

# Bridgeview Technology Park

CLAWITER ROAD & INDUSTRIAL ROAD, HAYWARD, CA

Perfectly located in the  
East Bay's home of biotechnology  
and high-tech companies

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# About Bridgeview Technology Park

This multi-tenant campus consists of 3 buildings comprising 252,000 square feet, featuring laboratory, cGMP manufacturing and office space.

Easy access to Highway 92 and I-880

Close proximity to the San Francisco, Oakland, and San Jose airports

Access to multiple BART stations (Hayward and South Hayward), and Amtrak station

Close proximity to major biotech research institutions including U.C. Berkeley, Stanford University, and UCSF



**±252K**

TOTAL  
SQUARE FEET



**Three**

BUILDING  
CAMPUS



**Class A**

LAB/OFFICE  
BUILDING

# Availabilities

	BUILDING	SIZE
1	24500 Clawiter Rd	±24,437 SF
2	24540 Clawiter Rd	Not Available
3	24570 Clawiter Rd	±51,472 SF
4	24590 Clawiter Rd	±50,400 SF
5	24600 Industrial Rd	±97,689 SF



# 24500 Clawiter Rd



±24,437

RENTABLE  
SQUARE FEET

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General biology/chemistry labs

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Cold box, freezer room

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TC suites

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Chemistry fume hoods

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Backup generator

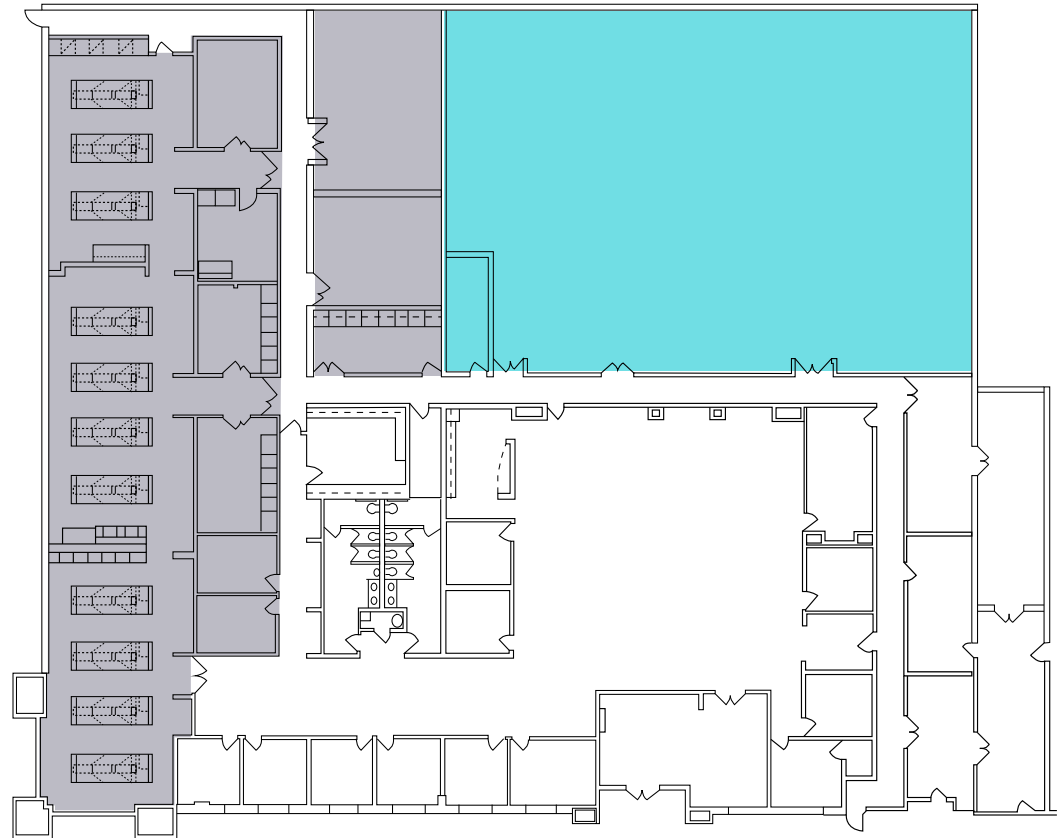
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RO/DI, CDA, vacuum

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±4,000 SF shell space for lab expansion

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LAB / LAB SUPPORT    LAB EXPANSION SPACE

