

FOR LEASE > ±1,750, ±2,389, ±6,876 AND ±26,944 SF AVAILABLE



Dowe Business Park

32900 - 32990 ALVARADO-NILES ROAD | UNION CITY, CA



Business Park Description

Dowe Business Park is the premier multi-tenant business park in Union City. It is designed for the company that takes pride in its place of business, a company which appreciates a high profile identity and unparalleled amenities. The entire project is beautifully landscaped with rolling hills, mature trees and outdoor picnic areas, providing the professional environment for today's business.

The "Class A" business park consists of 353,794 square feet of office, flex office/warehouse, R&D and light industrial buildings that feature state of the art amenities, such as extensive glass-lines, dock and grade level loading, and 277/480v power.



HARSCH
INVESTMENT
PROPERTIES

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Unit	SF	Office SF	Features	Rate
32900, Suite 1	±26,944	90%	Five (5) grade-level doors, Six (6) dock high doors	\$0.90/SF/month NNN
32980, Suite 846	±6,876	90%	Corner location, extensive glassline	\$1.35/SF/month NNN
32960, Suite 650	±2,389	90%	Professional office w/ Alvarado-Niles frontage	\$1.50/SF/month NNN
32990, Suite 970	±1,750	100%	Professional office with Alvarado-Niles frontage	\$1.50/SF/month NNN

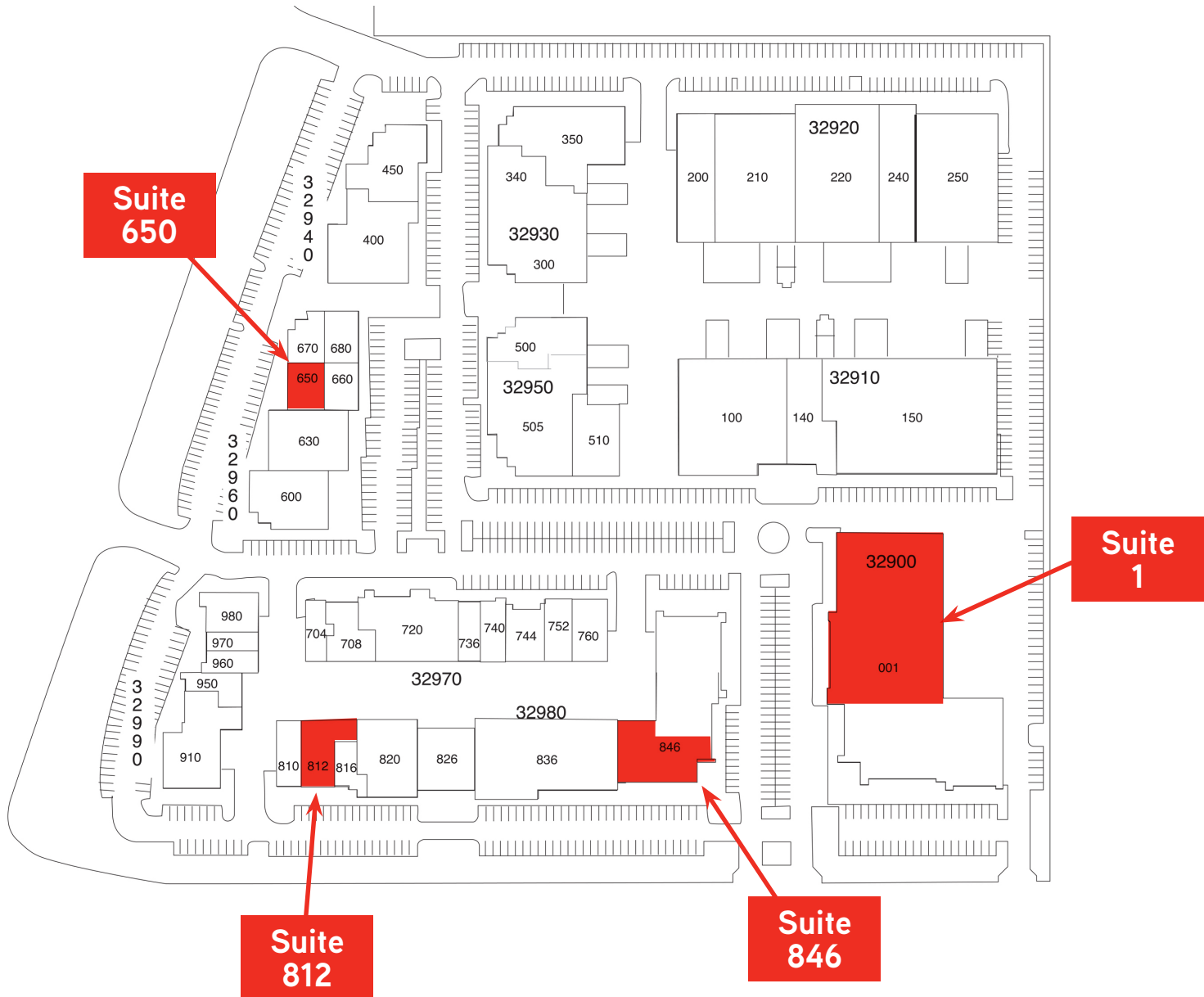
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Contact Us

