

Blockbuster deals define sizzling industrial market in Hayward

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by [Ryan Tate](#)

The Hayward industrial market is looking frothy.

Pension fund advisor RREEF has fully leased a 460,000-square-foot Hayward distribution center vacated by former electronics retailer [Good Guys](#).

San Francisco bedding maker [Keeco LLC](#) took 286,000 square feet over six years for \$9.4 million, consolidating two nearby warehouses. Another 179,000 square feet went to Houston logistics firm EGL Inc. EGL paid \$4.6 million for five years and will move its regional warehouse from South San Francisco.

Greig Lagomarsino, Rob Shannon and Joe Kelly, all with Colliers, represented RREEF.

Also in Hayward, Woodside development firm [WP Investments](#) paid an undisclosed sum for a 91,000-square-foot industrial complex, which is nearly half empty. The seller was [Lowenberg Corp.](#) Lagomarsino helped broker the transaction.

Industry aims to preserve area

The Oakland industrial market remains strong as well, albeit with pressure from housing.

In industrial East Oakland near the Coliseum, Gary Fracchia of [BT Commercial](#) is close to brokering the sale of 5601 San Leandro St. He said all offers have been from buyers proposing changes to the distribution and office facility, including live/work lofts and commercial condos.

"Our thoughts are that it should stay industrial, because the city wants to see that," said Fracchia. "But it's a three-story building and is not a functional industrial building."

Existing tenants include a furniture wholesaler and children's clothing maker.

A local industrial coalition, the Coliseum Business & Jobs Coalition, has fought area housing projects, arguing they will eventually force out industry.

"We are extremely confident that no additional residential will be allowed in the Industrial Zones," wrote Kurt Winter, president of AB&I Foundry and coordinator for the group, in an email. "We have made it very clear that we will throw a lot of money at it to stop it."

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