

23978 CONNECTICUT ST
HAYWARD, CA

*Owner-User or Investment
Industrial Building For Sale*

REDUCED PRICE!



CITYLIGHTS[™]

PROPERTY GROUP, INC.
Real Estate • Management • Investments



TURTON
COMMERCIAL REAL ESTATE

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REDUCED PRICE!

THE OPPORTUNITY

±20,000

SF MULTI-TENANT BUILDING

±1.02

ACRE PARCEL

\$5,295,000

PURCHASE PRICE

9-UNITS

SEPARATELY METERED

100% VACANT, MULTI-TENANT INDUSTRIAL BUILDING PERFECT FOR OWNER-USER

Turton CRE is pleased to offer for sale, 23978 Connecticut Street (the "Property"), an approximately ±20,000 SF vacant multi-tenant flex building situated on the corner of Depot Rd and Connecticut St in the center of Hayward's Industrial Technology and Innovation Corridor.

The Property features 9 separately metered units all with heavy power, roll-

up doors, some office, and a restroom. The property sits on a 1.02 AC lot (±44,431 SF) and has 34 surface level parking spots, with ±10,000 SF of gated and fenced yard space. The property offers immediate access to Highway 92, the San Mateo Bridge, and I-880, providing fast connectivity to the East Bay, Peninsula, and major Bay Area submarkets. A building of this size,

composition, location, and ease of access is rare this close to Downtown Hayward.

This property presents an opportunity for both owner-users and investors, allowing a user-investor to occupy a portion of the property while leasing out the remaining units. Don't miss the chance to own a fantastic building in the heart of Hayward's growing Industrial Technology and Innovation Corridor.

