



## 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

### DAN BERGEN

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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.ucbuildings.com](http://www.ucbuildings.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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## Site Plan & Photos

— SITE PLAN TO BE PROVIDED —





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## Contact

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