

OFFERING MEMORANDUM

*±44,879 SF Power-Rich
Advanced Manufacturing
& R&D Headquarters
Located in Union City, CA*

34501 7TH STREET, UNION CITY, CA 94587

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*Exclusively
listed by*

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EXECUTIVE SUMMARY

01



PREMIER OFFERING IN THE HEART OF UNION CITY, CA

*A flexible headquarters environment for
product development, engineering, light
manufacturing, and regional operations.*

±44,879 SF total building area - ±2.27 AC site

±27,000 SF production/warehouse - ±18,000 SF office/engineering

±78 parking spaces - ±1.75/1,000 SF

2,500 Amps @ 480V, 3-phase

23' clear height

2 dock-high doors, 2 grade-level doors

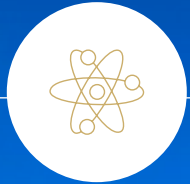
Adjacent expansion opportunity

Near Union City BART

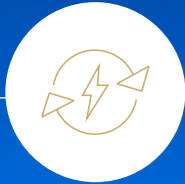
Contact Broker for more information



IDEAL TENANT PROFILES



ROBOTICS &
AUTOMATION



ELECTRONICS &
SEMICONDUCTOR
EQUIPMENT



MEDICAL DEVICE
& PRECISION
MANUFACTURING



CLEANTECH &
HARDWARE



REGIONAL
HQ & LIGHT
MANUFACTURING



BUILT FOR *HIGH-GROWTH* INDUSTRIES

A rare combination of office, engineering, production, and loading capabilities can support a range or advanced users.



ROBOTICS & AUTOMATION

Engineering office, prototype integration, pilot assembly, staging, and support operations in one location



ELECTRONICS & SEMICONDUCTOR EQUIPMENT

Office, quality control, storage, assembly, and logistics space for precision hardware and equipment users



MEDICAL DEVICE & PRECISION MANUFACTURING

A flexible environment for clean assembly-adjacent uses, engineering support, packaging, and regional distribution



REGIONAL SERVICE CENTER



R&D & LIGHT MANUFACTURING



PROPERTY OVERVIEW



SITE & BUILDING LAYOUT

A flexible building configuration combining office, engineering, production, warehousing, and loading in one integrated facility.



$\pm 44,879$ SF

TOTAL

$\pm 27,000$ SF

PRODUCTION/WAREHOUSE TOTAL

$\pm 18,000$ SF

OFFICE & ENGINEERING TOTAL

± 2.27 AC

TOTAL

2 dock-high doors

2 grade-level doors

23' clear height

2,500 Amps @ 480v,
3-phase

Approximately 78
parking spots

OFFICE & ENGINEERING ENVIRONMENT

Mostly open-plan office space with natural light, collaboration areas, and flexibility for engineering, product development, and client-facing functions.

OFFICE HIGHLIGHTS

Open office and team workspace

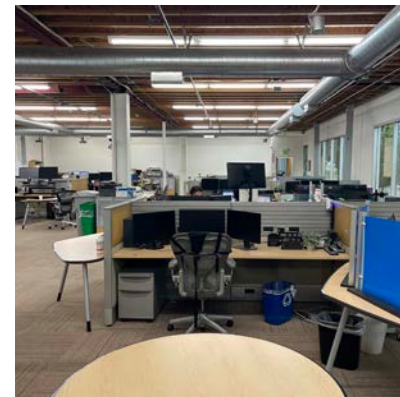
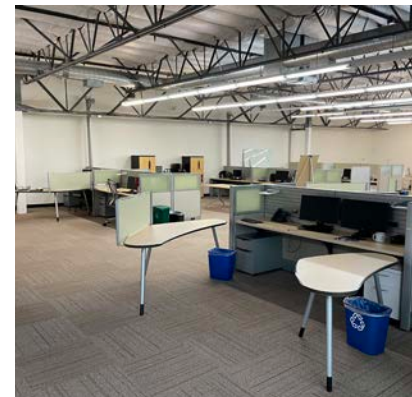
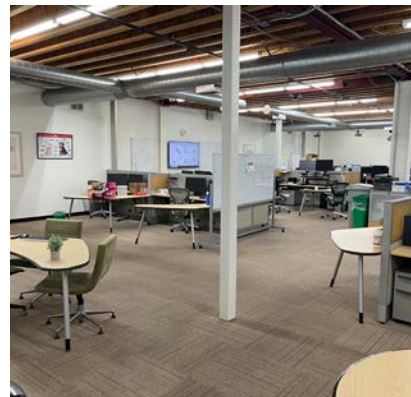
Conference and meeting rooms

