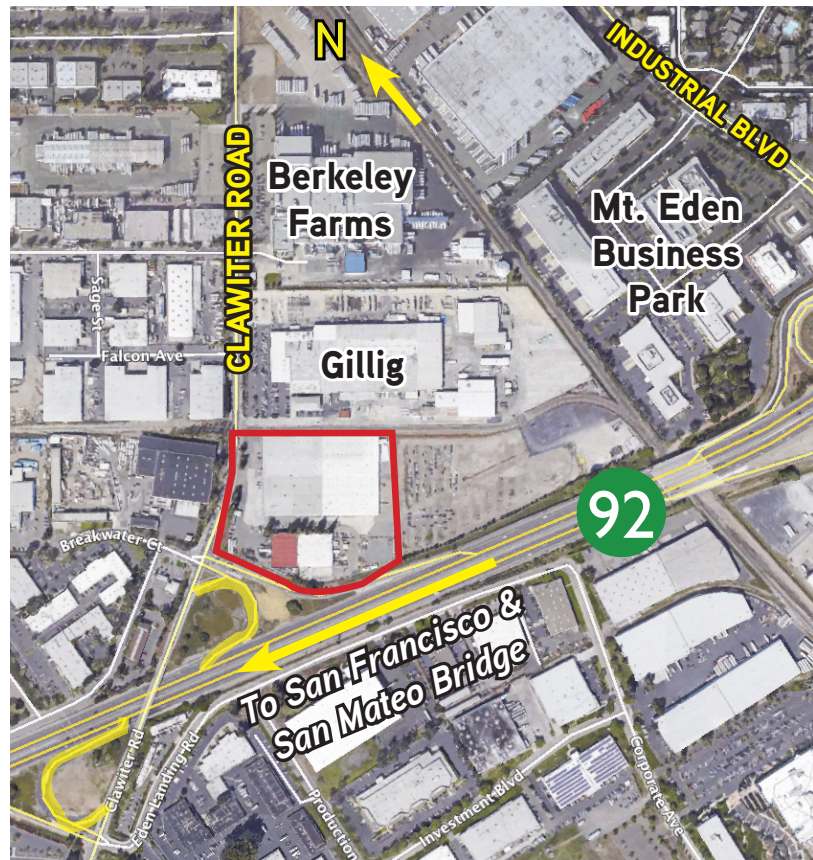


# 92-CLAWITER BUSINESS COMPLEX > THREE BUILDINGS ON ±9.5 ACRES

At San Mateo Bridge Approach - Freeway Frontage - Prominent Visibility

NORTHEAST INTERSECTION - HWY 92 & CLAWITER RD, HAYWARD, CA



## Highlights

- > Three buildings with four tenants - 100% leased
- > Nearly 200,000 SF
- > 9.5+ acres (APN 439-80-11-2 & APN 439-80-11-1)\*
- > High visibility along Highway 92 & Clawiter Road
- > Freeway signage on buildings stands out
- > Large secured yards and truck staging areas
- > Dock-high doors & Grade-level loading
- > Heavy power throughout
- > Uses include Industrial Equipment, Office and Warehouse

(Any proposed uses need to be confirmed with the City for appropriate zoning)

\*Reference Preliminary Title Report for property easements and specific information.

## Traffic Counts (2017)

- > Hwy 92 Westbound 113,000
- > Hwy 92 Eastbound 113,000
- > Building & yard alongside Hwy 92
  - Visibility - Location
  - Exposure - Location
  - Access - Location
- > Equipment storage V+
- > Vehicle parking V+
- > Truck staging V+
- > Product display V+

Information contained herein has been obtained from the owners or from other sources we deem reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All Properties subject to change or withdrawal without notice.

### FOR ADDITIONAL FUTURE AVAILABILITY INFORMATION, CONTACT:

DAN BERGEN  
 Colliers International  
 +1 925 227 6227  
 dan.bergen@colliers.com  
 CA License No. 00878103

RICHARD SUTHERLAND  
 The Sutherland Company  
 +1 510 893 0772  
 richsutherland@thesutherlandco.com  
 CA License No. 00575594

**COLLIERS INTERNATIONAL**  
 3825 Hopyard Road, Suite 195  
 Pleasanton, CA 94588  
 www.colliers.com





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NORTHEAST INTERSECTION - HWY 92 & CLAWITER RD, HAYWARD, CA



**Three (3) Buildings - 200,000± SF**



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DAN BERGEN  
Colliers International  
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dan.bergen@colliers.com  
CA License No. 00878103

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The Sutherland Company  
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