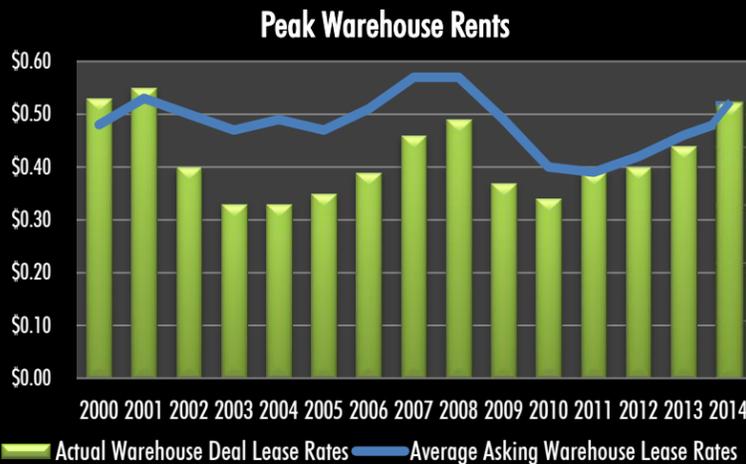
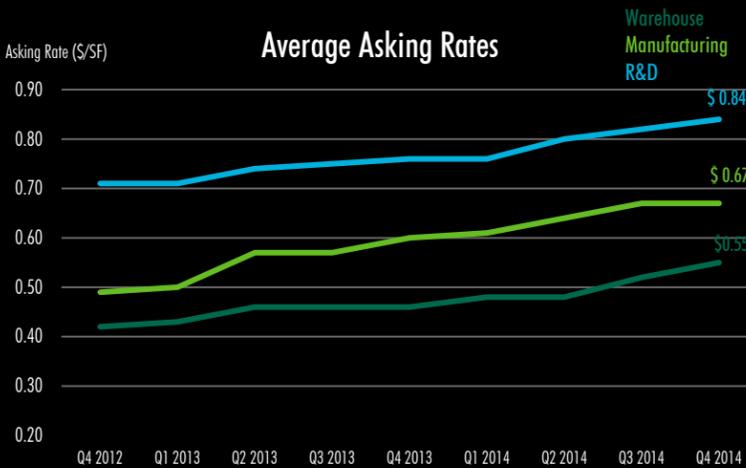
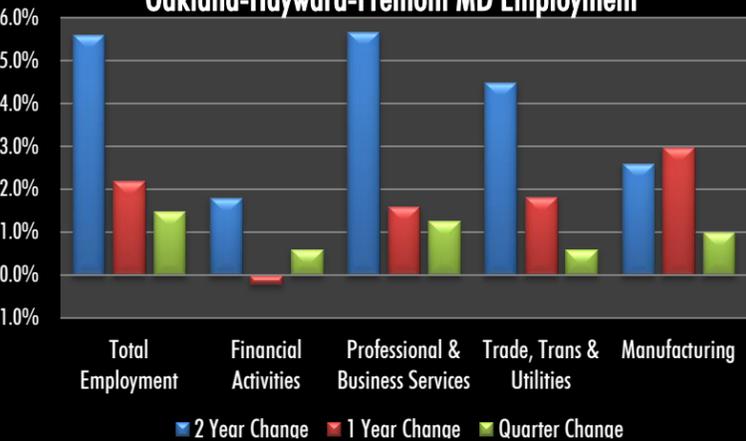


OAKLAND METRO LABOR
Oakland-Hayward-Fremont Metropolitan District

Alameda County Labor Force: 788,500

Oakland-Hayward-Fremont MD Employment



SNAPSHOT – OAKLAND INDUSTRIAL

Largest Lease Transactions

Address	Lessee	SF	Rent PSF	Term	Lease Type
The Crossings @ 880, Fremont	Living Spaces	311,469	Confidential	183	New
47422 Kato Rd, Fremont	JC Paper	214,908	\$0.57 NNN	120	Renewal
8350 Pardee Rd, Oakland	Coasters	232,881	\$0.55 NNN	96	New
The Crossings @ 880, Fremont	Confidential	277,497	Confidential	84	New
47400 Kato Rd, Fremont	Tesla Motors	302,564	\$0.65 NNN	144	New

