

FOR SUBLEASE > ±36,000 SQUARE FOOT INDUSTRIAL WAREHOUSE

# 2305 Lincoln ave

HAYWARD, CA 94545



## Property Features

- > ±36,000 rentable square feet
- > ±5,000 SF office space
- > ±24' clear height
- > 850 amp, 480 volt electrical service (Tenant to verify)
- > ±0.33/3,750 SF sprinkler calculation
- > Eight (8) dock high doors
- > Two (2) grade level doors
- > Energy efficient lighting system
- > Ample parking
- > Corner unit
- > Immediate access to I-880 via W Winton Ave and Highway 92 via Clawiter Ave
- > LED: 5/31/2024 (direct lease also available)

**Sublease Asking Rate: \$0.90 NNN/SF/Month**

**Operating Expenses: \$0.19/SF/Month** \*estimated



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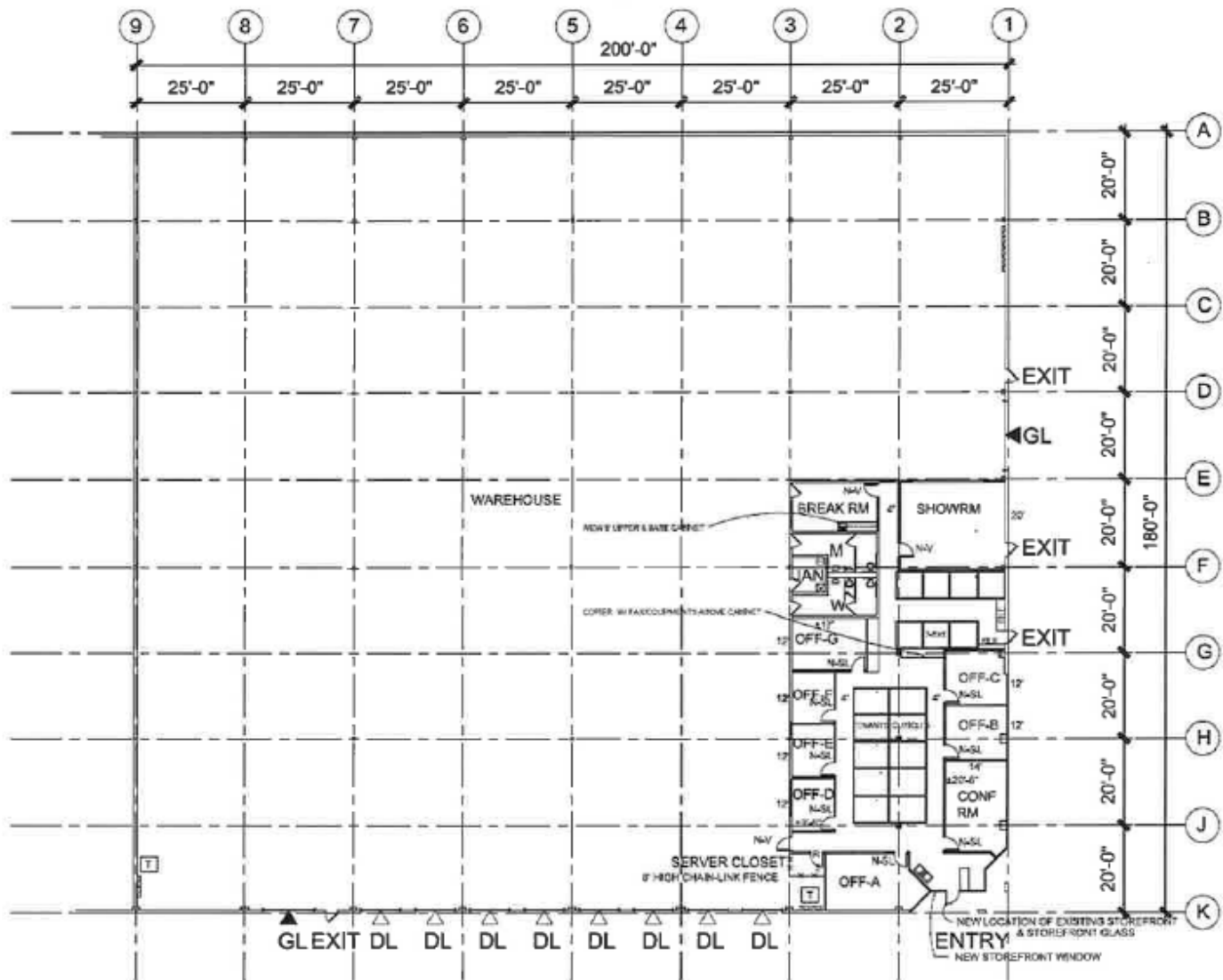
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## FLOOR PLAN



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