THIRD QUARTER 2026

I-880 CORRIDOR QUARTERLY REPORT

LOCAL EXPERTISE INTERNATIONAL REACH WORLD CLASS

The Industrial market along the I-880 Corridor has experienced an increase in activity from companies surrounding AI, AI infrastructure, advance manufacturing, robotics, and autonomous vehicles the past quarter. Traditionally we look at logistics as the driving factors pushing the industrial market, but today we are seeing some new areas of growth and activity. Oakland, which has struggled the past several years, saw two new tenants in Tesla and Project Prometheus, an artificial intelligence startup cofounded by Jeff Bezos and Vik Bajaj. These two deals are generating some buzz and interest in the West Oakland submarket.

The Corridor enters the final quarter with encouraging momentum and continued pressure on owners to compete on pricing, concessions and building quality. The head winds we are paying close attention to include oil prices, interest rates, geopolitical uncertainty, and the mid term elections!

Looking ahead, we expect these market dynamics to persist through the remainder of the year and into the next. While tenants still have viable options across the market, continued absorption of high-quality industrial space is expected to gradually tighten overall availability, placing upward pressure on lease rates in the months ahead.

We lease and sell buildings along the I-880 Corridor. We do it with old-school hard work, cold-calling, street smarts and hustle. Now more than ever this provides our clients with every advantage in a rapidly changing market. Many of you reading this may have a building sitting on the market or may be looking to lease or buy a building. It might be time to give us a call. We appreciate your business and invite you to contact us with any questions or comments you may have regarding commercial properties in the East Bay/I-880 Corridor. We look forward to working with you!

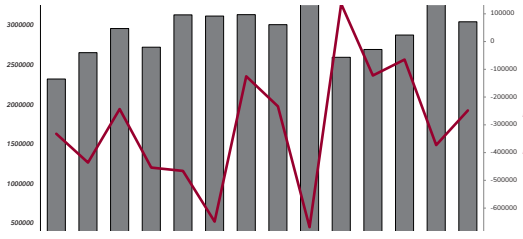
- Craig Hagglund, SIOR, Managing Principal
Lee & Associates - Oakland

Q3 INDUSTRIAL MARKET SNAPSHOT

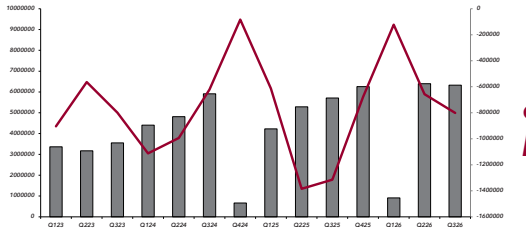
North I-880 Inventory:	55,396,904
North I-880 Availability:	3,049,395
North I-880 Availability Rate:	5.50%
I-880 Inventory:	81,497,537
I-880 Availability:	6,328,582
I-880 Availability Rate:	7.77%
Fremont/Newark Inventory:	39,838,686
Fremont/Newark Availability:	2,090,401
Fremont/Newark Availability Rate:	5.25%

STATS HISTORY

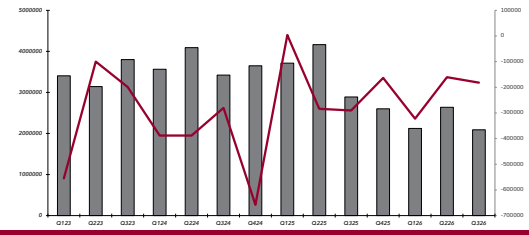
AVAILABILITY ABSORPTION



N880 MARKET



880 MARKET



FRE/NEW MARKET

THIRD QUARTER 2026

I-880 CORRIDOR QUARTERLY REPORT

MARKET STATISTICS

MARKET		INVENTORY		AVAILABILITY			AVAILABILITY RATE	
		Buildings	Total SF	Direct SF	Sublease SF	Available SF	Direct	Total
BERKELEY/EMERYVILLE								
	INDUSTRIAL/WAREHOUSE	122	10,379,845	183,774	56,595	240,369	1.77%	2.32%
	FLEX/R&D	13	179,394	21,924	0	21,924	12.22%	12.22%
	TOTAL	135	10,559,239	205,698	56,595	262,293	1.95%	2.48%
OAKLAND								
	INDUSTRIAL	1,236	22,925,147	1,193,758	41,764	1,235,522	5.21%	5.39%
	MULTI TENANT/INCUBATOR	37	222,733	1,155	0	1,155	0.52%	0.52%
	FLEX/R&D	7	87,483	15,265	0	15,265	17.45%	17.45%
	WAREHOUSE/DIST	91	6,698,977	574,687	232,881	807,568	8.58%	12.06%
	TOTAL	1,371	29,934,340	1,784,865	274,645	2,059,510	5.96%	6.88%
RICHMOND								
	INDUSTRIAL	290	7,338,839	335,994	67,751	403,745	4.58%	5.50%
	MULTI TENANT/INCUBATOR	20	816,093	5,589	0	5,589	0.68%	0.68%
	FLEX/R&D	21	821,593	5,589	0	5,589	0.68%	0.68%
	WAREHOUSE/DIST	46	5,926,800	286,591	26,078	312,669	4.84%	5.28%
	TOTAL	377	14,903,325	633,763	93,829	727,592	4.25%	4.88%
MARKET TOTAL		1,883	55,396,904	2,624,326	425,069	3,049,395	4.74%	5.50%

