



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 ±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 - ±80,258 SF**

7091 Central Avenue - Leased

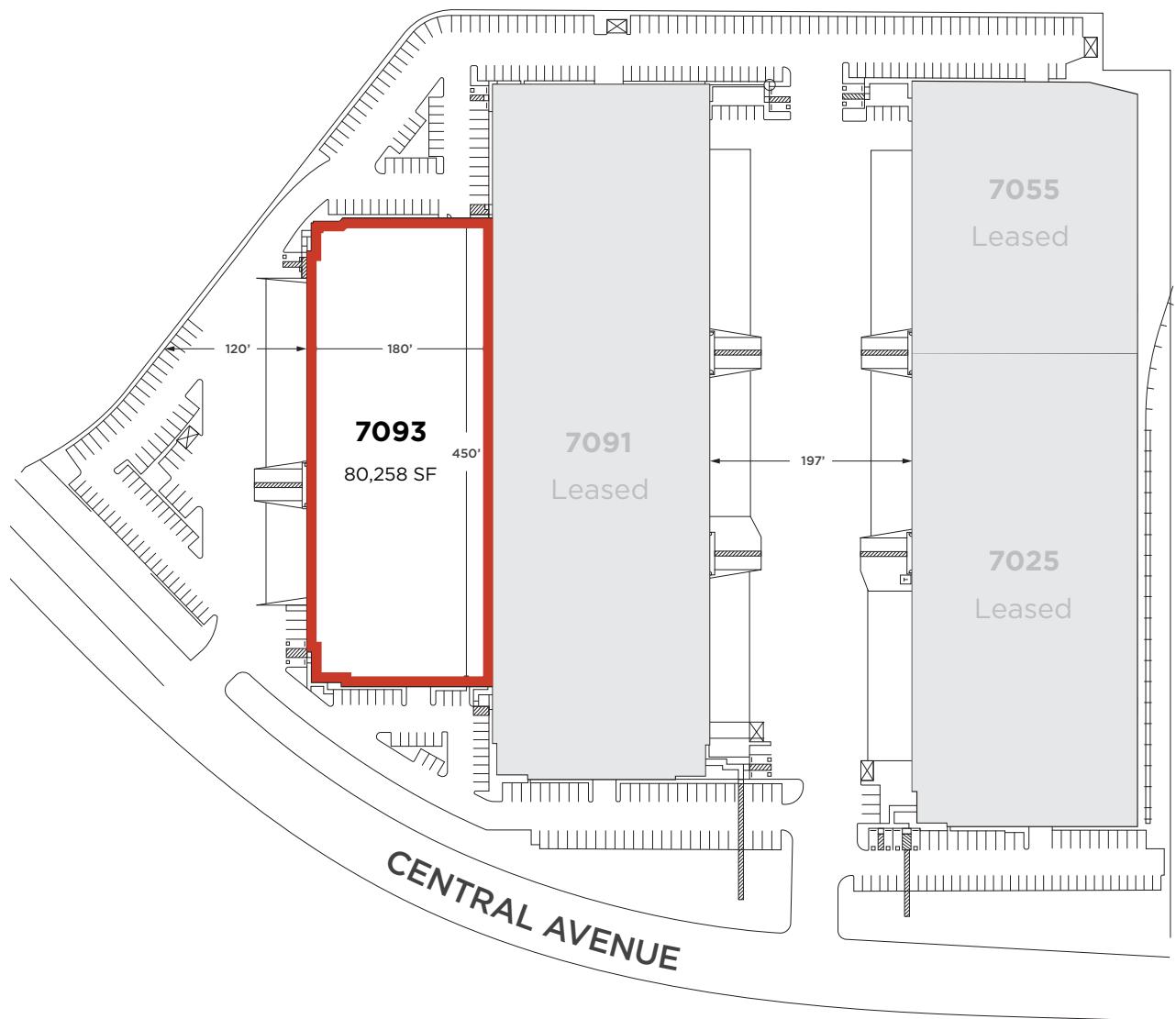
7055 Central Avenue - Leased

7025 Central Avenue - Leased

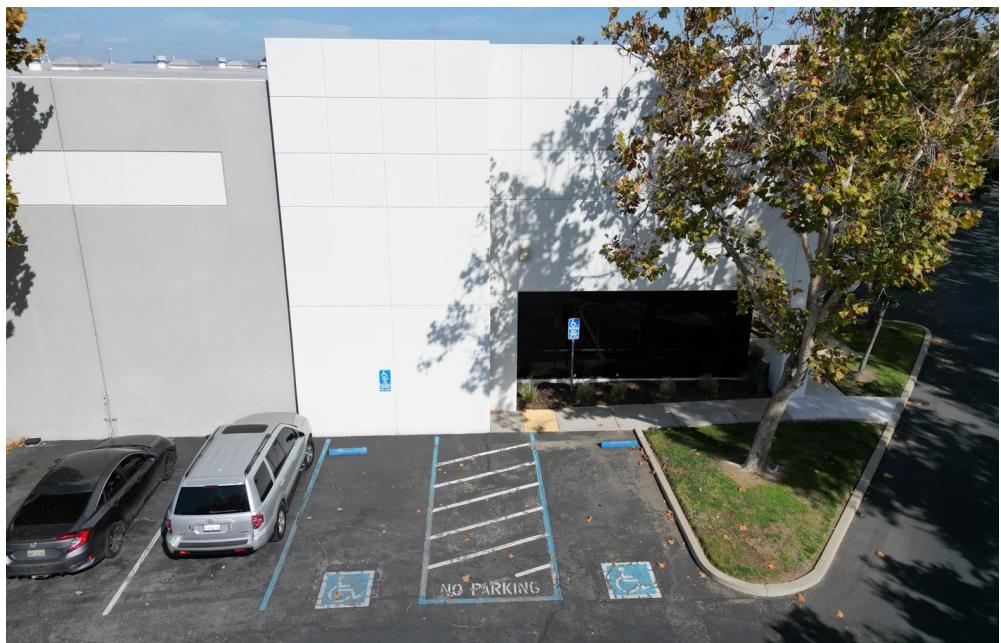


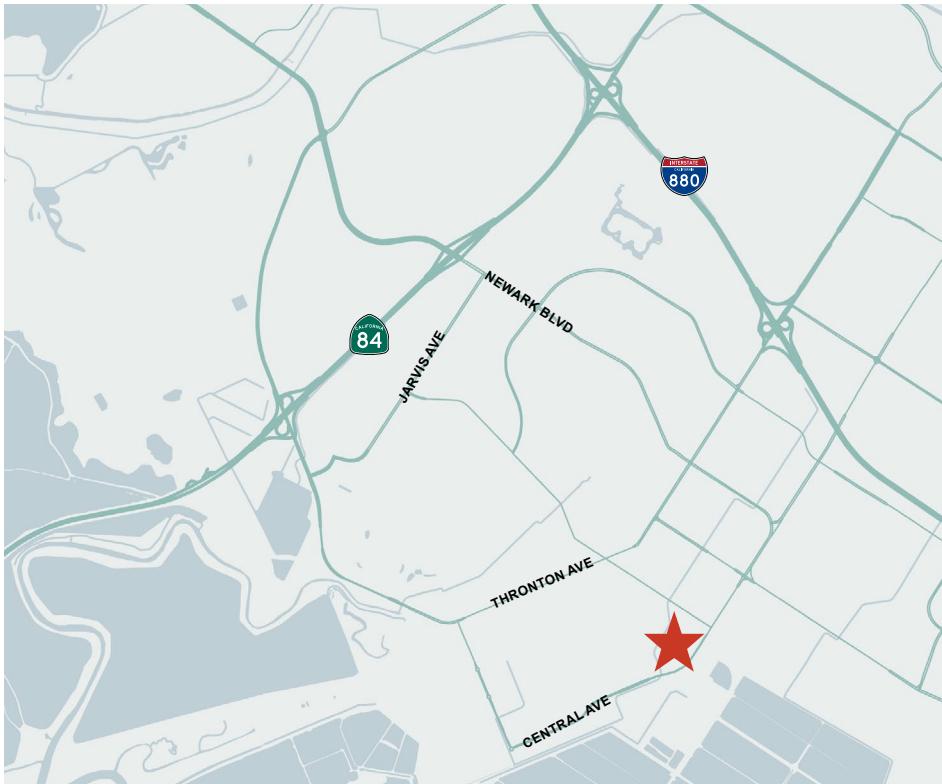
**7093 Central Avenue**

- $\pm 80,258$  SF building size
- 260' x 215' space dimensions
- 64' x 48' column spacing
- $\pm 1,500$  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





## CONTACT



### MICHAEL KARP

Managing Director

+1 510 813 0113

[michael.karp@cushwake.com](mailto:michael.karp@cushwake.com)

Lic #01010085

### JEFF STARKOVICH, SIOR

Executive Managing Director

+1 510 409 1111

[jeff.starkovich@cushwake.com](mailto:jeff.starkovich@cushwake.com)

Lic #00644571

### JEFF POWERS

Managing Director

+1 510 891 5821

[jeff.powers@cushwake.com](mailto:jeff.powers@cushwake.com)

Lic #02021074

### KATE WOODCOX, SIOR

Managing Director

+1 510 267 6041

[kate.woodcox@cushwake.com](mailto:kate.woodcox@cushwake.com)

Lic #01809900

555 12th Street, Suite 100 | Oakland, CA 94607

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