

**SINGLE-TENANT INDUSTRIAL WAREHOUSE WITH A
FENCED-IN YARD FOR LEASE.**



**OFFERING
MEMORANDUM**



**INDUSTRIAL
WAREHOUSE
SPACE FOR
LEASE**

CONFIDENTIALITY DISCLAIMER & CONTACT

DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") has been prepared solely for informational and discussion purposes to assist prospective purchasers in evaluating a potential acquisition of the Property. The materials contained herein have been obtained from sources believed to be reliable; however, neither the Owner, Seller, nor Broker makes any representation or warranty, express or implied, regarding the accuracy, completeness, reliability, or suitability of the information presented. All property information, financial statements, operating data, rent rolls, projections, market statistics, estimates, assumptions, and other related materials are provided for illustrative purposes only and are subject to change without notice. Prospective purchasers are advised to conduct their own independent investigations, inspections, analyses, and due diligence concerning the Property and all matters related thereto, including but not limited to legal, financial, environmental, structural, engineering, zoning, title, permitting, tax, market, and physical conditions. This Memorandum does not constitute an offer to sell, solicitation of offers to buy, or recommendation regarding any securities or real estate investment, and any transaction involving the Property shall be subject solely to the terms and conditions contained within fully executed legal agreements between the parties. The Owner and Broker expressly reserve the right to modify pricing, terms, conditions, or any information relating to the Property at any time without prior notice and further reserve the right to withdraw the Property from the market, reject any offer, or terminate negotiations without liability or obligation. By accepting this Memorandum, the recipient acknowledges that all information contained herein is confidential and proprietary in nature and agrees not to disclose, reproduce, distribute, or transmit any portion of this Memorandum or its contents to any third party without prior written consent from the Owner or Broker, except to professional advisors directly involved in evaluating a potential acquisition of the Property. The recipient further agrees to use the information solely for the purpose of evaluating a possible transaction involving the Property and for no other purpose whatsoever. Any reliance on the information contained herein shall be solely at the recipient's own risk, and neither the Owner nor the Broker shall have any liability whatsoever for any inaccuracies, omissions, errors, or deficiencies contained in this Memorandum or for any loss or damage arising from the use of such information. Certain statements contained herein may include forward-looking statements, estimates, forecasts, or assumptions regarding future events, market conditions, occupancy levels, rental growth, operating performance, or investment returns, all of which are inherently uncertain and subject to risks beyond the control of the Owner or Broker. Actual results may differ materially from those projected or anticipated. The Property is being offered strictly on an "AS IS, WHERE IS" basis with all faults, and no warranties or guarantees of any kind are made except as expressly set forth in definitive transaction documents. Nothing contained herein shall be construed as legal, accounting, tax, investment, or financial advice, and all recipients are encouraged to consult their own attorneys, accountants, tax advisors, lenders, engineers, and professional consultants regarding any contemplated transaction involving the Property.

CONFIDENTIALITY

This Offering Memorandum is confidential and intended solely for the recipient. The information contained herein may not be reproduced or distributed without prior written consent.

Recipients agree to use the information solely for evaluating a potential transaction involving the Property.

4 EXECUTIVE SUMMARY

5 PROPERTY HIGHLIGHTS

6 PROPERTY PHOTOS

7 LOCATION MAP

8 HAYWARD OVERVIEW

9 DEMOGRAPHICS INFO

TABLE OF CONTENTS

BRIAN SANCHEZ

(925) 431-9508

bsanchez@aicrepartners.com

DRE# 01768654



**2227
AMERICAN
AVE**

HAYWARD, CA



LOT SIZE
27000 SF



**LEASE
DURATION**
3 YEARS PLUS

Single-tenant industrial warehouse in Hayward offers 13,000 SF of versatile space with 18-foot ceilings, eight grade-level doors, and a secure fenced yard. Includes office and reception areas, ideal for owner-users in a prime Bay Area industrial corridor with strong market demand and excellent connectivity.