# 24500 Clawiter Rd

±24,437 SF



**Bridgeview Technology Park**

# 24570 Clawiter Rd

## MECHANICAL/UTILITY SUPPORT

17 roof mounted air handlers & additional capacity

760 KW backup generator

Heating hot water system with max output 7 million BTU/HR

Plant steam and industrial hot water

Chilled water and chilled glycol systems

## PROCESS UTILITY CAPACITIES

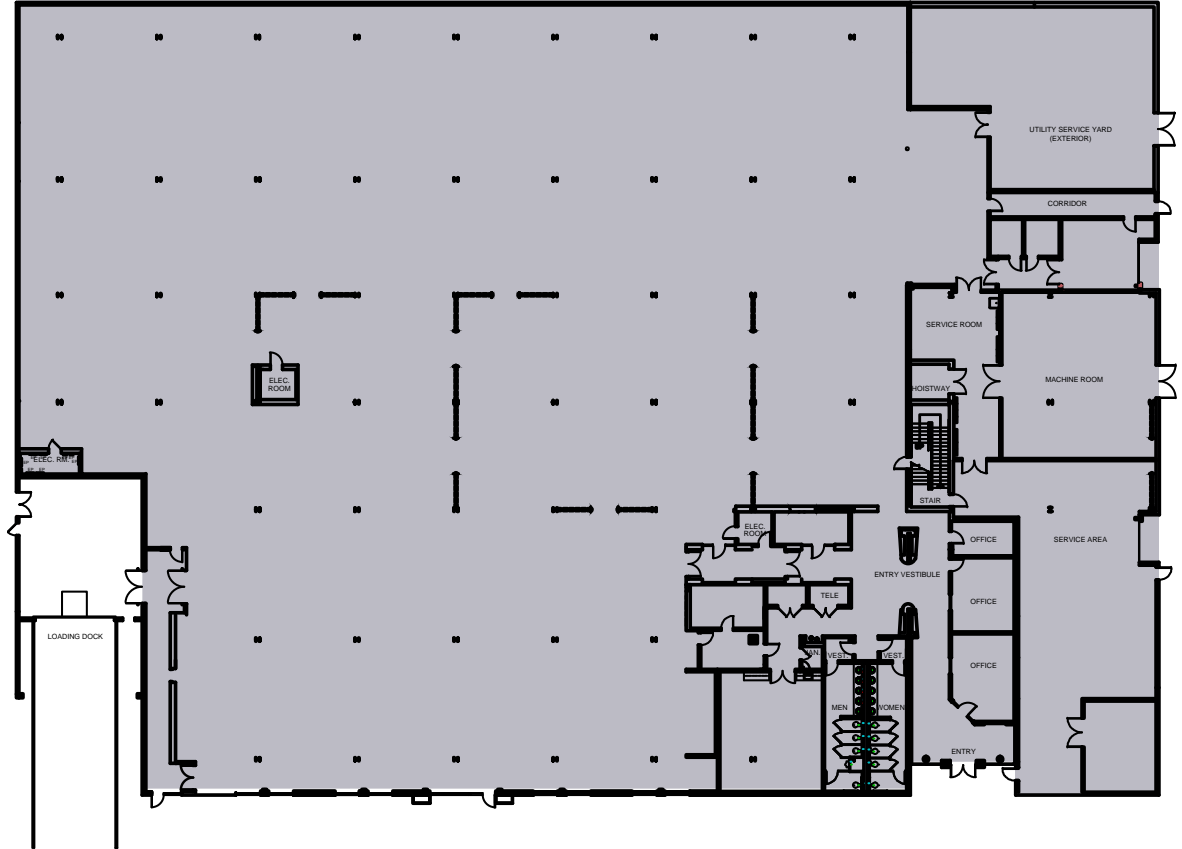
Feed water generation and storage

CDA system

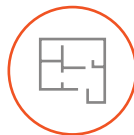
WFI generation and storage

