



CLARION
PARTNERS

NEWARK DISTRIBUTION CENTER

7025 - 7093 Central Avenue | Newark, CA

PROPERTY SUMMARY

Newark Distribution Center is one of the East Bay's premier distribution facilities with excellent access to I-880, Highway 84 and the Dumbarton Bridge. The project is ideally situated to serve the Silicon Valley, the San Francisco peninsula markets and the greater East Bay.

- Two (2) Buildings Class A warehouse facility totaling $\pm 367,185$ SF
- Close proximity to I-880 and Highway 84
- Prime location hub for the San Francisco Peninsula, East Bay, and South Bay markets
- Contact exclusive listing brokers for pricing and touring instructions

AVAILABLE SPACE

7093 Central Avenue - $\pm 80,258$ SF

7091 Central Avenue - Leased

7055 Central Avenue - Leased

7025 Central Avenue - Leased

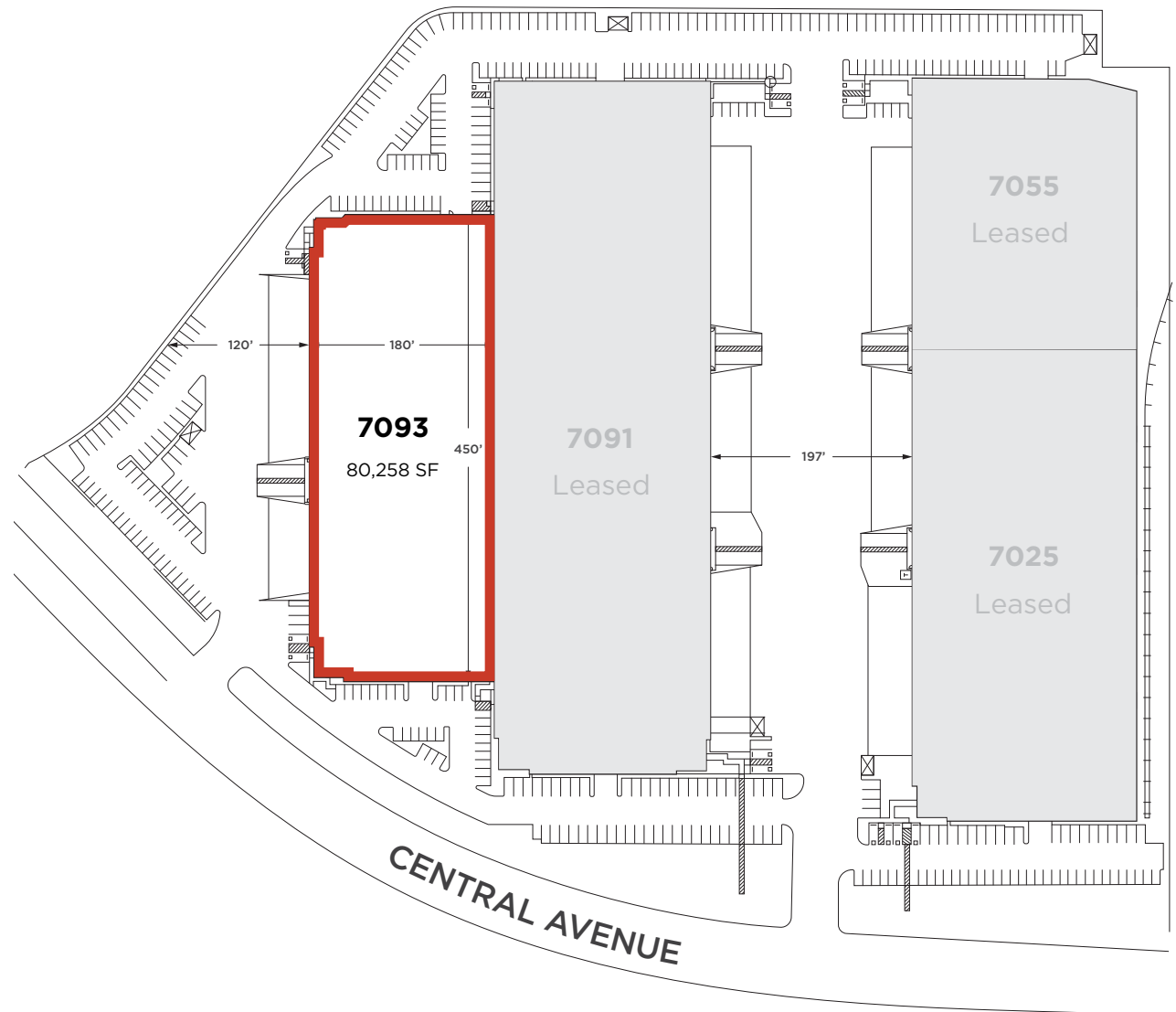


SITE PLAN



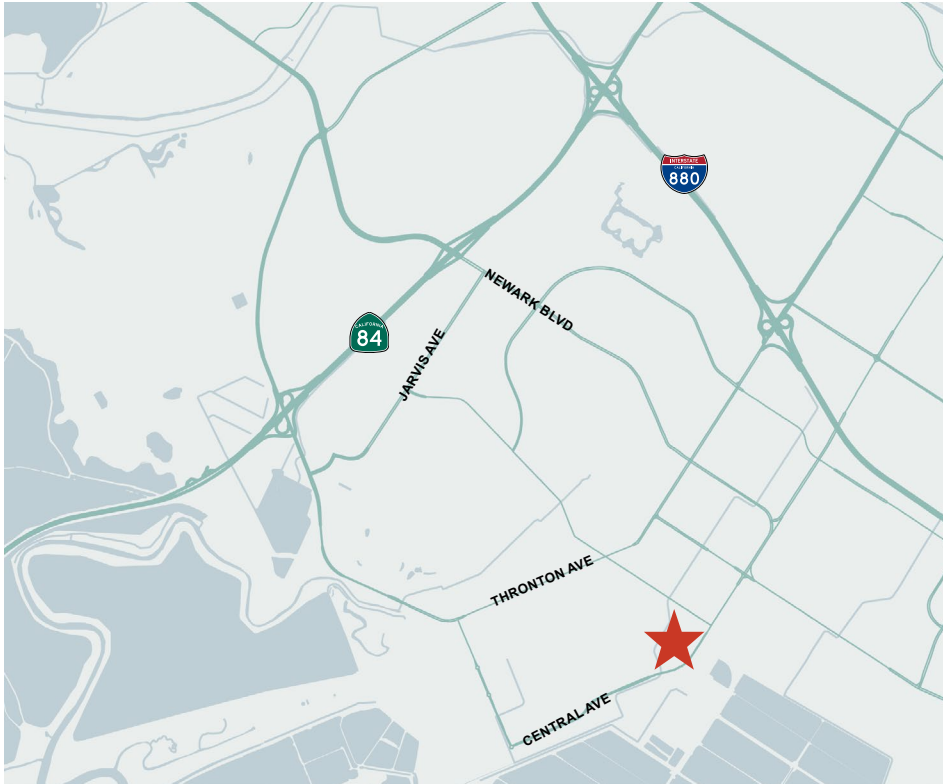
7093 Central Avenue

- ±80,258 SF building size
- 260' x 215' space dimensions
- 64' x 48' column spacing
- ±1,500 SF HVAC office
- 24' - 26' clearance height
- 16 dock-high doors
- Four (4) grade-level doors
- Sprinklers: 0.60 GPM/3,000 SF
- End unit with side yard/parking
- High efficiency T-4 lighting on motion sensors
- 400 Amps, 227/480V, 3-Phase power (to be verified)
- High quality concrete tilt-up building
- **Operating Expenses: \$0.27 PSF**



7093 CENTRAL AVENUE - AERIAL IMAGES





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