

# 7380

Morton Avenue | Newark, CA

NorCal Food Facility for Sublease  
±225,679 SF

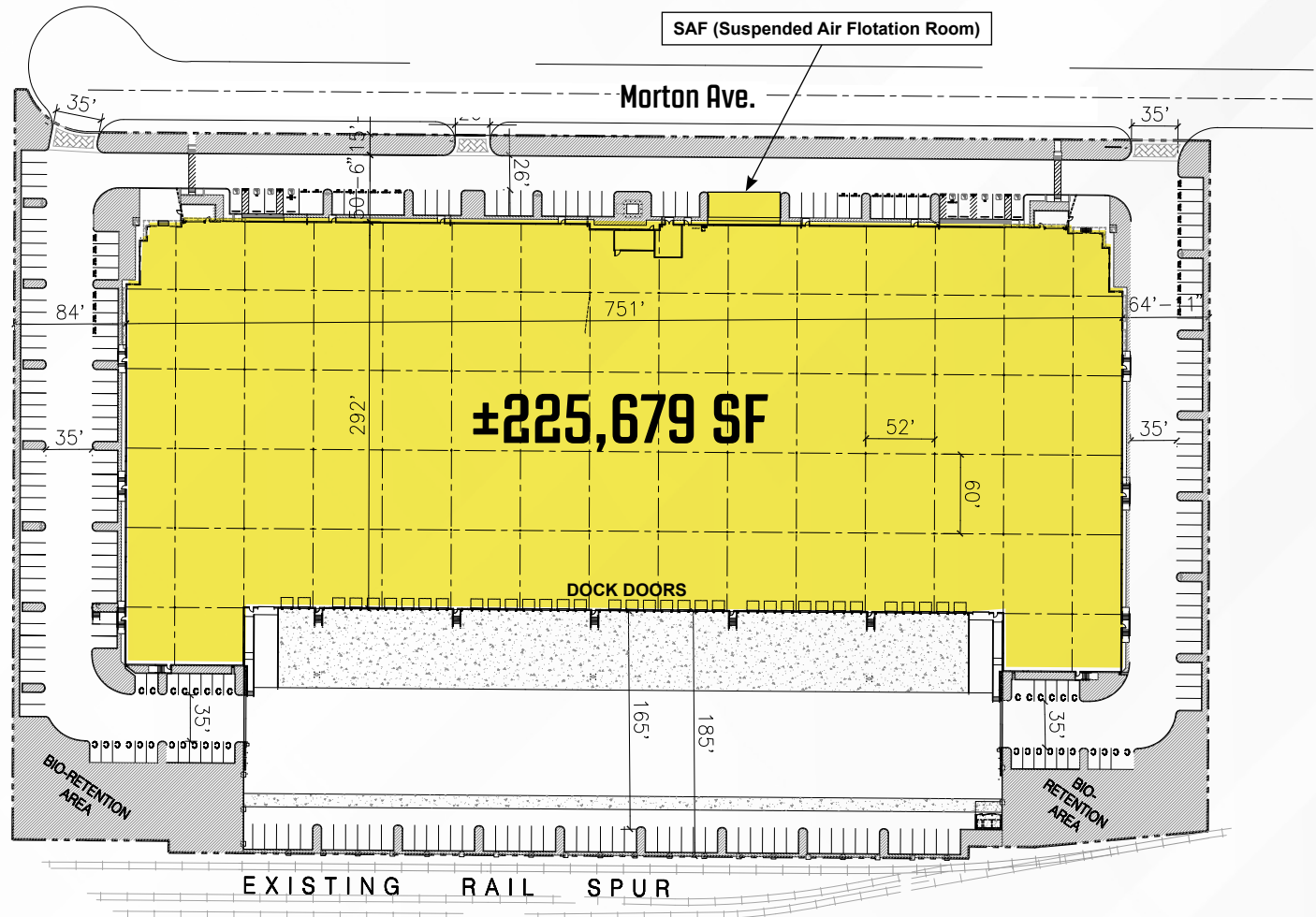


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## Site Plan



## FEATURES

- Premiere Bay Area location, situated between Silicon Valley and Oakland
- +3 miles to Dumbarton Bridge (Hwy 84) providing convenient access to San Francisco Peninsula
- Newly constructed (2020) state-of-the-art food facility located within best-in-class industrial park, Morton Commerce Center

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## Interior Photos



Open Office Environment w/ Abundant Natural Light



Cooler Room



State-of-the-Art Kitchen



All Hands Cafeteria / Cafe

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## Interior Photos



Mechanical Room



Staging Cooler



Grind2Energy Waste Recycling



Boiler Room




Boiler Room

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## Floor Plan

 [CLICK ON FLOOR PLAN FOR SPACE IMAGE](#)