Largest Sale Transactions

Address	Buyer	SF	Price PSF	Type
1550 Pacific St, Union City	Terreno Realty	300,639	\$123.74	Whs
33508 Central Ave, Union City	Terreno Realty	177,000	\$134.46	Whs
44368 Old Warm Springs Blvd, Fremont	WP Investments	171,360	\$64.05	Whs
38811 Cherry St, Newark	Met Life	574,640	\$152.00	Whs
20939 Cabot Blvd, Hayward	KTR Capital	208,420	\$95.96	Whs
2054-2070 Burroughs Ave, San Leandro	Terreno Realty	131,000	\$103.00	Whs
1717 Doolittle Dr, San Leandro	Comstock Realty	421,000	\$67.61	Whs

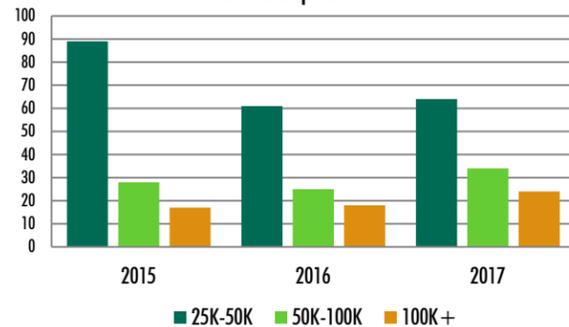
Largest Lease & Sale Availabilities

Address	SF	Asking Rate PSF	Status
901 Page Avenue, Fremont	506,490	\$0.75	Existing
6753 Mowry Ave, Newark	268,800	\$0.65	Existing
33400 Dowe Ave, Union City	226,009	TBD	Existing

Under Construction

Address	SF	Asking Rate PSF	Status
The Oaks Logistics Center, 201 Discovery Dr, Livermore	1,298,207	TBD	Under Construction
Bay Area Logistics Center, 2995 Atlas Rd, Richmond	707,820	TBD	Under Construction
Silicon Valley Logistics, Boyce Rd, Fremont	623,920	TBD	Under Construction
Midpoint @ 237, N 1st St, San Jose, CA	600,000	TBD	Under Construction
Pinole Point Business Park, Giant Rd, Richmond	515,000	TBD	Under Construction
Hayward 92 Industrial Ctr, 3596 Baumberg Ave, Hayward	471,026	TBD	Under Construction
Central Pacific, 1550 Pacific St, Union City	300,639	TBD	Under Construction

Lease Expirations



Free Rent

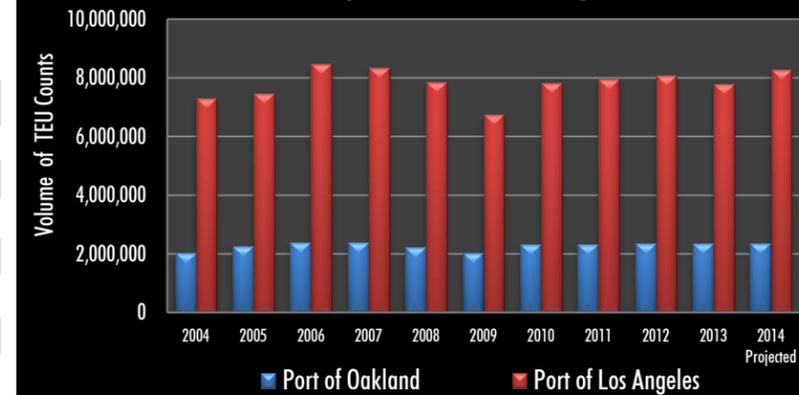


PORT OF OAKLAND

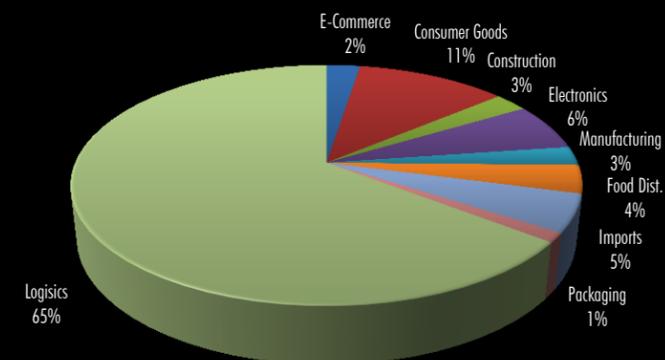
TRANSPORTATION

Port of Oakland (portofOakland.com)

