



84/Decoto Business Center

34343 ZWISSIG WAY, UNION CITY, CA | NORTH SILICON VALLEY

FOR LEASE



±51,934 SF Warehouse

±51,934 SF on ±2.31 acres

5% front corner office area

9 Dock Highs and 1 drive-in

152+ feet truck staging exclusive use

LARGE truck/parking lot

CLEARANCE ±28 ft

GPM SPRINKLERED RATING
.33/3,000

800 AMPS@480V, 3Q and 4W

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**Kidder
Mathews**



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Architectural floor plan of a building. The plan is divided into two main sections: a large Warehouse and a smaller Office area.

Warehouse Section:

- Overall width: 214'-10"
- Overall depth: 239'-1"
- Internal width divisions: 23'-4", 24'-0", 24'-0", 24'-0", 24'-0", 24'-0", 24'-0", 24'-0", 24'-0", 23'-6"
- Internal depth divisions: 60'-0", 60'-1"
- Label: Warehouse

Office Area Section:

- Overall width: 41'-6"
- Overall depth: 58'-6"
- Internal width divisions: 29'-9", 17'-10", 10'-3", 11'-11", 25'-7", 7'-0", 21'-9", 31'-11"
- Internal depth divisions: 14'-10", 9'-5", 9'-11", 11'-7", 13'-7"
- Rooms and areas: Break/Conf Rm, Office, Office Area, Open Office, Off, Off, Office

Other Features:

- Staging & Truck/Parking Lot (adjacent to the Warehouse)
- Ramp Up (indicated on the right side)
- 152' (dimension across the top right)
- 216'-10" (dimension along the right side of the Warehouse)
- 143'-1" (dimension along the bottom of the Warehouse)
- North arrow symbol (bottom right)



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Property Location

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BETWEEN I-880, I-680, Hwy 84 and Hwy 238

CONVENIENT access to San Francisco, San Jose and Oakland International Airports

LOCATED near Downtown Area with full range of services including Union Shopping Center, Union Marketplace and more

NEAR Union City BART and one block away from Union City Transit

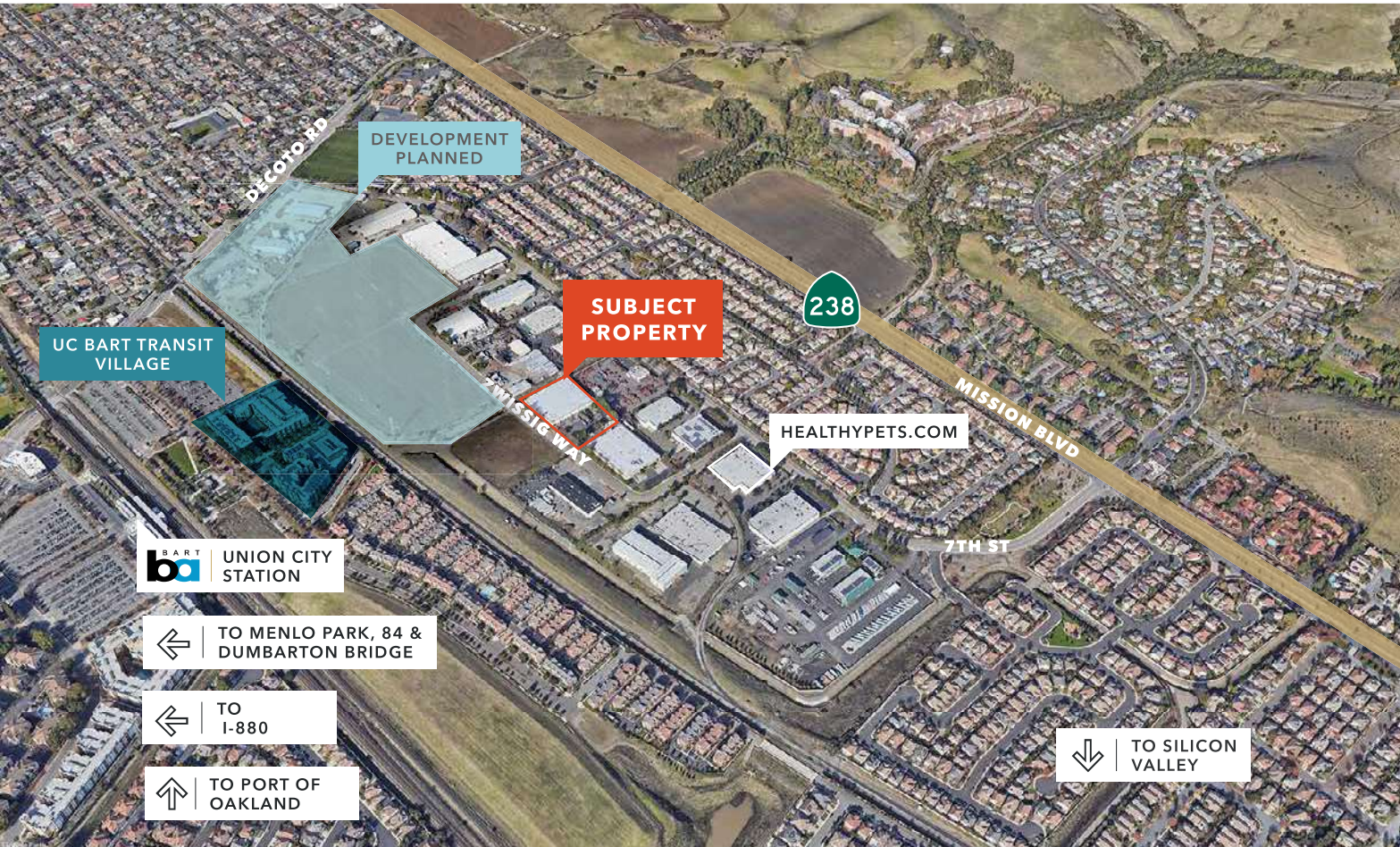
EASY ACCESS to Dumbarton Bridge and San Mateo Bridge

