sprinkler System
- 66 Parking Spaces (Expandable)
- 2000 Amps @ 480 Volts
- IP Zoning

BUILDING 1 OVERVIEW

25830 CLAWITER ROAD, HAYWARD, CA 94545



- 71,444 SF Available
- 10,000 SF Office (Two-Stories)
- 32' Clear
- ESRF Sprinkler System
- 11 Loading Docks / 2 Grade Level Doors
- 2000 Amps @ 480 Volts
- 76 Parking Spaces (Expandable)
- IP Zoning



For More Information Please Contact

JOHN H. MCMANUS, CCIM, MCR
Executive Managing Director
+1 510 891 5817
john.mcmanus@cushwake.com
LIC #01129064

VICTOR F. DeBOER
Senior Director
+1 510 891 5804
victor.deboer@cushwake.com
LIC #00616335

JEFF STARKOVICH, SIOR
Executive Managing Director
+1 510 267 6020
jeff.starkovich@cushwake.com
LIC #00644571

