

34343
ZWISSIG WAY
UNION CITY | CALIFORNIA

Freestanding Warehouse Facility

±51,934 SF building situated on ±2.31 Acres



WAREHOUSE / DISTRIBUTION
USES ALLOWED

ESFR
SPRINKLER
READY

NEWLY RENOVATED
WAREHOUSE &
OFFICE

NEW LED
LIGHTING

NEW BUILDING
ROOF

PLEASE CONTACT EXCLUSIVE BROKERS FOR MORE INFO



PAUL BOSKOVICH
Associate Vice President
+1 408 472 8168
paul.boskovich@colliers.com
CA LIC. NO. 02079999

MARK MAGUIRE, SIOR
Executive Vice President
+1 510 219 7854
mark.maguire@colliers.com
CA LIC. NO. 01190597

JUSTIN SMUTKO, SIOR
Executive Vice President
+1 510 910 5616
justin.smutko@colliers.com
CA LIC. NO. 01904637

COLLIERS INTERNATIONAL
1999 Harrison Street, Suite 1750
Oakland, CA 94612
+1 510 986 6770
www.colliers.com/oakland

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Property Specifications

- > ±51,934 SF total warehouse
- > ±2.31 acre site
- > ±2,500 SF office area
- > Ten (10) dock high doors
- > One (1) drive-in door
- > ±150 feet truck staging exclusive use
- > Large truck/ parking lot
- > ±24' - ±26' Clear height
- > .33/3000 (ESFR ready)
- > ±24' x 60' Column spacing
- > ±800 amps @ 480 volt power
- > Available Now
- > **\$1.25 NNN/SF (\$0.33/SF OPEX)**



Accelerating success.

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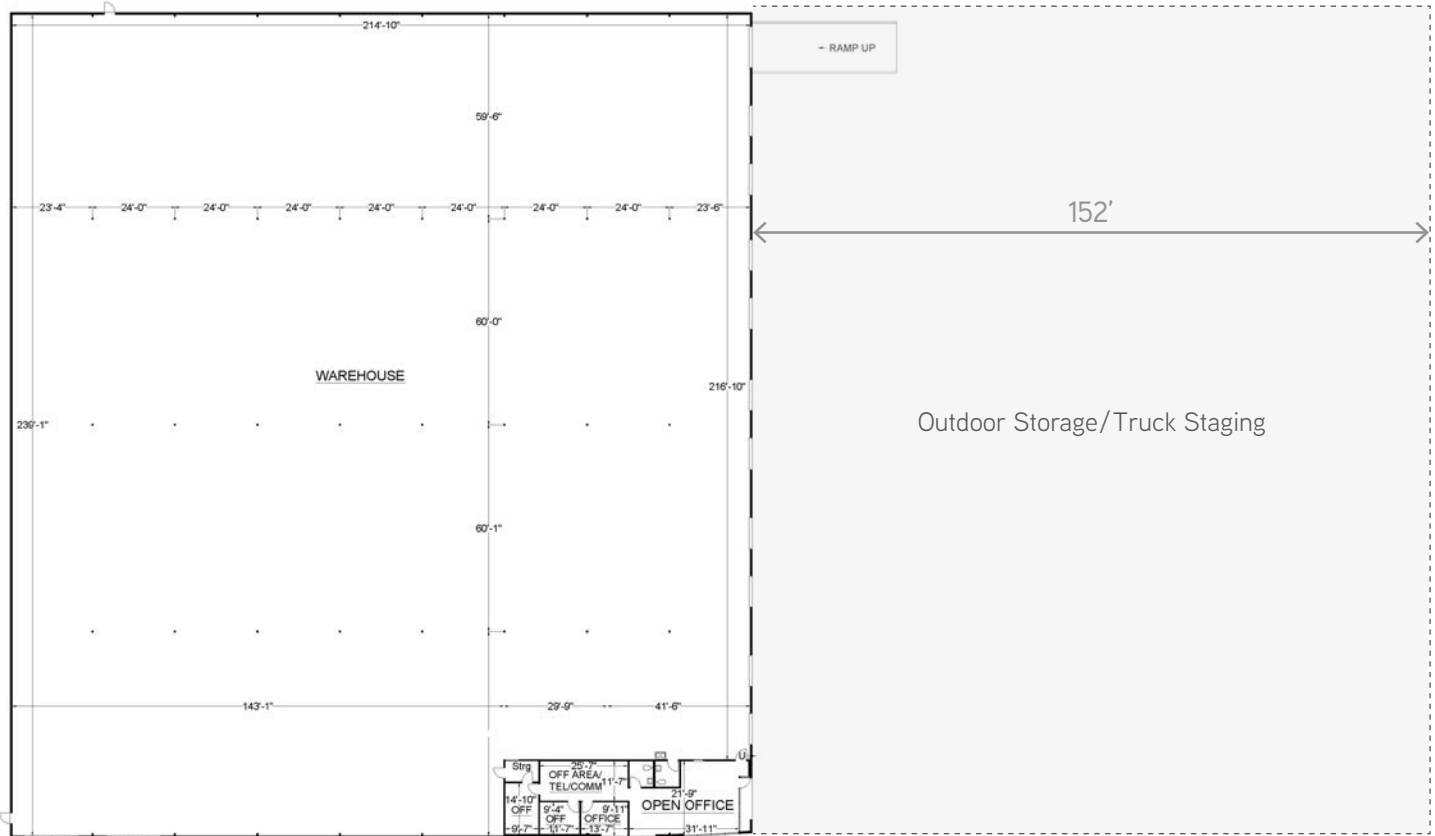
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Site Plan