Clean steam system

Waste neutralization systems



■ AVAILABLE



**±51,472** RENTABLE  
SQUARE FEET

# 24590 Clawiter Rd



±50,400

RENTABLE  
SQUARE FEET

## CLASS A PLUG & PLAY LAB/OFFICE LEASE

Free standing class A lab/office building

Biology and clean labs

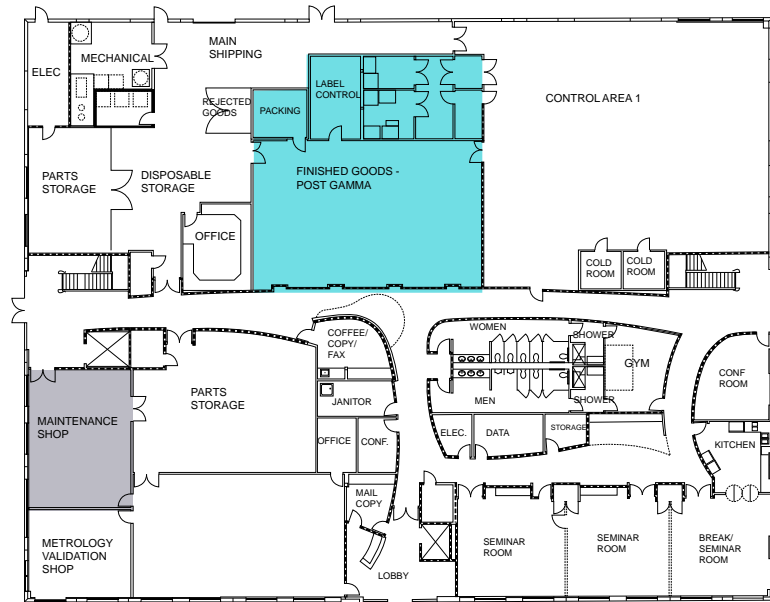
Manufacturing area with heavy power

Glass wash and autoclave

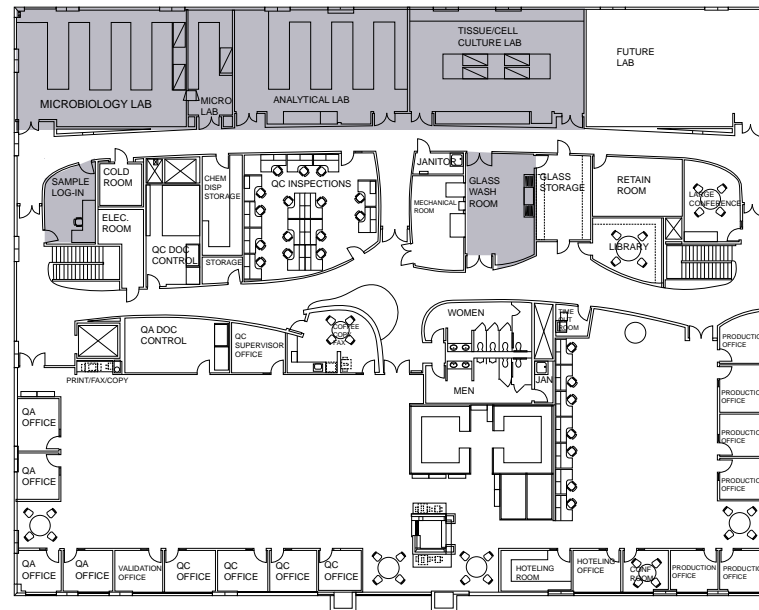
Shipping and receiving area

Back-up generator for lights, labs and critical systems