Port Activity - Oakland vs. Los Angeles



Percentage of Transactions By Industry Type



EAST BAY OVERVIEW



MIKE BARRY
Senior Vice President
Industrial Properties



BOB FERRARO
Senior Vice President
Industrial Properties



CHRIS VANKEULEN
Vice President
Industrial Properties



KEN MORRIS
Vice President
Industrial Properties

NOTABLE DEALS



Fremont
±411,000 SF



Fremont
±237,933 SF



Newark
±237,312 SF



Fremont
±201,393 SF



Fremont
±173,946 SF



Fremont
±276,964 SF



San Leandro
±514,000 SF



East Bay
100,000+ SF



Oakland Industrial, Q1 2015

Figure 1: Statistics and Transactions

Submarket	NRA	Total Vacancy % ¹	Total Vacant SF	Total Availability % ²	Total Direct Available	Total Sublease Available	Average Asking Rate \$ ³	Q1 Net Absorption	YTD Net Absorption
Richmond	13,384,612	3.1	418,963	7.4	991,330	0	0.59	225,650	225,650
Warehouse	4,370,471	2.7	117,129	8.3	361,515	0	0.53	37,700	37,700
Manufacturing	7,141,269	2.6	186,189	7.1	504,359	0	0.58	168,000	168,000
R&D/Flex	1,872,872	6.2	115,645	6.7	125,456	0	0.80	19,950	19,950
Berkeley	8,045,565	4.1	331,185	4.2	336,835	0	0.73	0	0
Warehouse	2,404,784	0.0	0	0.2	4,900	0	0.65	0	0
Manufacturing	3,936,076	0.2	8,155	0.2	8,905	0	0.67	0	0
R&D/Flex	1,704,705	18.9	323,030	18.9	323,030	0	0.96	0	0
Emeryville	3,322,689	2.9	95,761	4.0	123,170	8,770	0.69	0	0
Warehouse	2,051,003	3.6	73,515	4.9	100,924	0	0.65	0	0
Manufacturing	894,209	2.5	22,246	3.5	22,246	8,770	0.65	0	0
R&D/Flex	377,477	0.0	0	0.0	0	0	0.96	0	0
Oakland	35,680,066	2.1	745,994	4.1	1,239,176	239,991	0.57	280,408	280,408
Warehouse	24,895,992	0.8	188,278	2.2	465,847	78,491	0.58	258,761	258,761
Manufacturing	9,685,567	5.8	557,716	9.3	741,137	161,500	0.54	21,647	21,647
R&D/Flex	1,098,507	0.0	0	2.9	32,192	0	0.66	0	0
Alameda	4,436,599	7.1	316,250	9.3	413,412	0	0.49	118,187	118,187
Warehouse	3,655,878	8.6	313,058	10.3	377,980	0	0.45	118,000	118,000
Manufacturing	500,205	0.0	0	0.0	240	0	0.50	187	187
R&D/Flex	280,516	1.1	3,192	12.5	35,192	0	0.95	0	0
San Leandro	22,559,618	2.0	453,276	4.1	679,608	247,984	0.61	50,971	50,971
Warehouse	14,176,906	2.1	302,058	4.3	362,224	241,984	0.55	44,560	44,560
Manufacturing	5,668,314	0.8	45,209	2.7	149,077	6,000	0.66	0	0
R&D/Flex	2,714,398	3.9	106,009	6.2	168,307	0	0.82	6,411	6,411
San Lorenzo	1,174,587	3.4	40,000	6.4	74,605	0	0.45	0	0
Warehouse	561,500	7.1	40,000	13.3	74,605	0	0.45	0	0
Manufacturing	613,087	0.0	0	0.0	0	0	0.45	0	0
Hayward	40,814,448	3.6	1,462,451	6.7	2,566,374	187,311	0.62	286,202	286,202
Warehouse	26,298,709	3.1	807,570	6.4	1,551,385	138,134	0.56	196,678	196,678
Manufacturing	8,999,545	3.4	305,284	5.5	495,980	1,750	0.69	26,640	26,640
R&D/Flex	5,516,194	6.3	349,597	10.3	519,009	47,427	0.80	62,884	62,884
Union City	13,682,279	1.4	187,403	6.8	929,258	0	0.62	42,289	42,289
Warehouse	9,661,769	0.2	22,348	5.6	538,409	0	0.57	39,037	39,037
Manufacturing	2,582,786	1.9	47,912	9.6	248,717	0	0.68	0	0
R&D/Flex	1,437,724	8.1	117,143	9.9	142,132	0	0.84	3,252	3,252
Fremont	42,755,957	8.2	3,511,188	10.0	4,074,426	189,627	0.80	159,977	159,977
Warehouse	8,643,864	2.7	230,750	3.1	271,408	0	0.57	(65,612)	(65,612)
Manufacturing	14,315,323	5.3	752,074	5.4	778,378	0	0.80	92	92
R&D/Flex	19,796,770	12.8	2,528,364	16.2	3,024,640	189,627	0.90	225,497	225,497
Newark	11,166,631	5.7	640,353	11.3	1,154,980	105,362	0.70	72,153	72,153
Warehouse	3,712,391	1.8	68,368	9.1	337,168	0	0.53	0	0
Manufacturing	4,082,958	2.8	115,675	4.4	179,195	0	0.75	(26,724)	(26,724)
R&D/Flex	3,371,282	13.5	456,310	22.1	638,617	105,362	0.82	98,877	98,877
Oakland Industrial Market	197,023,051	4.2	8,202,824	6.9	12,583,174	979,045	0.65	1,235,837	1,235,837
Warehouse	100,433,267	2.2	2,163,074	4.9	4,446,365	458,609	0.56	629,124	629,124
Manufacturing	58,419,339	3.5	2,040,460	5.7	3,128,234	178,020	0.67	189,842	189,842
R&D/Flex	38,170,445	10.5	3,999,290	14.0	5,008,575	342,416	0.86	416,871	416,871