DEVELOPMENT PLANNED

974 units of multi-family space

30,000 SF commercial space

2026 estimated completion



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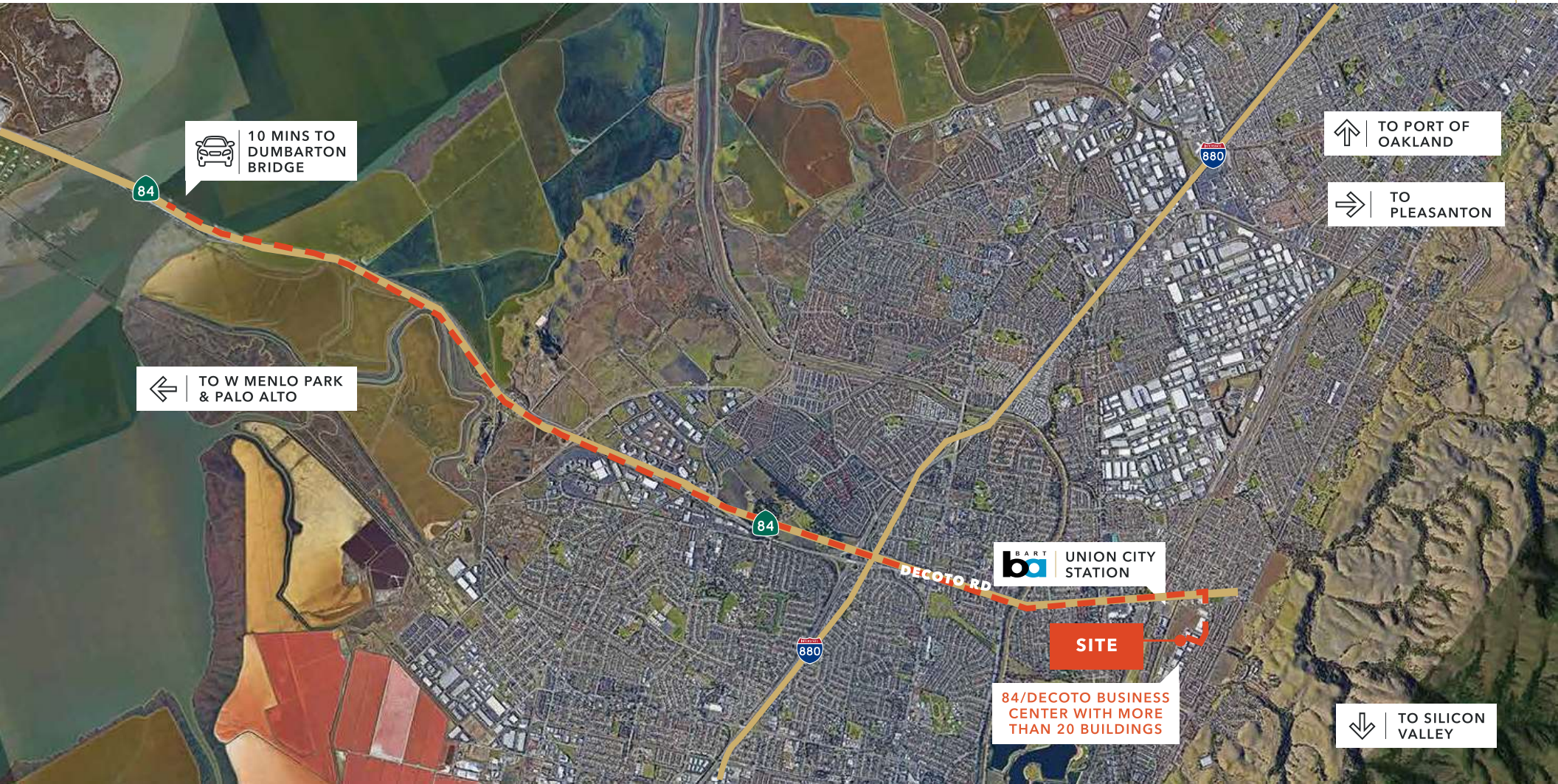
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