Professionally managed R&D park with expansion options



**FIRST  
FLOOR**



**SECOND  
FLOOR**

LAB AREA

CLEAN ROOM

# 24600 Industrial Rd



±77,189

RENTABLE  
SQUARE FEET

2500 amps, 250 KW generator

RO/DI, CDA, vacuum, N2 generator

WFI/clean steam

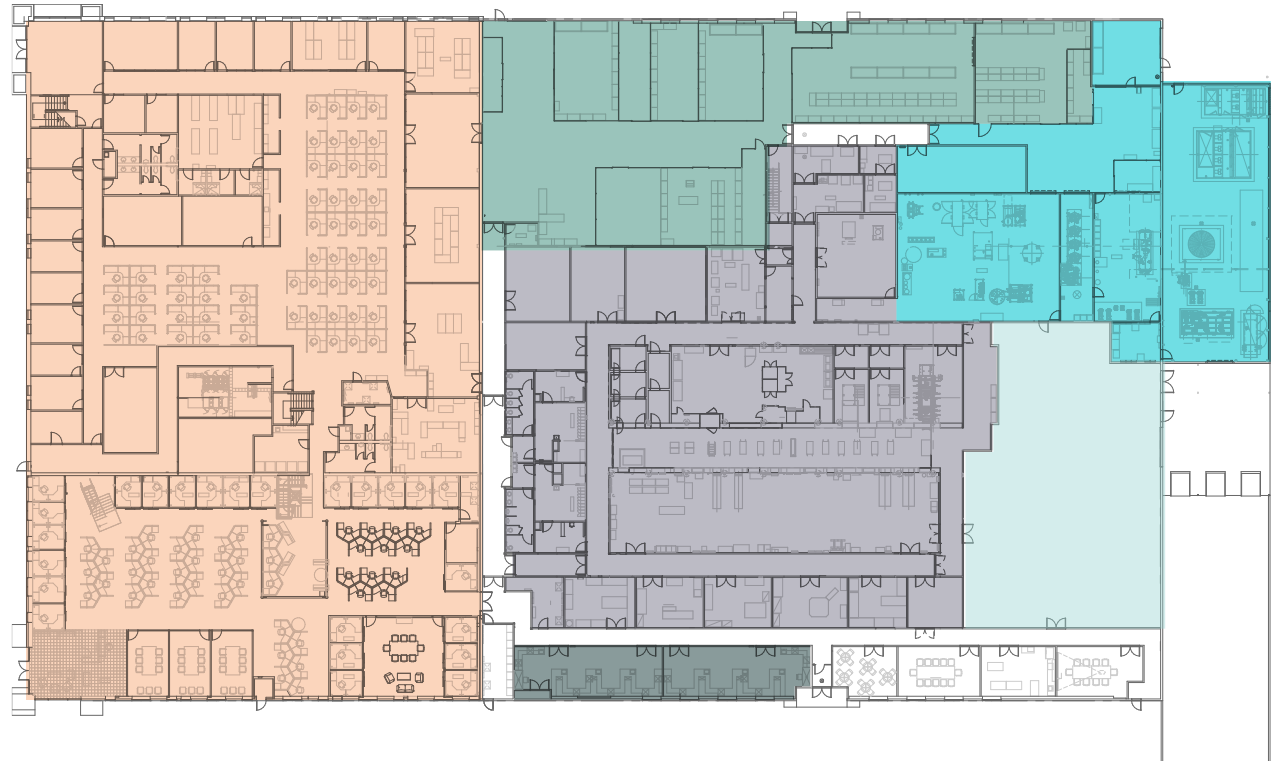
Conditioned warehouse

CIP system

Biodecontamination system

2 spray dryers

## FIRST FLOOR



QC/R&D LABS  
OFFICE

ISO-7 & ISO-8 GMP  
GMP WAREHOUSE

GMP UTILITY INFRASTRUCTURE  
GMP EXPANSION



# 24600 Industrial Rd



±20,500