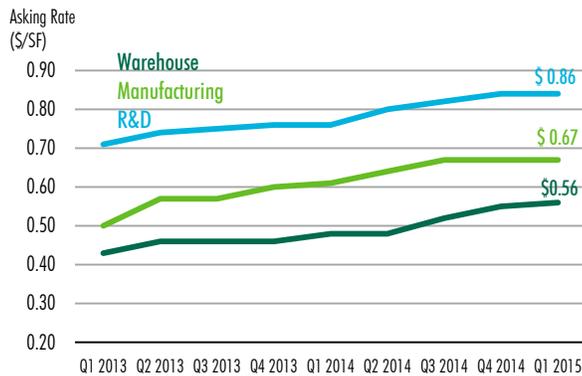
Source: CBRE Research, Q1 2015.

¹ Total Vacancy Rate = Direct Vacancy + Sublease Vacancy

² Total Availability Rate = All existing space being marketed for lease

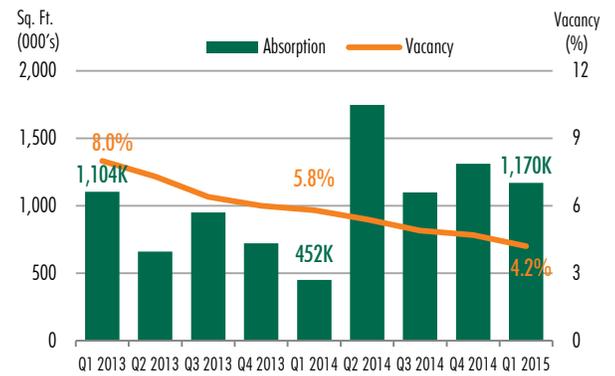
³ Monthly Direct Lease Rates, Triple Net (NNN)

Figure 2: Average Asking Rates



Source: CBRE Research, Q1 2015.

Figure 3: Net Absorption and Vacancy Rates



Source: CBRE Research, Q1 2015.

Figure 4: Significant Lease Transactions of the Quarter

Lessee	Address	Total SF	Property Type	Type
Super Micro Computer, LLC	48350 Fremont Blvd, Fremont	246,450	Whse/Distribution	Renewal
Coasters Inc..	8350 Pardee Rd, Oakland	232,881	Whse/Distribution	New Lease
JC Paper	47422 Kato Rd, Fremont	214,809	Whse/Distribution	Renewal
Solar City	47700 Kato Rd, Fremont	199,352	R&D/Flex	New Lease
Purcell Murray	7200 Edgewater Dr, Oakland	192,680	Whse/Distribution	New Lease

Source: CBRE Research, Q1 2015.

Figure 5: Significant Sale Transactions of the Quarter

Buyer	Address	Total SF	Property Type	Type
DCT	22290 Hathaway Ave, Hayward	548,179	Whse/Distribution	Sold to Investor
BART	1001 Whipple Rd, Hayward	444,840	Whse/Distribution	Sold to User
Bentall Kennedy	8350 Pardee Rd, Oakland	374,725	Whse/Distribution	Sold to Investor
901 Jefferson Street LLC	810 81st Ave, Oakland	192,557	Manufacturing	Sold to Investor
Wang Brothers Investments LLC	350 Carlson Blvd, Richmond	128,000	Manufacturing	Sold to User

Source: CBRE Research, Q1 2015.