PRICE:

**\$1.51 PSF + \$0.34 PSF
NNN'S**

2227

PROPERTY HIGHLIGHTS

- 13,000 SF warehouse with mezzanine and office space
- Eighteen-foot ceilings accommodate diverse industrial uses
- Eight 12-foot grade-level doors for efficient loading
- Secure fenced-in yard ideal for operations and storage
- 600 AMP power capacity supports heavy industrial needs
- Office area includes reception for tenant convenience
- Located in Hayward's strong, established industrial corridor
- High traffic location near Clawiter Road with 18,400 VPD



ZONING INFORMATION

- **Zoning Designation:** General Industrial (GI / IG)
- **General Plan Land Use:** Industrial / General Industrial

Permitted Uses:

Warehousing & Distribution: Freight warehousing, distribution facilities, wholesale distribution, indoor storage, logistics hubs.

Manufacturing & R&D: Light-to-heavy manufacturing, product assembly, research and development (R&D) labs, custom manufacturing.

Commercial & Services: Ancillary office space supporting primary operations, trade services, equipment repair facilities.

Conditional / Special Permit Uses:

Warehousing & Distribution:

Truck terminals, high-volume transfer yards, outdoor storage yards.

Manufacturing & R&D:

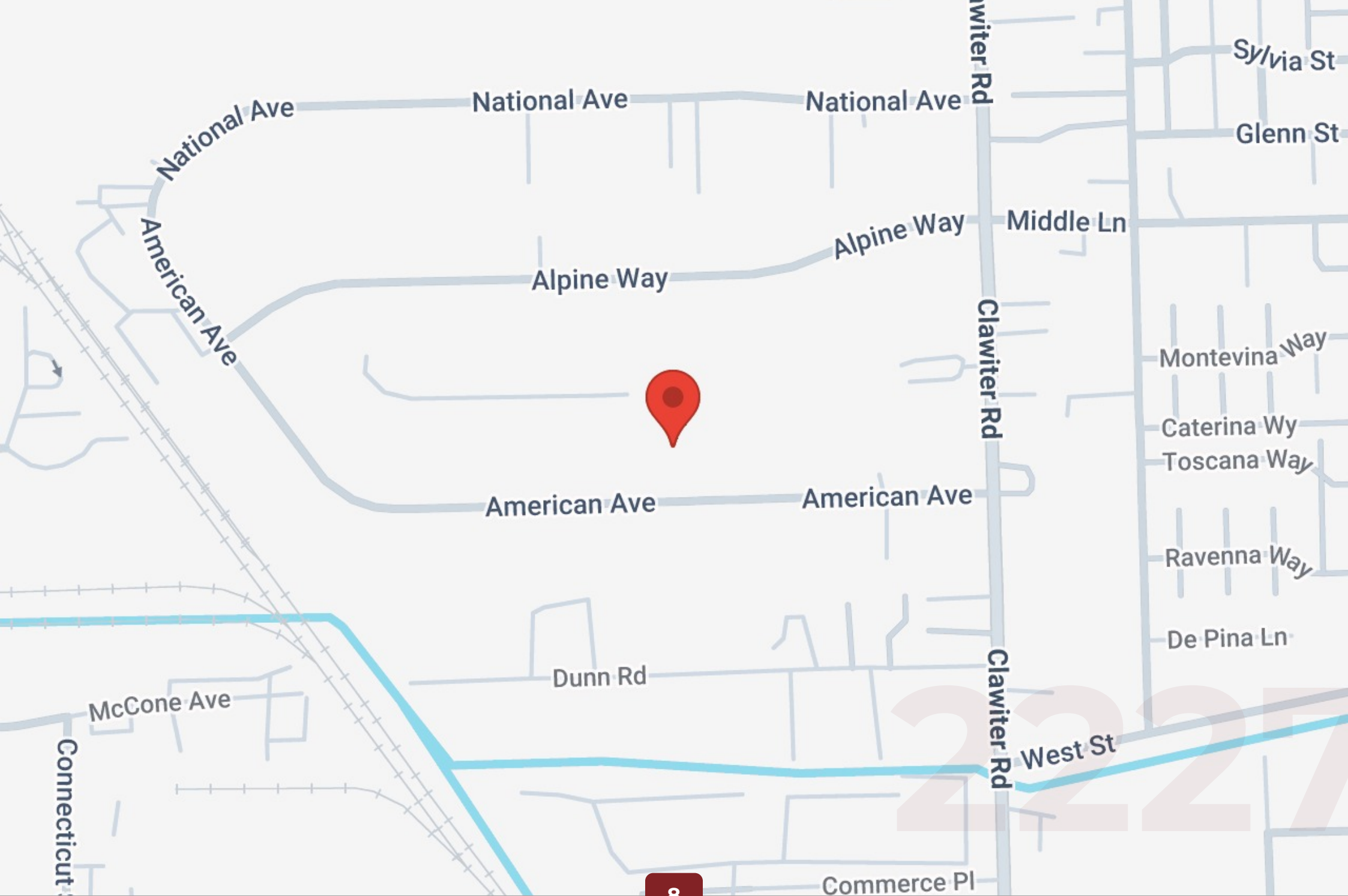
High-impact heavy industrial processing, chemical manufacturing, recycling facilities.