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FOR LEASE > OFFICE/FLEX SPACE

Dowe Business Park

32900 ALVARADO-NILES ROAD, SUITE 1 | UNION CITY, CA

Property Description

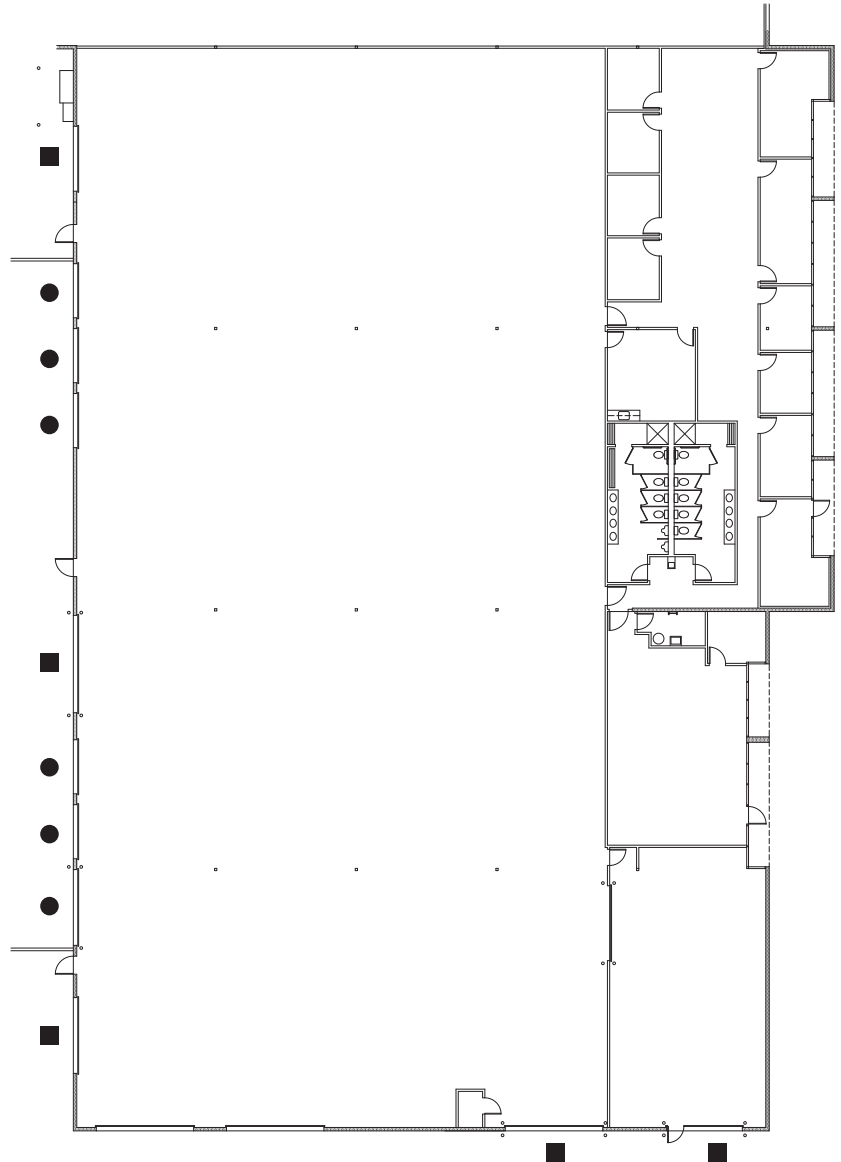
Approximately 26,944 square feet of light industrial space.