RENTABLE  
SQUARE FEET

Perimeter private offices

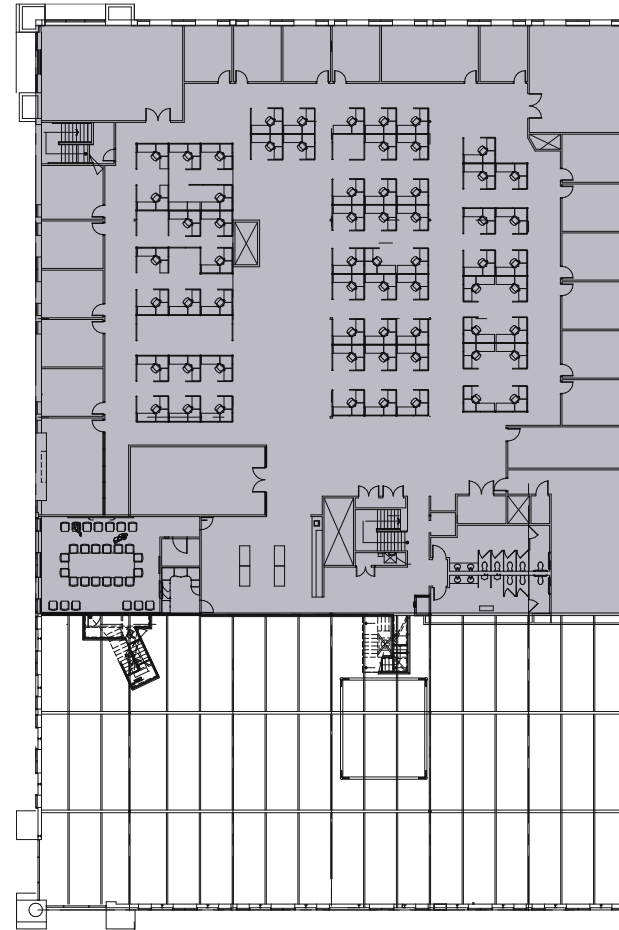
Open cubical space

Break room

Conference rooms

Large training room

## SECOND FLOOR



AVAILABLE

# 24600 Industrial Rd

±97,689 SF



# Fully Connected

33

MILES TO  
SAN FRANCISCO

32

MILES TO  
MOUNTAIN VIEW

16

MILES TO  
SAN MATEO

25

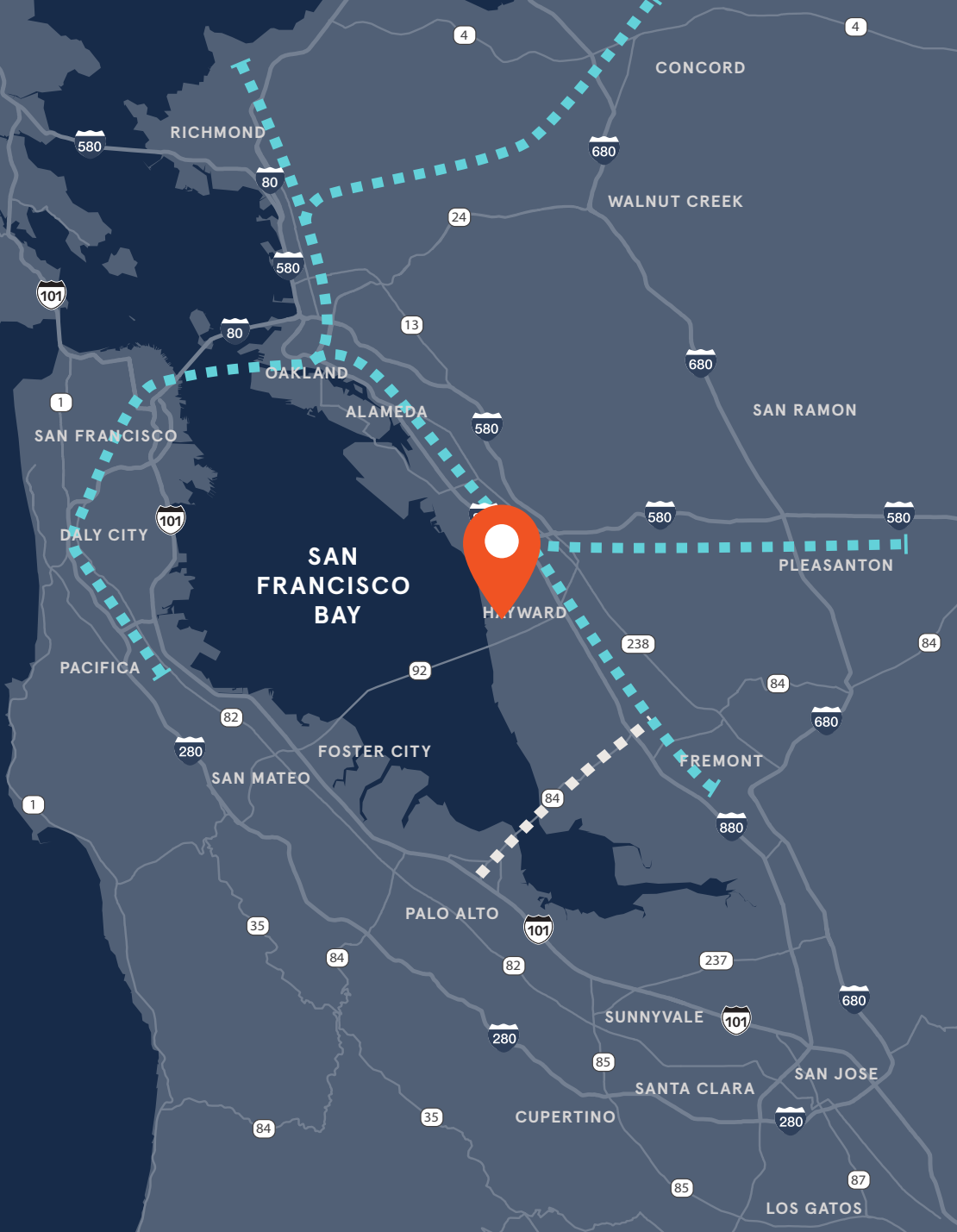
MILES TO  
S SAN FRANCISCO

34

MILES TO  
SUNNYVALE

41

MILES TO  
SAN JOSE



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