Commercial & Services:

Automotive service and repair shops, contractor storage yards, specialized public service facilities.

PROPERTY PHOTOS



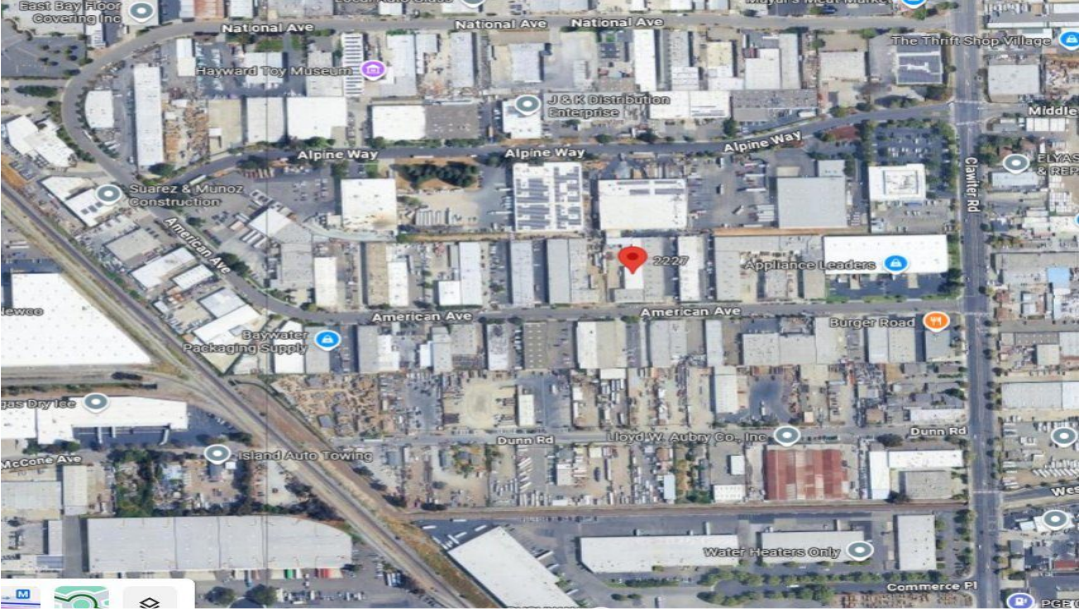


HAYWARD OVERVIEW

Situated in Hayward's well-established industrial corridor, this 13,000 SF single-tenant industrial warehouse at 2227 American Ave offers excellent access within the East Bay region of California. Hayward benefits from its strategic position between Oakland and Fremont, anchored by major employers in technology, manufacturing, and logistic sectors. The city's proximity to key transportation routes, including Interstates 880 and 238, as well as nearby Bay Area Rapid Transit (BART) stations, facilitates efficient regional connectivity.

Oakland International Airport is also within a short drive, supporting both domestic and international business needs. This industrial property in Hayward, CA | 2227 American Ave, is well positioned amid limited land availability in a high-demand industrial market. With approximately 18,400 vehicles passing daily on nearby Clawiter Road, the location offers strong visibility and ease of access to local trade areas.

The area's steady employment growth and Bay Area industrial demand underpin long-term leasing stability. This asset presents an attractive opportunity for industrial users seeking exposure to a thriving Bay Area market.