- > ±3,000 square feet of class "A" office build-out
- > Restroom core with showers
- > Large breakroom
- > Five (5) grade-level doors
- > Six (6) dock high doors
- > ±16' clear height
- > Vehicle maintenance area/shop
- > Power: 300 Amps 480 Volt

Rate: \$0.90/SF/month NNN

(Operating Expenses estimated at ±\$0.307/SF/month)

■ Drive In
● Dock



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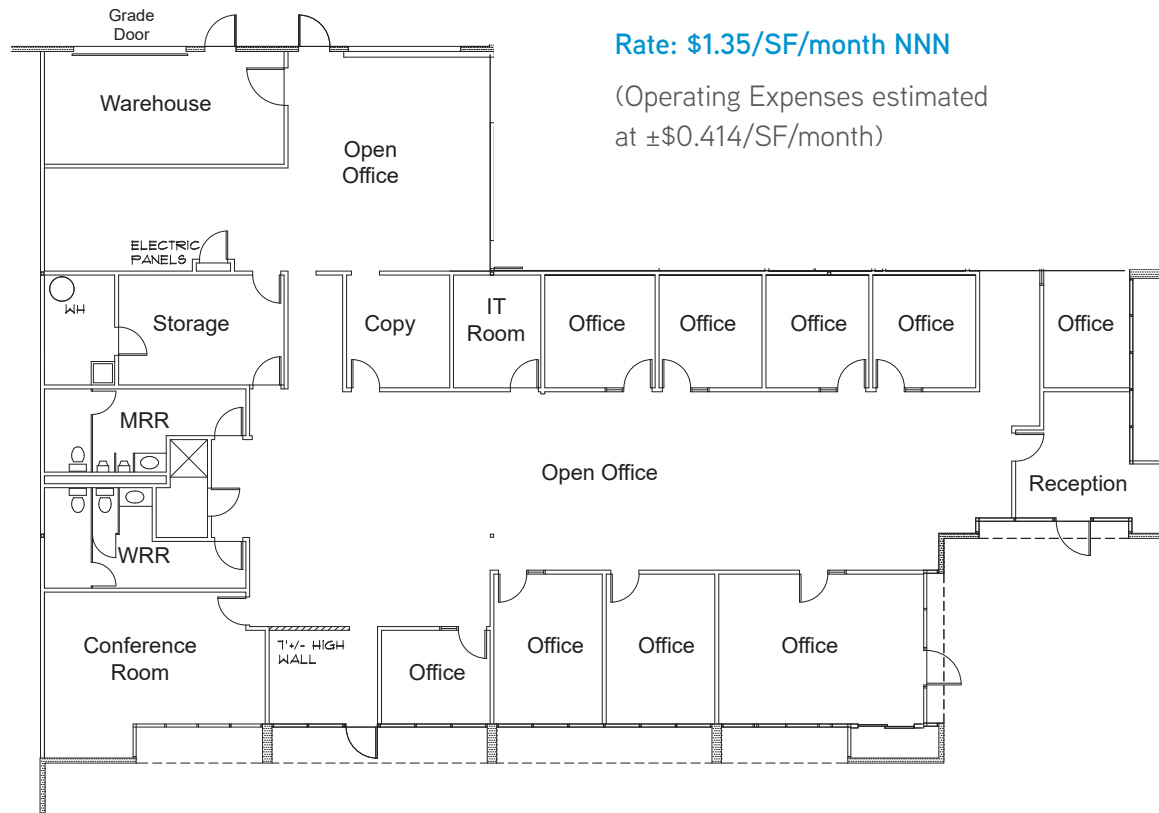
32980 ALVARADO-NILES ROAD, SUITE 846 | UNION CITY, CA

Property Description

Approximately ±6,876 SF available

Rate: \$1.35/SF/month NNN

(Operating Expenses estimated
at ±\$0.414/SF/month)



