

51,828 SF Available with Improvements in Process



**PARKING, TRUCK STAGING
EXCLUSIVE USE & LARGE**

**NEW TO THE MARKET — WAREHOUSE/INDUSTRIAL
FOR LEASE OR SALE (OR LEASE WITH OPTION TO PURCHASE)**

±102,516 SF Two buildings available: ±51,828 SF & ±50,688 SF

Decoto Business Park/Union City BART Station Area
34343 & 725 Zwissig Way | Union City, CA

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FOR LEASE OR SALE

102,516± SF TWO-BUILDING COMPLEX WITH WAREHOUSE & INDUSTRIAL

34343 & 725 Zwissig Way | Union City, CA

www.unioncitybuildings.com



Location

- > Union City's Decoto Business Park
- > Sandwiched between: I-880, I-680, 84 and 238
- > Convenient access to San Jose & Oakland International Airports
- > North tip of the Silicon Valley, simple access to the San Francisco Peninsula via 84, Stanford University, U.C. Berkeley, San Jose, Sunnyvale & Milpitas
- > Simple access to the Dumbarton Bridge
- > Located near full range of commercial services with Union Shopping Center, Union Marketplace & more

Features

34343 ZWISSIG WAY, UNION CITY

- > ±51,828 SF all or none
- > 5% office (existing)
- > 800 amps, 480V, 3Q, 4W (please confirm)
- > 9 dock highs & 1 grade level truck door
- > +150' truck staging areas exclusive to 34343 Zwissig user
- > Large truck/parking lot
- > Wide column spacing
- > ±28' clear height
- > Sprinklered building at .33/3,000 GPM (please confirm)
- > Available September 2019 (Currently temporarily partly occupied by Owner/User)
- > AIR Single Tenant Net Lease

725 ZWISSIG WAY, UNION CITY

- > ±50,688 SF
- > Future building offering coming soon
- > Enhancements in planning stage
- > More features to be announced at a future date

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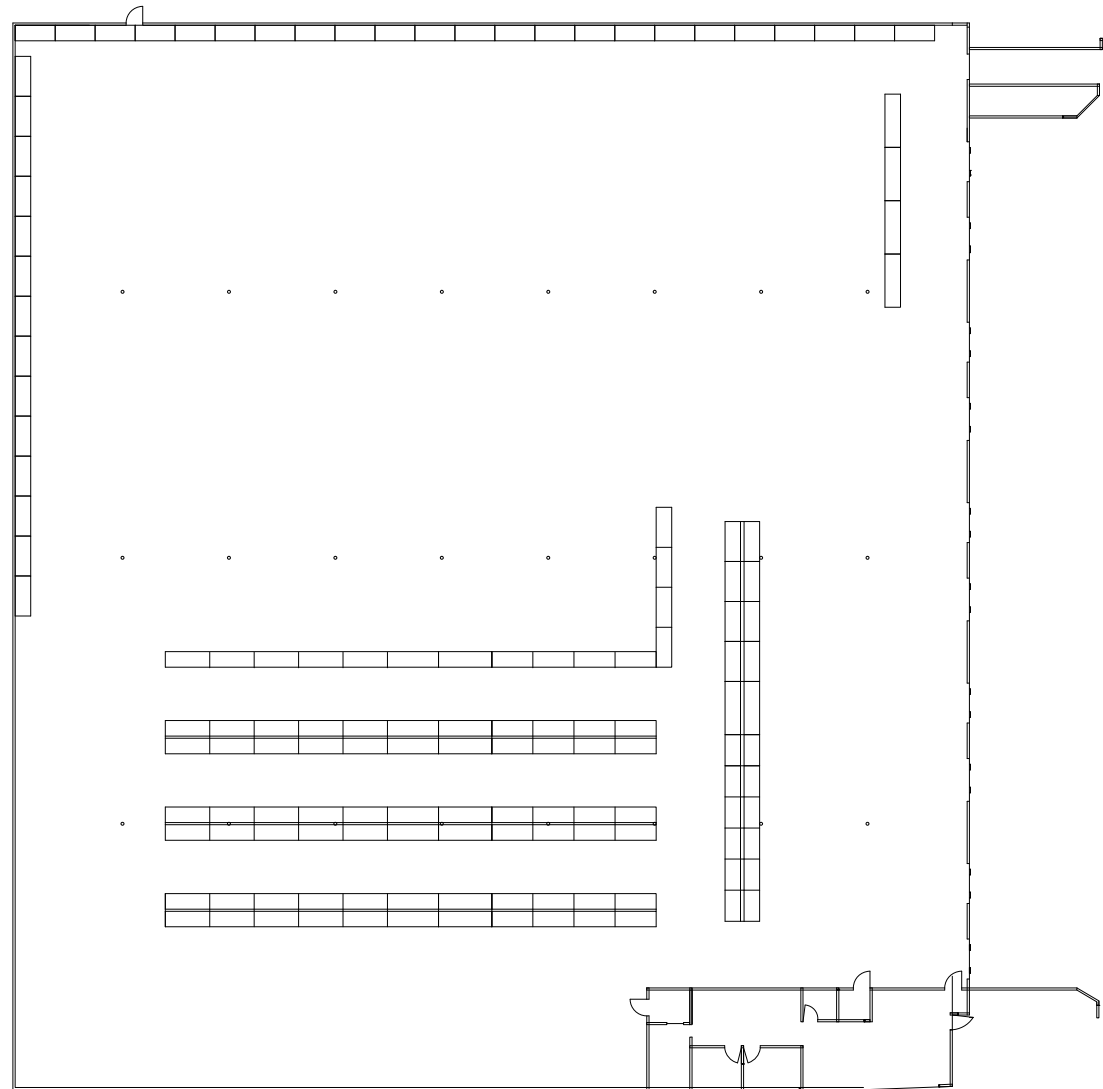
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34343 Zwissig Way | Floor Plan



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34343 ZWISSIG BUILDING



725 ZWISSIG BUILDING



34343 ZWISSIG BUILDING

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Nearby Select Amenities Map



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