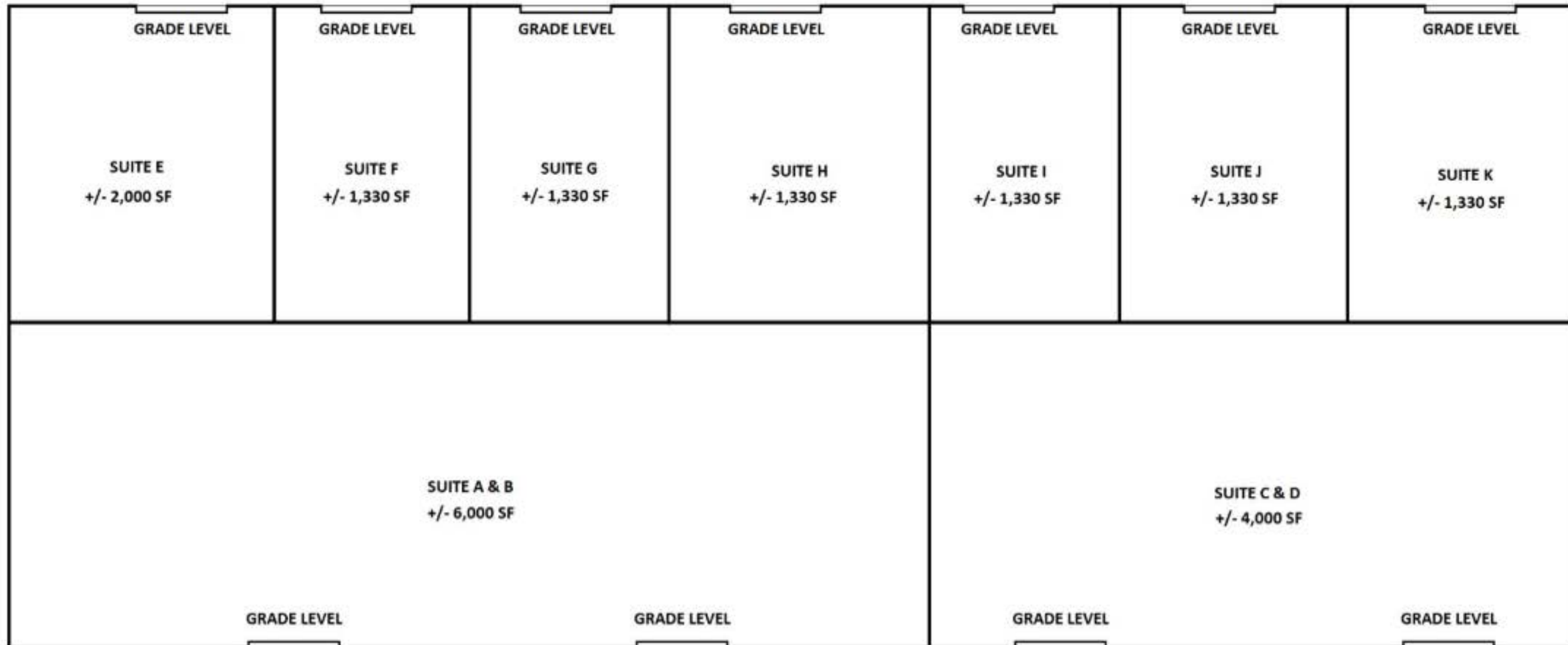


PROPERTY INFO

Address:	23978 Connecticut Street Hayward, CA 94545
Purchase Price:	\$5,295,000 (\$265/SF) "As-Is"
Building Size:	±20,000 SF
Site Size:	1.02 AC lot (±44,431 SF)
Available Suites:	±1,330 - 20,000 SF
Year Built:	1962
Exterior Walls:	Concrete Tilt Up
Clear Height:	17'
Number of Units:	9
Warehouse Percentage:	89%
Grade Level Doors:	11
Car Parking:	34 Surface Spots
Zoning:	General Industrial (IG)
Power to Building:	2,000 Amps (3,000 Amps Available at Transformer)
Power to Suite A&B:	600 Amps 3 Phase
Power to Suite C-J:	200 Amps 3 Phase <i>(to be verified by an electrician)</i>



FLOOR PLANS



Not to Scale

3 THE LOCATION
2397B CONNECTICUT ST

THE LOCATION



\$ \$96.7K
HOUSEHOLD INCOME

+6% YOY
EXTENDED WORKFORCE

95.1%
OCCUPIED HOUSING UNITS *Placer.ai 2025

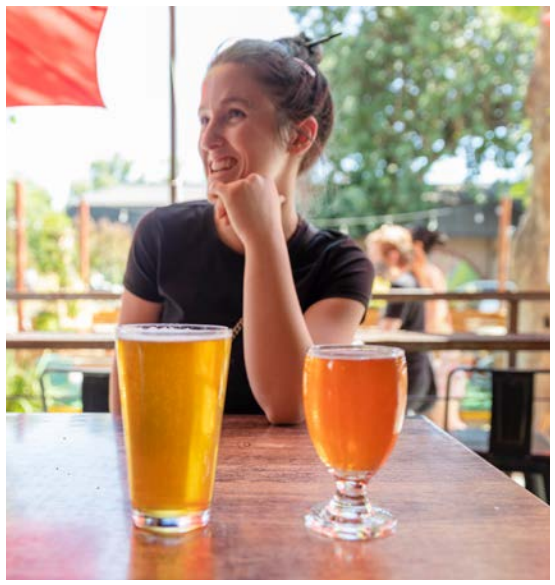
DOWNTOWN HAYWARD: FROM INDUSTRIAL ROOTS TO A VIBRANT MIXED-USE CENTER

The property sits just twelve minutes from the heart of Downtown Hayward, placing you within a dynamic and evolving East Bay hub that blends industrial heritage with community-oriented commerce, culture, and connectivity. Historically, Hayward served as a transit and trade crossroads, with ranchland giving way to commercial corridors and industrial activity over time. Today, Downtown Hayward is a lively central district that combines business, residential, retail, and cultural amenities in a walkable, accessible layout.

The area is anchored by the Hayward BART Station, convenient for commuting across the Bay Area, and enhancing access to labor, clients, and partners. Within walking distance in the Downtown area, you'll find a rich mix of shops, boutiques, vintage stores, and retail services that support both everyday needs and business convenience. Downtown's dining scene includes long-standing favorites like Casper's Hot Dogs (retro-style hot dog staple) and more eclectic offerings in local restaurants and cafés. Just four blocks away from Down-

town lies Heritage Plaza. The plaza is a large public park with mature trees, art pieces, and a children's garden, serving as community gathering spot and ideal for employee breaks.

Hayward reflects a blend of industrial, commercial, and residential uses, making the location adaptable to companies needing space, worker access, and amenities — whether for warehousing, light manufacturing, distribution, or office-industrial hybrid uses.





THE PROPERTY IS 40 MIN FROM SF





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