Figure 6: Significant Construction

Project	Address	Total SF	Product Type	Pre-Committed
Bay Area Logistics Center	2995 Atlas Rd, Richmond	707,820	Whse/Distribution	0%
The Crossings @ 880	Dixon Landing Rd, Fremont	690,796	Whse/Distribution	100%
Pinole Point Business Park	Giant Rd, Richmond	515,000	Whse/Distribution	0%
47400 Kato Rd	47400 Kato Rd, Fremont	302,564	Manufacturing	100%
Central Pacific	1550 Pacific St, Union City	300,888	Whse/Distribution	0%

Source: CBRE Research, Q1 2015.

Disclaimer: Information contained herein, including projections, has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness. This information is presented exclusively for use by CBRE clients and professionals and all rights to the material are reserved and cannot be reproduced without prior written permission of CBRE.

SIGNIFICANT LEASE EXPIRATIONS & ACTIVE REQUIREMENTS

RICHMOND-FREMONT



LEASE EXPIRATIONS 100,000+ SF JUNE 2015 - JANUARY 2017

#	Tenant	City	SF	LED
1	Super Micro Computer	Fremont	246,450	5/15
2	Victron Inc	Fremont	127,452	6/15
3	Guardian	Hayward	115,213	6/15
4	Simmons/Serta	San Leandro	236,000	7/15
5	Fidelity	Hayward	100,320	7/15
6	Annex	San Leandro	143,852	9/15
7	East Bay Logistics	Hayward	214,320	10/15
8	L. Kee	Hayward	180,000	10/15
9	I.R.D.	Hayward	120,000	12/15
10	Kaiser Permanente	Oakland	336,600	12/15
11	Oakland Paper & Supply	Richmond	149,828	1/16
12	GMG/ Lancaster	San Leandro	104,000	3/16
13	Marelich Mechanical	Hayward	105,000	3/16
14	Sigmatron	Union City	116,000	3/16
15	CoreMark International	Hayward	130,000	4/16
16	Exp Pharmaceutical Services	Fremont	106,100	5/16
17	Quanta	Fremont	120,960	7/16
18	Morgan	Hayward	214,000	7/19
19	Special Display	Hayward	152,000	8/16
20	Owens Corning	Hayward	150,000	9/16
21	Alexanders	Hayward	101,000	9/16
22	ThredUp	San Leandro	120,000	10/16
23	KW Cabinets	San Leandro	123,000	11/16
24	Southern Wine	Union City	304,000	1/17
25	N.D.A.	Newark	155,000	1/17

ACTIVE REQUIREMENTS 100,000+ SF

SF Requirement	Tenant	Location Requirement
600,000-800,000	Ashley Furniture	E. Bay
300,000-400,000	Asus	S. 880
300,000-400,000	Friant	E. Bay
200,000-400,000	Tesla Powertrain	E. Bay
300,000-350,000	FedEx	880
200,000-250,000	DBI Beverage	880
200,000-250,000	Williams Sonoma	880/E. Bay
200,000-250,000	Serta/Simmons	E. Bay
200,000-220,000	Seko W.W.	880
200,000-220,000	East Bay Logistics	880
150,000-200,000	Applied Materials	S. 880
175,000-200,000	Blue Apron	E. Bay
150,000	Ferguson	880
100,000-150,000	RB Hi Tech	880
100,000-150,000	Strategic Materials	E. Bay
100,000-125,000	Galaxy Dessert	N. 880
100,000-120,000	Morgan Ceramics	E. Bay

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As of March 2015



AVAILABLE FOR LEASE
3596 BAUMBERG AVENUE | HAYWARD, CA

HAYWARD 92 INDUSTRIAL CENTER
www.hayward92.com



Planned Project ±471,026 Square Feet on ±34 Acres

Building 1:

- ±333,365 SF (Divisible)
- ±18.62 Acre Site
- Low FAR, 0.411 Allows for Additional Car & Trailer Parking
- ESFR Sprinkler System
- ±32' Clear Height
- Ability to Fence & Secure Truck Court
- 52' x 50' Column Spacing, with 60' Speed Bay
- Electrical Service: 3,000 amps; 277/480 volt; 3 phase is available
- 62 Dock Doors
- 222 Car Parking
- 125' Truck Court
- ±85 Trailer Parking Stalls; including additional yard available
- Skylights: 2% of Roof Area
- Designed for LEED Certification

Additional Buildings Planned

Building 2:	±58,760 SF
Building 3:	±40,228 SF
Building 4:	±21,946 SF
Building 5:	±16,635 SF

Located within the growing population center of the Bay area. Only 18 miles to the Port of Oakland for substantial transportation savings when compared to the Central Valley area of Stockton/Tracy.