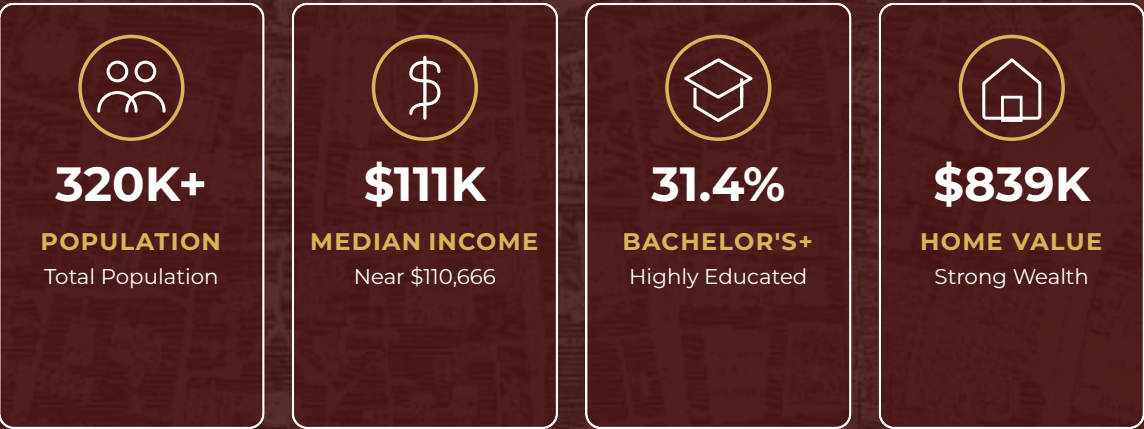


HAYWARD HIGHLIGHTS

- Strategic Location: Central positioning with direct access to major regional corridors.
- Population Base: Strong local population and growing regional demand drivers.
- Diverse Economy: Supported by healthcare, government, finance, logistics, and education sectors.
- Development Opportunities: Continued downtown and corridor reinvestment supported by business-friendly policies.
- Quality of Life: Affordable cost of living, parks, trail systems, and cultural amenities.

DEMOGRAPHICS

MARKET STATISTICS KEY MARKET INDICATORS

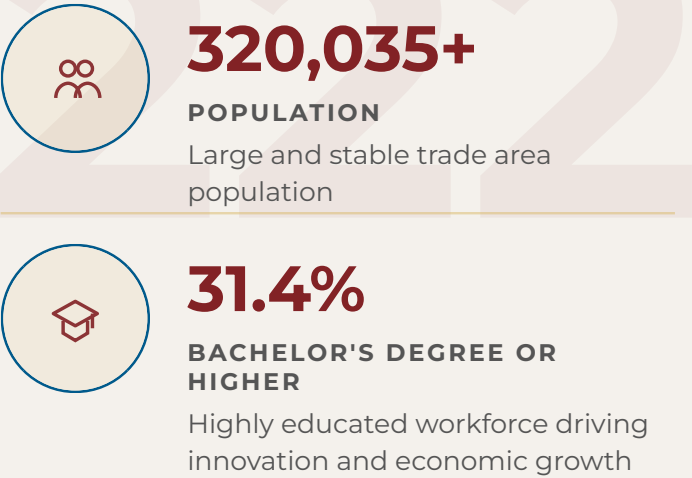


MARKET METRICS

METRIC		VALUE
	Population	320,035
	Median household income	\$110,666
	Median age	39.8 years
	Median home value	\$838,852
	Adults 25+ with bachelor's or higher	31.4%

BRIEF NARRATIVE

Hayward's sizable, well-educated workforce and strong median household income of \$110K+ support robust demand for industrial space. The area's stable population near 320,000 and high home values indicate economic resilience, making 2227 American Ave ideal for businesses seeking reliable labor and purchasing power in a thriving industrial market.



Source: ACS 5-Year Estimates (2020–2024). 5-mile radius around the property.

**SINGLE-TENANT INDUSTRIAL WAREHOUSE WITH A FENCED-IN YARD FOR
LEASE.**

2227 AMERICAN AVE, HAYWARD, CA 94545

BRIAN SANCHEZ

AiCRE Partners

(925) 431-9508

bsanchez@aicrepartners.com

DRE# 01768654