**floor plan not to scale/not exact*



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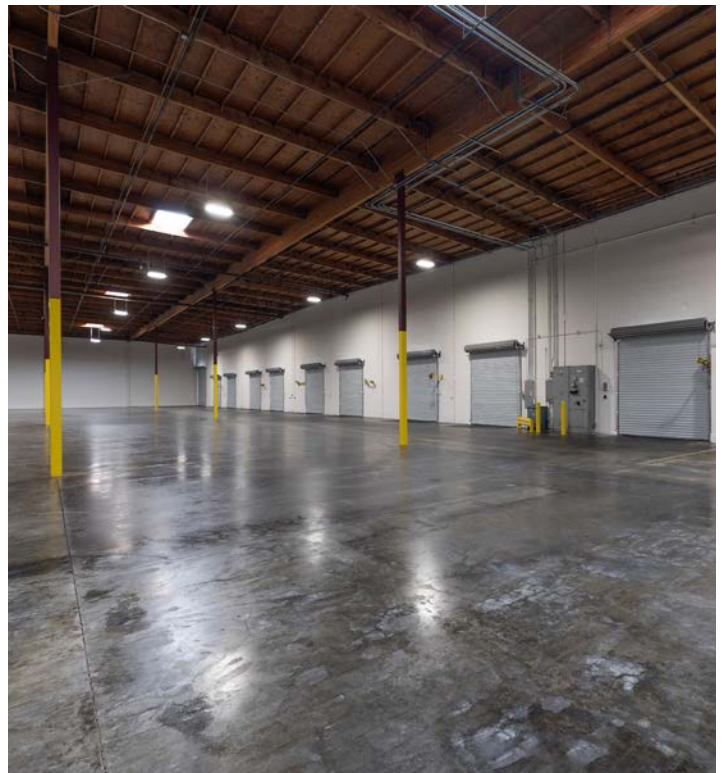
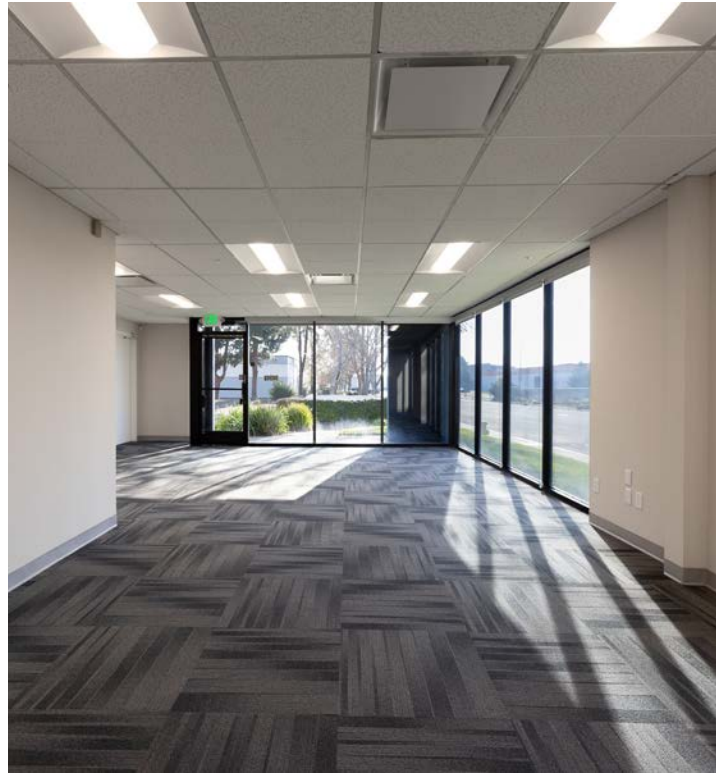
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MAJOR DESTINATIONS	
Palo Alto	16 Miles
Downtown San Jose	24 Miles
Mountain View	20 Miles
Sunnyvale	24 Miles
Oakland	23 Miles
Port Of Oakland	23 Miles
Cupertino	26 Miles
San Francisco	34 Miles
Tracy	47 Miles
Salinas	80 Miles
Sacramento	104 Miles
Reno, Nv	235 Miles
Los Angeles	366 Miles
Seattle, Wa	824 Miles

AIRPORTS	
San Jose (SJC)	21 Miles
Oakland (OAK)	17 Miles
San Francisco (SFO)	27 Miles

HIGHWAYS	
I-880	4 Miles
I-680	6 Miles
Hwy 101	13 Miles
I-5	54 Miles
Hwy 84 Dumbarton Bridge	6 Miles



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