AVAILABLE Q3 2015

A Joint Venture of



A Member of The McShane Companies

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FOR LEASE

Hayward 92 Industrial Center

3596 Baumberg Avenue | Hayward, California

www.hayward92.com



Building 1 Site Plan

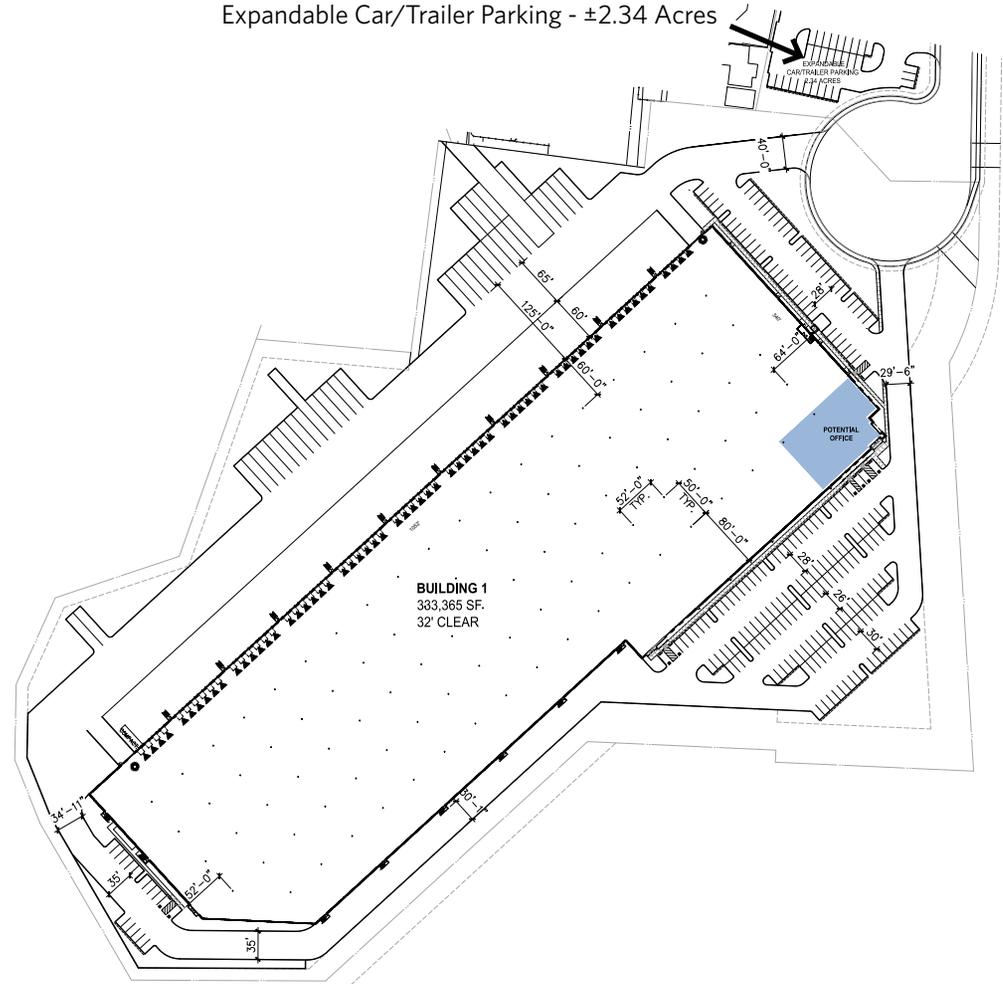
Expandable Car/Trailer Parking - ±2.34 Acres

Site 1 Area: ±811,063 SF / ±18.62 Acres
Building 1 Area: ±333,365 SF
NET F.A.R.: 0.411

Parking Requirement:

Warehouse (95%) @ 0.5/1000	158 Stalls
Office (5%) @ 4/1000	64 Stalls
Total Requirement	222 Stalls
Parking Provided:	222 Stalls
Truck Parking Provided:	38 Stalls

*Expandable Car & Trailer Parking on Adjacent Lot - ±2.34 Acres



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Hayward 92 Industrial Center

