

FOR SALE

COLLIERS
INTERNATIONAL

1999 Harrison Street, Suite 1750
Oakland, CA 94612
Ph: (510) 986-6770
Fx: (510) 986-6775
www.colliersparrish.com

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1510 ZEPHYR AVENUE • HAYWARD, CA

Over 8,000 Square Feet of Class 10, 100 & 10,000 Cleanroom
4,000 Amps, Scrubber, DI Water, Acid Neutralization



Description:

±50,400 square foot warehouse/light industrial building on a ±3.70 acre parcel (APN 0173-023-01).

Building Features:

- Five (5) dock-high doors, one (1) grade-level door & rail served (3 doors)
- Open office improvements totaling ±3,000 square feet, including server room, cafeteria and employee locker room with showers
- ±24' clear height
- Fully sprinklered
- Large side yard or ability to expand building

Cleanroom Features:

- ±4,450 square feet of Class 10,000 clean room space with ±12' ceilings, utility trenching
- ±2,600 square feet of Class 100 clean room space with ±10.5' ceilings
- ±1,120 square feet of Class 10 clean room space with ±10.5' ceilings
- Gowning room (no air shower)
- 200-ton HVAC (entire building)
- H3 - H7 occupancy areas for hazardous materials

Yard & Plant Features:

- 4,000 amps, 480/277 volts (subject to verification)
- ±14,400 square feet outdoor service yard which includes:
 - Scrubber (38,000 cubic feet per minute)
 - Waste water neutralization system
 - DI Water (200,000 gallons per day capacity)
 - Nitrogen tank and pod
 - Diesel backup generator

Sale Price: Call broker

Comments:

Freestanding building with excellent street frontage and convenient access to I-880 via the Whipple Road and Industrial Parkway interchanges.

Contact Information:

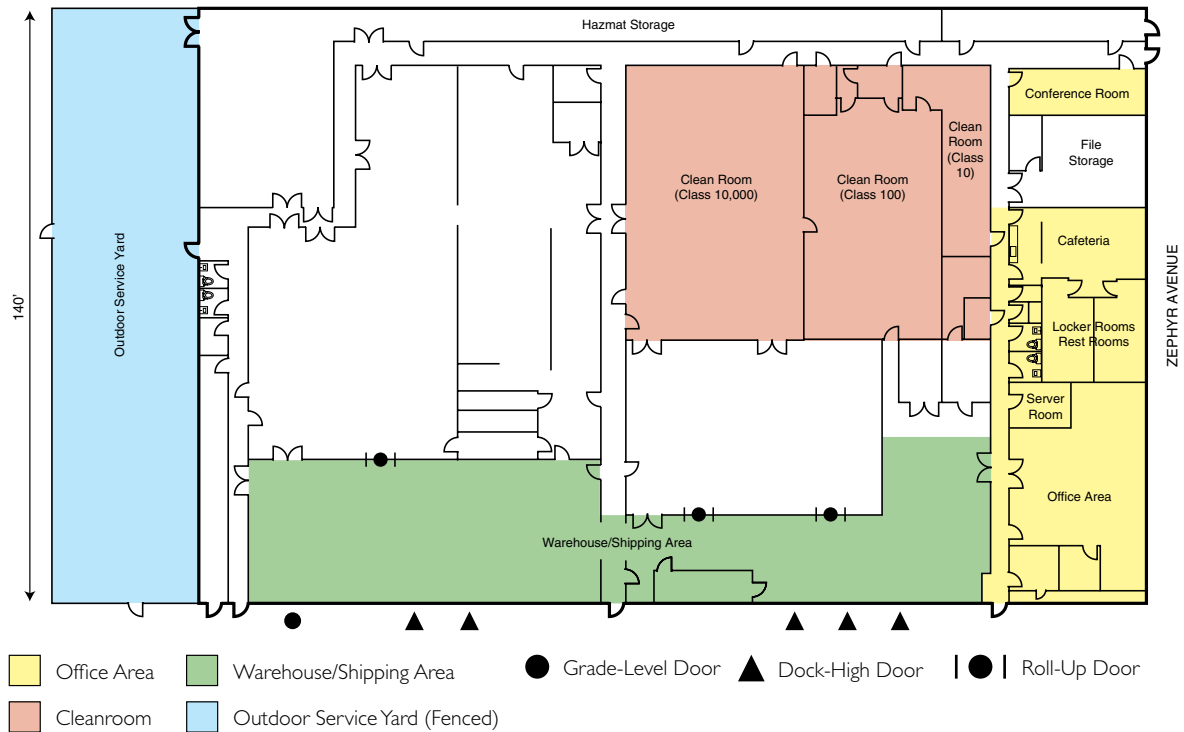
Greig F. Lagomarsino, SIOR
(510) 433-5809
glago@colliersparrish.com
CA License No. 01063817

Sean Sabarese
(510) 433-5803
ssabarese@colliersparrish.com
CA License No. 01308374

Ken Tsukahara
(408) 282-3934
ktsukahara@colliersparrish.com
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