## BUILDING FEATURES

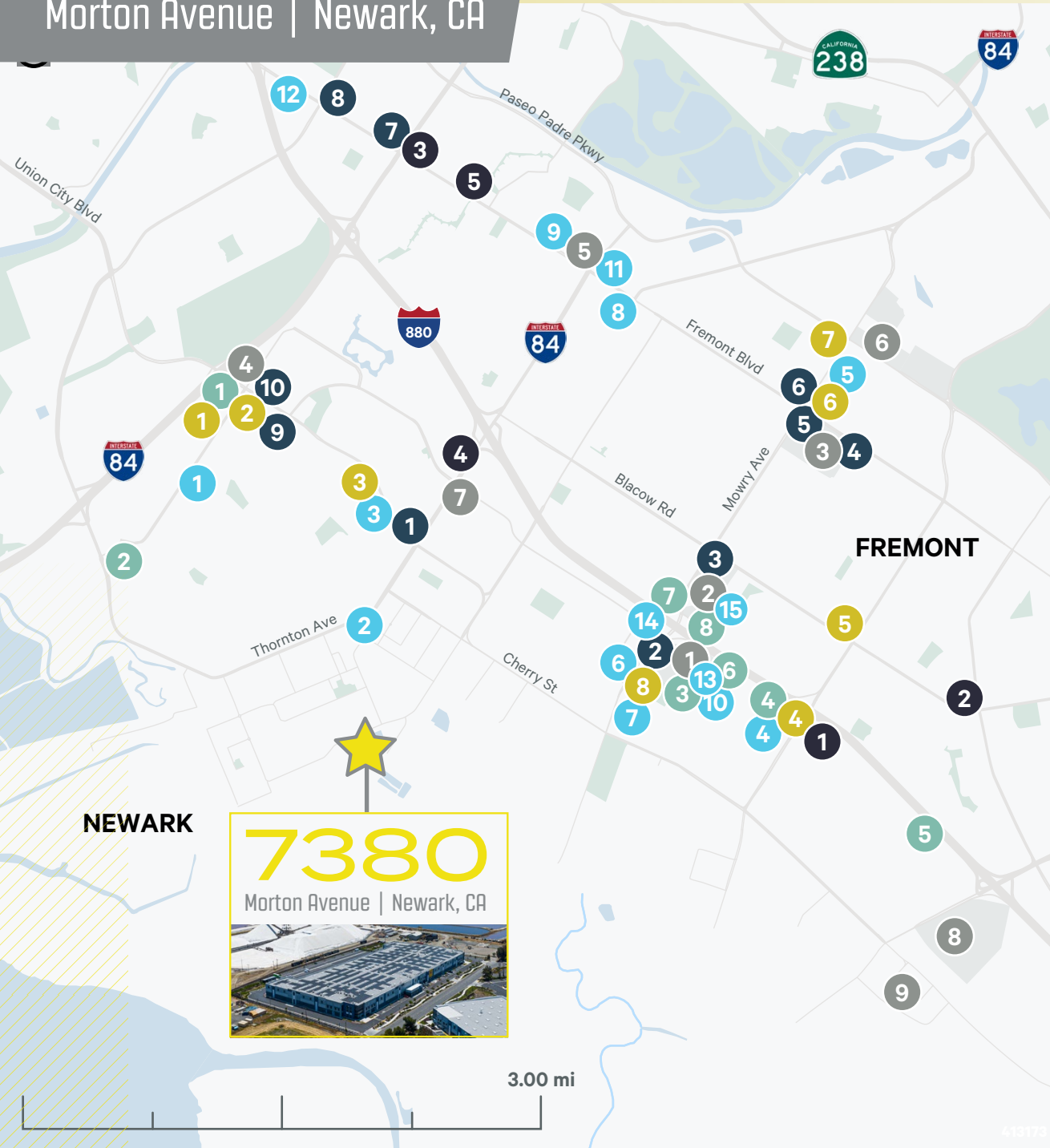
- Standalone Class A state-of-the-art food facility totaling +225,679 SF
- Extensive kitchen infrastructure and waste recycling (Grind2Energy)
- State-of-the-art freezer/cooler build-out
- Approx. ± 52,720 SF of cold storage space (23% of RSF)
- 33 dock doors (23 operable, 10 walled off/inoperable) + 4 doors replaced w/ Storefront Glazing
- 2-grade level doors
- 254 parking spaces
- 32' clear height
- 185' truck courts (fenced, secured, and gated)
- ESFR sprinkler system
- 1MW Solar Power Generation
- 4000 Amps main switchboard/UPS & 4000A tenant meter
- 2.5% Skylight ratio
- Sublease LED – 6/30/2030



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## Local Amenties Map



### BANKS

1. BANK OF AMERICA
2. CITIBANK
3. BANK OF THE WEST  
WELLS FARGO
4. CALIFORNIA BANK
5. FREEMONT BANK
6. CHASE BANK
7. FREEMONT BANK
8. EAST WEST BANK
9. EAST WEST BANK
10. CITIBANK

### HOTELS

1. RESIDENCE INN
2. COURTYARD BY MARRIOTT  
ALOFT
3. HOMEWOOD SUITES
4. DOUBLETREE
5. HOLIDAY INN EXPRESS
6. STAYBRIDGE SUITES
7. EXTENDED STAY  
RESIDENCE INN
8. BEST WESTERN PLUS

### GROCERY STORES

1. SPROUTS
2. 99 RANCH MARKET
3. GROCERY OUTLET
4. FOODMAXX
5. GROCERY OUTLET
6. SPROUTS
7. WHOLE FOODS
8. LION FOOD CENTER

### RESTAURANTS

1. RICE AND SPOON
2. LA CABANA
3. JADE PALACE
4. NIJO CASTLE
5. MIGA KOREAN
6. BOMBAY GARDEN
7. ENGLAND ROSE  
PAPAYA THAI  
SEOUL TOFU  
SIA FUSION  
BIRYANI POT
8. EL PATIO
9. DINO'S GRILL
10. CAL EATS
11. A SACK OF POTATOES
12. FIRE POINT BBQ
13. Jack's Restaurant  
Lazy Dog Restaurant
14. BJ's Restaurant
15. Massimo's

### MAJOR RETAIL

1. WALMART
2. WALGREENS
3. WALGREENS
4. THE HOME DEPOT
5. CVS

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## NorCal Food Facility for Sublease



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