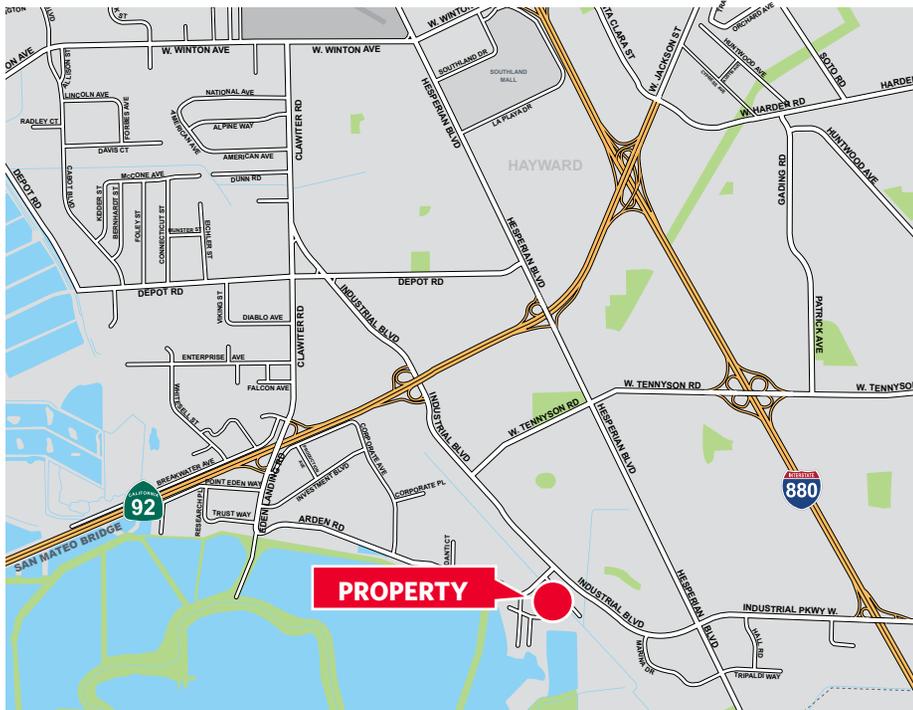
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Overall Site Plan

Building	Sq. Ft.	Parcel Size	Truck Docks	Truck Grade Doors
1	±333,365	±18.62	62	2
2	±58,760	±5.07	17	2
3	±40,228 (Or Additional Yard)	±2.34	4	1
4	±21,946	±1.41	2	1
5	±16,635	±1.1	2	1