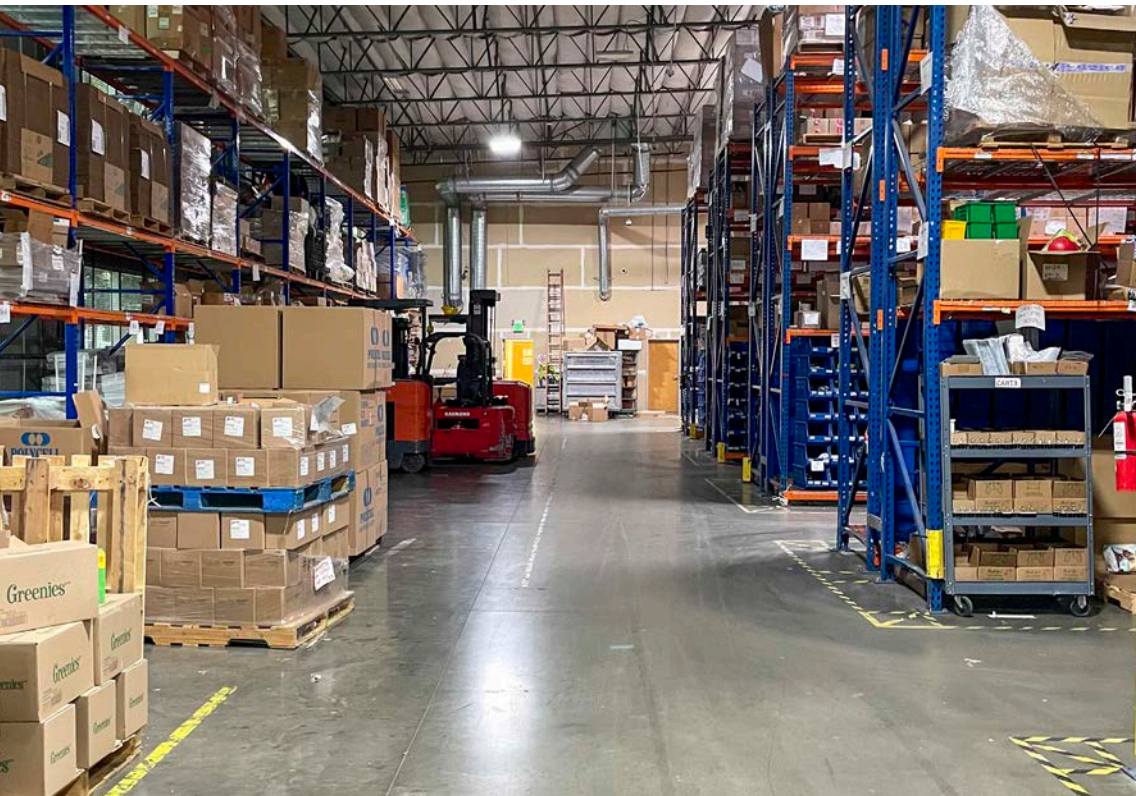
Natural light and perimeter windows

Flexible collaboration zones

Reception / client-facing potential

Support space for engineering and operation teams





PRODUCTION & WAREHOUSE INFRASTRUCTURE

Heavy power, clear height, loading, and flexible space planning support light manufacturing, assembly, staging and distribution functions.

TECHNICAL HIGHLIGHTS

23' Clear height

2,500 Amps @ 480V, 3-Phase

2 Dock-high loading positions

2 Grade-level doors (14' height)

Flexible racking / assembly layout

Adjacent expansion opportunity

TECHNICAL HIGHLIGHTS

Integrated office & warehouse environment

Suitable for robotics, hardware, electronics, and medtech users

Loading and circulation for receiving, staging, and shipping



LOCATION OVERVIEW



AMENITIES & EMPLOYEE CONVENIENCE

Close to retail, dining, services, and transit connections that support daily employee convenience and business operations

EMPLOYEE EXPERIENCE

The property offers practical convenience for employees, with nearby retail, food, services, and regional transit access.



UNION CITY

UNION LANDING SHOPPING CENTER



238

34501 7TH ST

↑ TO WALNUT CREEK

← TO PENINSULA

→ TO CENTRAL VALLEY

↓ TO SILICON VALLEY

BART BART STATION
Union City

880

SILICON VALLEY EAST ACCESS

Strategically positioned in the 84 / Decoto business corridor with direct access to key East Bay, Peninsula, and Silicon Valley commute routes.

