

For Sublease

Light Industrial Facility

Norton / Fitch / Walker / Indart Team



LOCATION: 21019 Alexander Court
Hayward, California

PROPERTY DESCRIPTION:

- $\pm 7,056$ square feet with $\pm 2,329$ square feet of office
- Property Features:
 - $\pm 30\%$ office
 - insulated warehouse well suited for light assembly/production or general storage
 - ± 16 ft. clear height
 - 1 Drive in door
 - Excellent 880 freeway/highway 92 access
 - Abundant parking
 - High image business park setting
 - Master lease expires 12/31/06

ASKING RATE:

- Rate: \$.55 NNN (2003 NNN expenses estimated at \$.12/square foot)

FOR MORE INFORMATION CONTACT:

CB RICHARD ELLIS, INC.

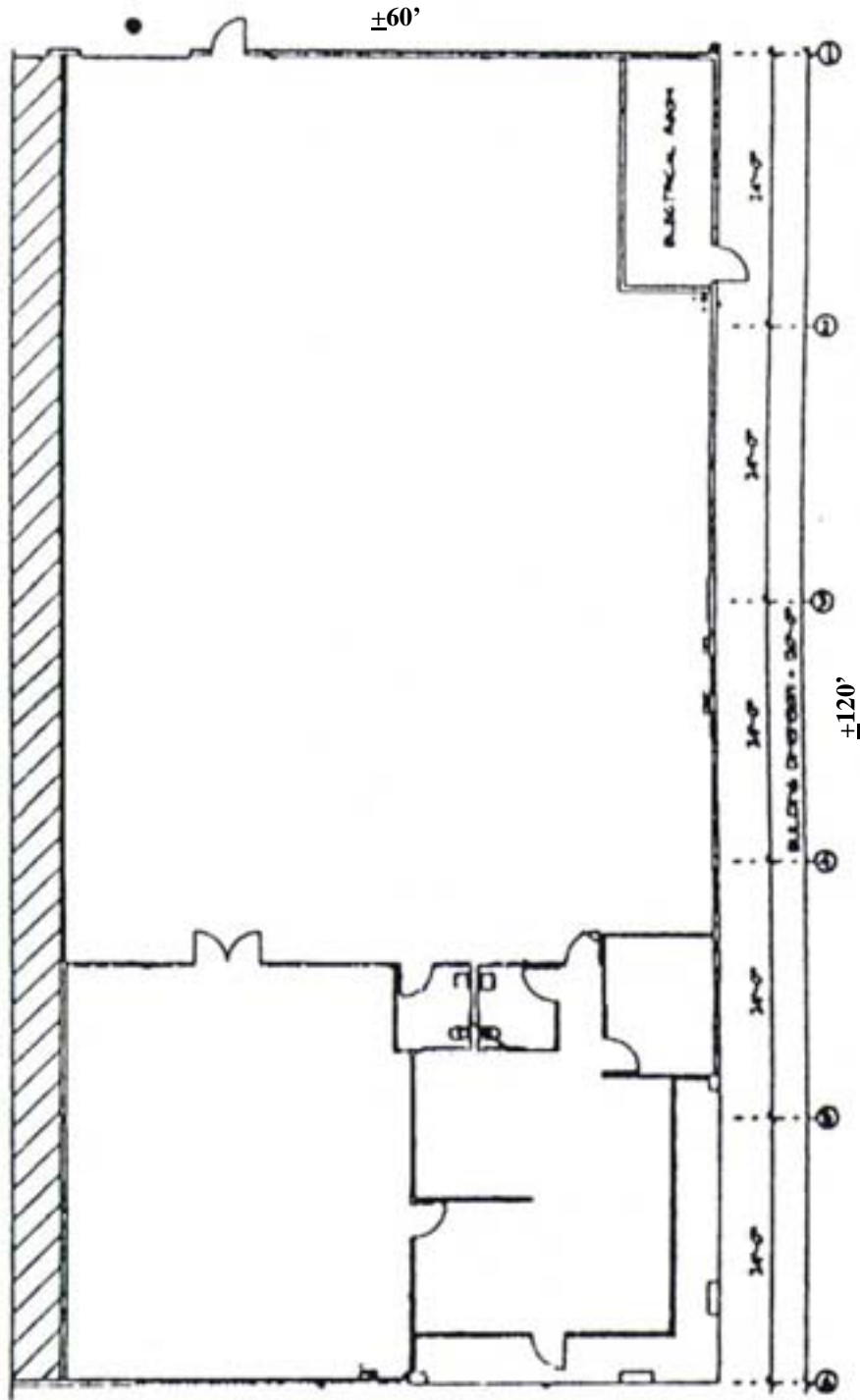
Michael Walker
510.874.1979

Duane Fitch
510.874.1940

Doug Norton
510.874.1930

Ryan Indart
510.874.1914

SITE PLAN



FLOOR PLAN
V8-18

Office ±2,329 SF
WH ±4,699 SF
Elect + 28 SF
Total ±7,056 SF