MARKET		INVENTORY		AVAILABILITY			AVAILABILITY RATE	
		Buildings	Total SF	Direct SF	Sublease SF	Available SF	Direct	Total
HAYWARD								
	INDUSTRIAL	846	16,524,874	1,026,558	380,014	1,406,572	6.21%	8.51%
	MULTI TENANT/INCUBATOR	143	1,972,079	88,791	4,063	92,854	4.50%	4.71%
	FLEX/R&D	77	3,255,573	477,238	81,555	558,793	14.66%	17.16%
	WAREHOUSE/DIST	237	22,639,344	1,377,193	464,687	1,841,880	6.08%	8.14%
	TOTAL	1,303	44,391,870	2,969,780	930,319	3,900,099	6.69%	8.79%
SAN LEANDRO								
	INDUSTRIAL	421	13,066,936	945,105	443,862	1,388,967	7.23%	10.63%
	MULTI TENANT/INCUBATOR	24	496,696	33,453	0	33,453	6.74%	6.74%
	FLEX/R&D	37	1,382,327	102,270	8,655	110,925	7.40%	8.02%
	WAREHOUSE/DIST	100	8,045,405	211,546	43,860	255,406	2.63%	3.17%
	TOTAL	582	22,991,364	1,292,374	496,377	1,788,751	5.62%	7.78%
UNION CITY								
	INDUSTRIAL	111	3,549,606	85,856	90,446	176,302	2.42%	4.97%
	MULTI TENANT/INCUBATOR	20	347,710	14,222	0	14,222	4.09%	4.09%
	FLEX/R&D	22	484,869	75,227	0	75,227	15.51%	15.51%
	WAREHOUSE/DIST	104	9,732,118	282,275	91,706	373,981	2.90%	3.84%
	TOTAL	257	14,114,303	457,580	182,152	639,732	3.24%	4.53%
MARKET TOTAL		2,142	81,497,537	4,719,734	1,608,848	6,328,582	5.79%	7.77%

MARKET		INVENTORY	AVAILABILITY			AVAILABILITY RATE	
		Total SF	Direct SF	Sublease SF	Available SF	Direct	Total
FREMONT/NEWARK							
	INDUSTRIAL/WAREHOUSE	28,672,545	1,072,667	163,465	1,236,132	3.74%	4.31%
	FLEX/R&D	11,166,141	611,892	242,377	854,269	5.48%	7.65%
	MARKET TOTAL	39,838,686	1,684,559	405,842	2,090,401	4.23%	5.25%

NOTABLE Q3 LEE OAKLAND DEALS

LEASED | 31,964±SF

23119 Eichler St., Ste. J-L, Hayward

Linic, LLC



Craig Hagglund, SIOR
(Procuring Agent)

LEASED | 50,460±SF

1595 Crocker Ave., Hayward

Graham Group (US), Inc.



Garrett Drew & Ryan Martens
(Procuring Agents)

LEASED | 224,154± SF

6015 Giant Rd., Richmond

GoFo



Nate Vance
(Procuring Agent)

THIRD QUARTER 2026

I-880 CORRIDOR QUARTERLY REPORT

NEW CONSTRUCTION

534,208±SF, OAKLAND
DEVELOPER: BRIDGE



Bridge Point Oakland
Largest Development In Bay Area

302,843±SF, SAN JOSE
DEVELOPER: PROLOGIS



Prologis South San Jose 1
4,000 AMPS
47 Dock Doors

294,000±SF, MILPITAS
DEVELOPER: PROLOGIS



State of the Art Industrial / Advanced
Manufacturing Building
On 14.03 Acres

219,583±SF, HAYWARD
DEVELOPER: DERMODY PROPERTIES



LogistiCenter @ Enterprise
ESFR Sprinklers

176,889±SF, OAKLAND
DEVELOPER: OUTRIGGER INDUSTRIAL



Class "A" Features At An Excellent
Value Redevelopment Construction
To Be Completed Q4 2026

132,419±SF, SAN JOSE
DEVELOPER: OMP



Power Box @ Trade Zone
Available For Lease Or Sale
State Of The Art Industrial Building