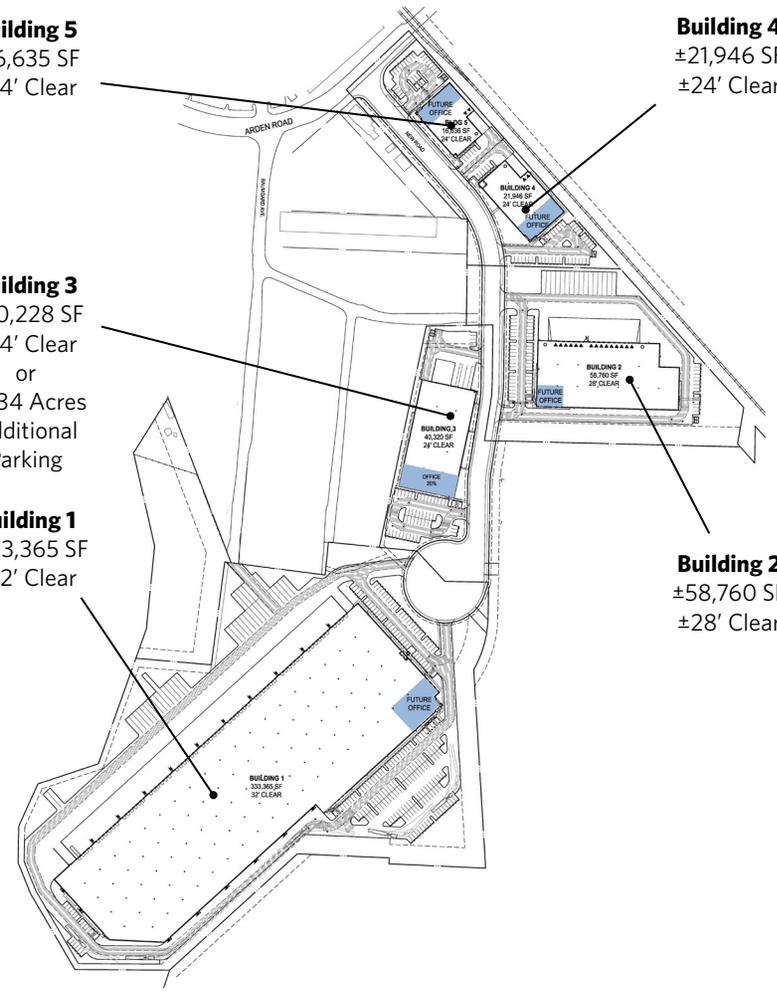
Building 5
±16,635 SF
±24' Clear

Building 4
±21,946 SF
±24' Clear

Building 3
±40,228 SF
±24' Clear
or
±2.34 Acres
Additional
Parking

Building 1
±333,365 SF
±32' Clear

Building 2
±58,760 SF
±28' Clear



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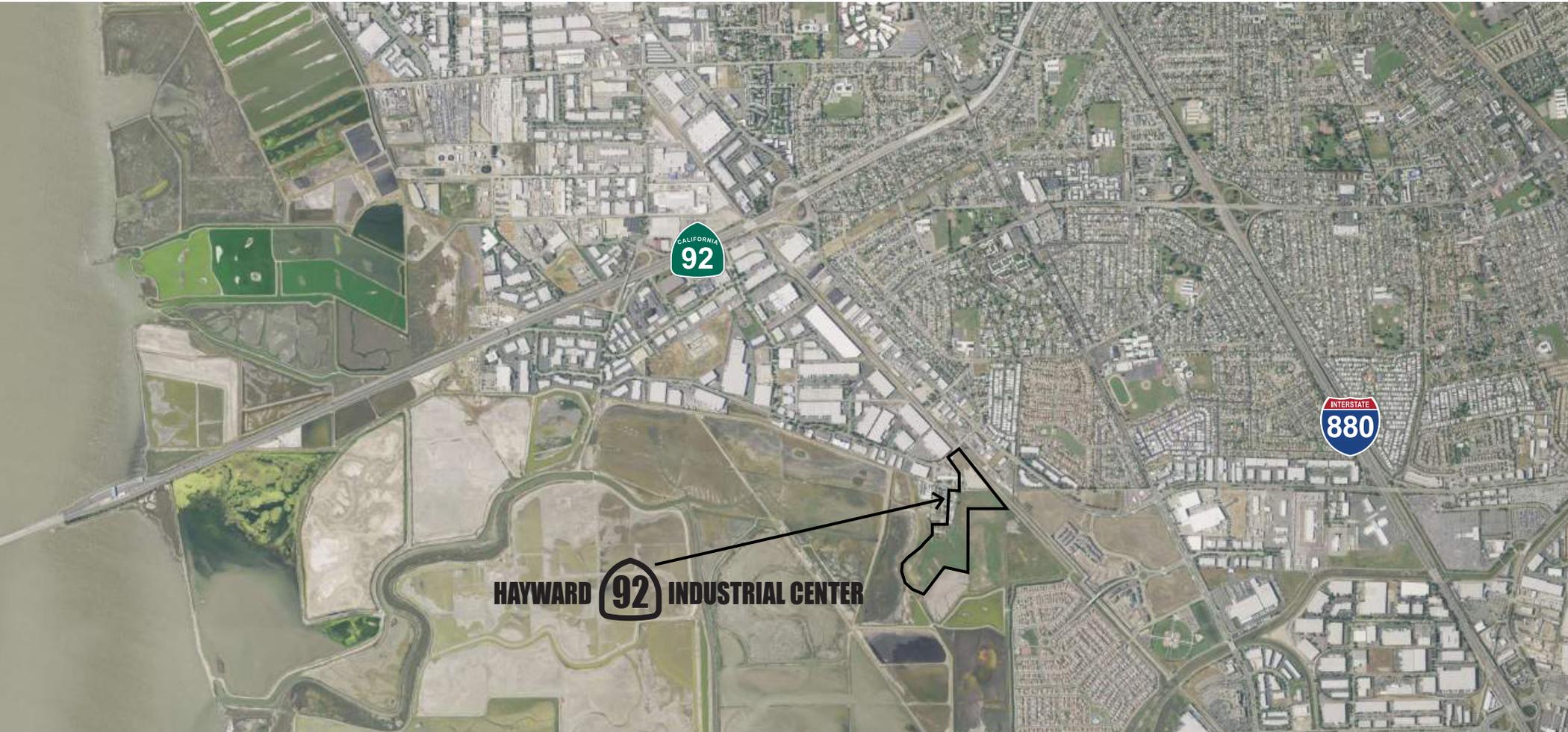
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