LOCATION ADVANTAGES

Direct access to I-880, I-680, Hwy 84, and Hwy 238

Easy connectivity to the Dumbarton Bridge and San Mateo Bridge

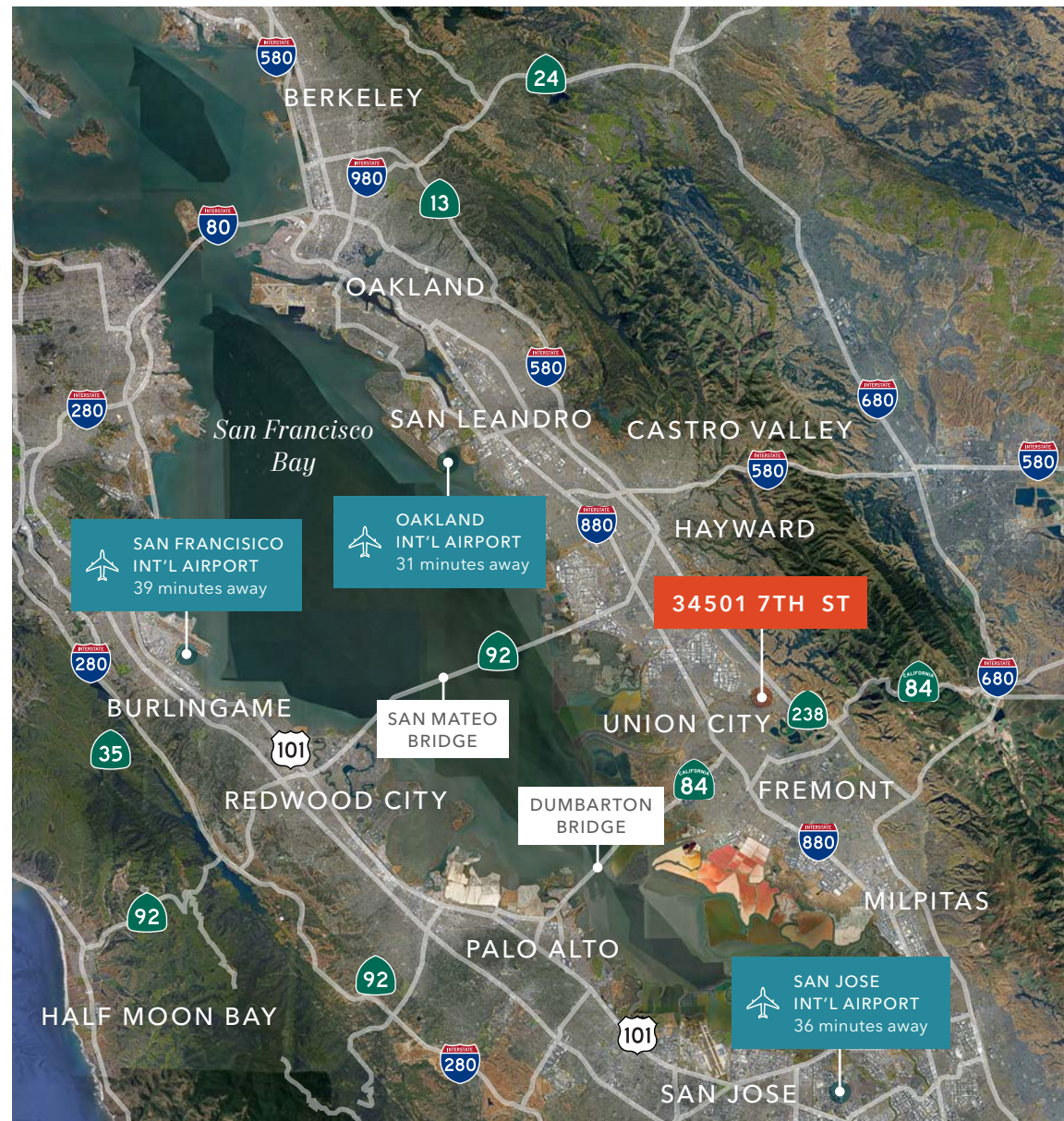
Near Union City BART and approximately one block from Union City Transit

Convenient access to San Francisco, San Jose, and Oakland International airports

Close to downtown Union City, Union Landing, and everyday employee amenities

WHY HERE

The property offers a central East Bay location for engineering, operations, and regional distribution teams seeking connectivity to Silicon Valley, the Peninsula, and the broader Bay Area labor base.



34501
7TH STREET

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