104,526±SF, HAYWARD
DEVELOPER: CENTERPOINT



Industrial Parkway West
Advanced Manufacturing
ESFR Sprinklers

99,395±SF, HAYWARD
DEVELOPER: REDCO DEVELOPMENT



Heavy Power Class "A" Advanced
Manufacturing Facility

67,440±SF, SAN LEANDRO
DEVELOPER: W.P. CAREY



Class "A" Warehouse Building
ESFR Sprinklers, 4,000 AMPS
Q1 2027 Completion

THIRD QUARTER 2026

I-880 CORRIDOR QUARTERLY REPORT

Q3 TRANSACTIONS

WAREHOUSE - 248,860± SF SOLD
21001-21005 CABOT BLVD., HAYWARD
LIFT PARTNERS



INDUSTRIAL - 224,154± SF LEASED
6015 GIANT RD., RICHMOND
GOFO



WAREHOUSE - 214,172± SF LEASED
2425 WHIPPLE RD., HAYWARD
RK LOGISTICS



INDUSTRIAL - 209,916± SF SOLD
47020 KATO RD., FREMONT
CLARION PARTNERS



WAREHOUSE - 198,768± SF LEASED
8311 CENTRAL AVE., NEWARK
QUANTA COMPUTER



WAREHOUSE - 190,621± SF LEASED
31773-31775 HAYMAN ST., HAYWARD
VESTA FOODSERVICE



WAREHOUSE - 158,400± SF LEASED
40745 ENCYCLOPEDIA CIR., FREMONT
BLOOM ENERGY



INDUSTRIAL - 375,200± SF SOLD
48105 WARM SPRINGS BLVD., FREMONT
WISTRON CORPORATION



INDUSTRIAL - 99,445± SF LEASED
1960-1980 MANDELA PKWY., OAKLAND
PROJECT PROMETHEUS



INDUSTRIAL - 75,342± SF LEASED
7007-7015 GATEWAY BLVD., NEWARK
KATEEVA, INC



LAND - 74,488± SF SOLD
940-966 81ST ST., OAKLAND
NATIONAL COURT PROPERTIES



INDUSTRIAL - 72,533± SF LEASED
81 / 155 PARR BLVD., RICHMOND
LANTANA LED



THIRD QUARTER 2026

I-880 CORRIDOR QUARTERLY REPORT

SELECT LEE & ASSOCIATES OAKLAND LISTINGS

FOR SALE OR LEASE
AVAILABLE: 3.43± ACRES
250 HEGENBERGER RD., OAKLAND



FOR LEASE
AVAILABLE: 105,000± SF
22302 HATHAWAY AVE., HAYWARD



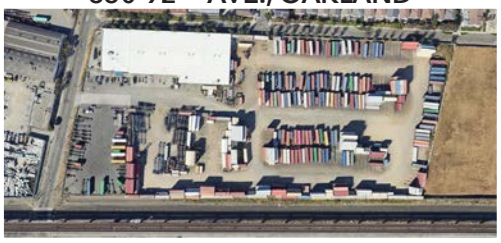
FOR SALE
AVAILABLE: 70,190± SF
175 SECOND ST., OAKLAND



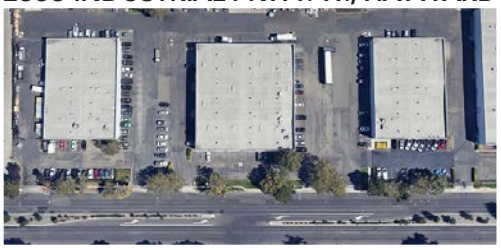
FOR SALE
AVAILABLE: 60,649± SF
4700 HORNER ST., UNION CITY



FOR SUBLEASE
AVAILABLE: 33,044± SF
850 92ND AVE., OAKLAND



FOR SUBLEASE
AVAILABLE: 27,840± SF
2353 INDUSTRIAL PKWY. W., HAYWARD



FOR SALE OR LEASE
AVAILABLE: 27,561± SF
404-420 PENDLETON WY., OAKLAND



FOR SALE
AVAILABLE: 24,192± SF
23521 FOLEY ST., HAYWARD



FOR SALE OR LEASE
AVAILABLE: 24,990± SF
492 HESTER ST., SAN LEANDRO



FOR LEASE
AVAILABLE: 21,900± SF
835 FREMONT AVE., SAN LEANDRO



FOR LEASE
AVAILABLE: 21,792± SF
2357 INDUSTRIAL PKY. W., HAYWARD



FOR LEASE
AVAILABLE: 20,224± SF
2715 ADELINE ST., OAKLAND



THIRD QUARTER 2026

I-880 CORRIDOR QUARTERLY REPORT

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