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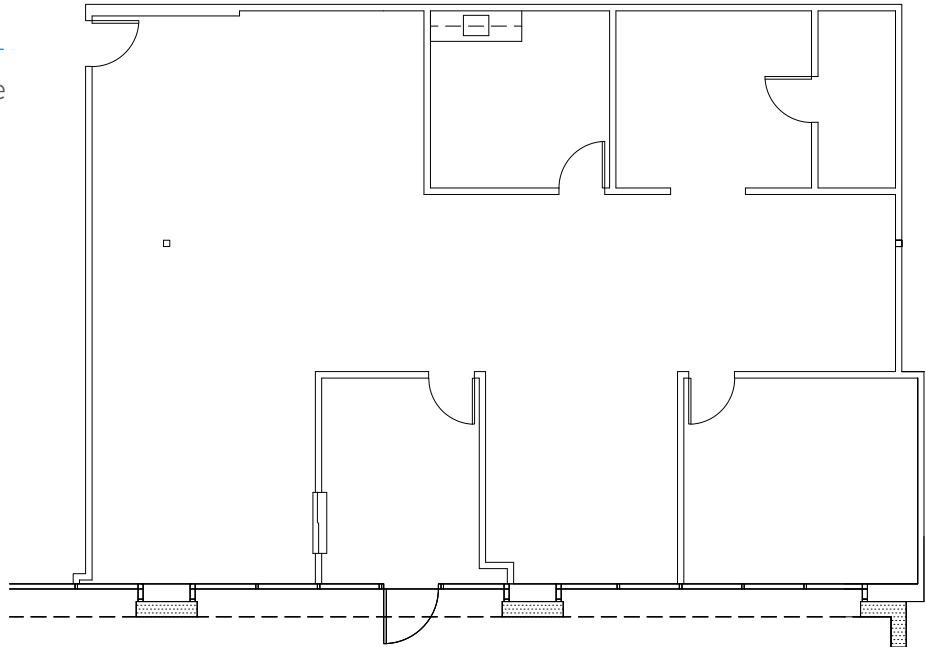
32960 ALVARADO-NILES ROAD, SUITE 650 | UNION CITY, CA

Property Description

Approximately ±2,389 SF available

Rate: \$1.45/SF/month NNN

(Operating Expenses estimated at ±\$0.66/SF/month and include shared restroom core)



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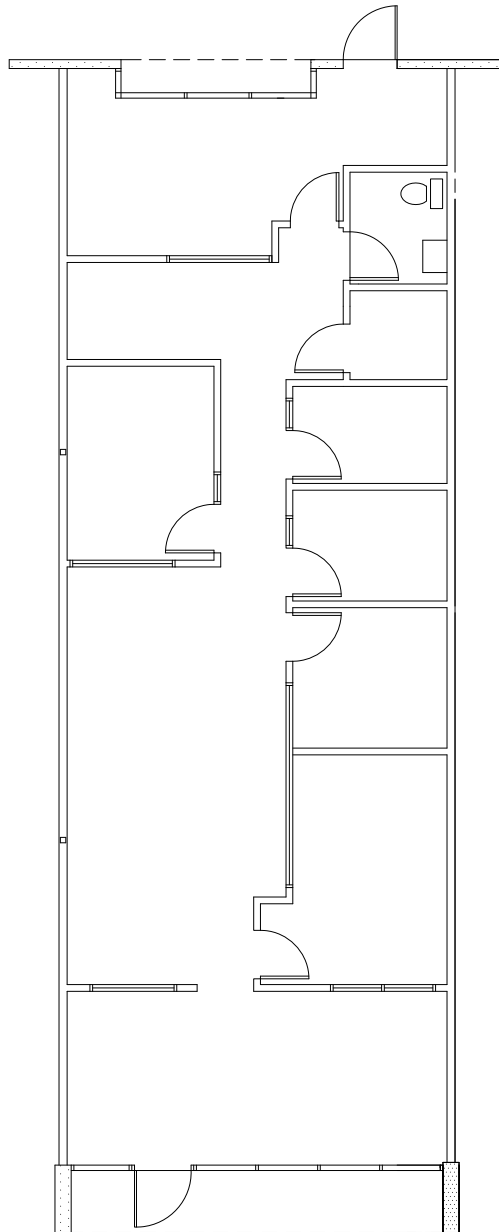
32990 ALVARADO-NILES ROAD, SUITE 970 | UNION CITY, CA

Property Description

Approximately ±1,750 SF available

Rate: \$1.50/SF/month NNN

(Operating Expenses estimated
at ±\$0.427/SF/month)



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