

7000 = GATEWAY BLVD =

NEWARK, CALIFORNIA



FOR SUBLEASE

±70,246 SF HIGH IMAGE R&D / MANUFACTURING BUILDING

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CBRE

BUILDING HIGHLIGHTS



±70,246 SF R&D / MANUFACTURING
FREESTANDING BUILDING



35% OFFICE / 65% MANUFACTURING



±24' CLEAR HEIGHT



1,400 AMPS @ 277/480V PANEL



FOUR (4) DOCK HIGH DOORS
TWO (2) GRADE LEVEL DOORS



0.6 GPM/3,000 SF SPRINKLER SYSTEM



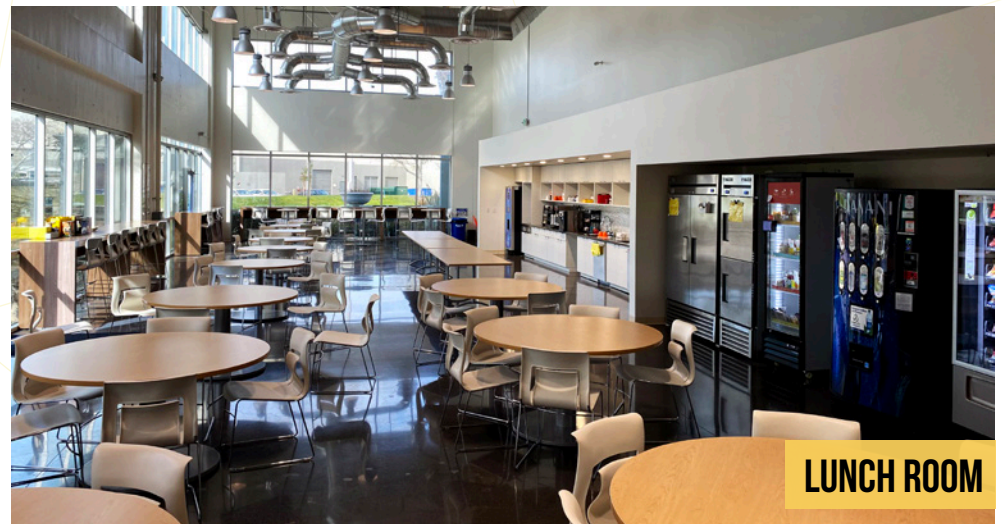
4/1,000 PARKING RATIO



SUBLEASE EXPIRATION DATE:
DECEMBER 31, 2026

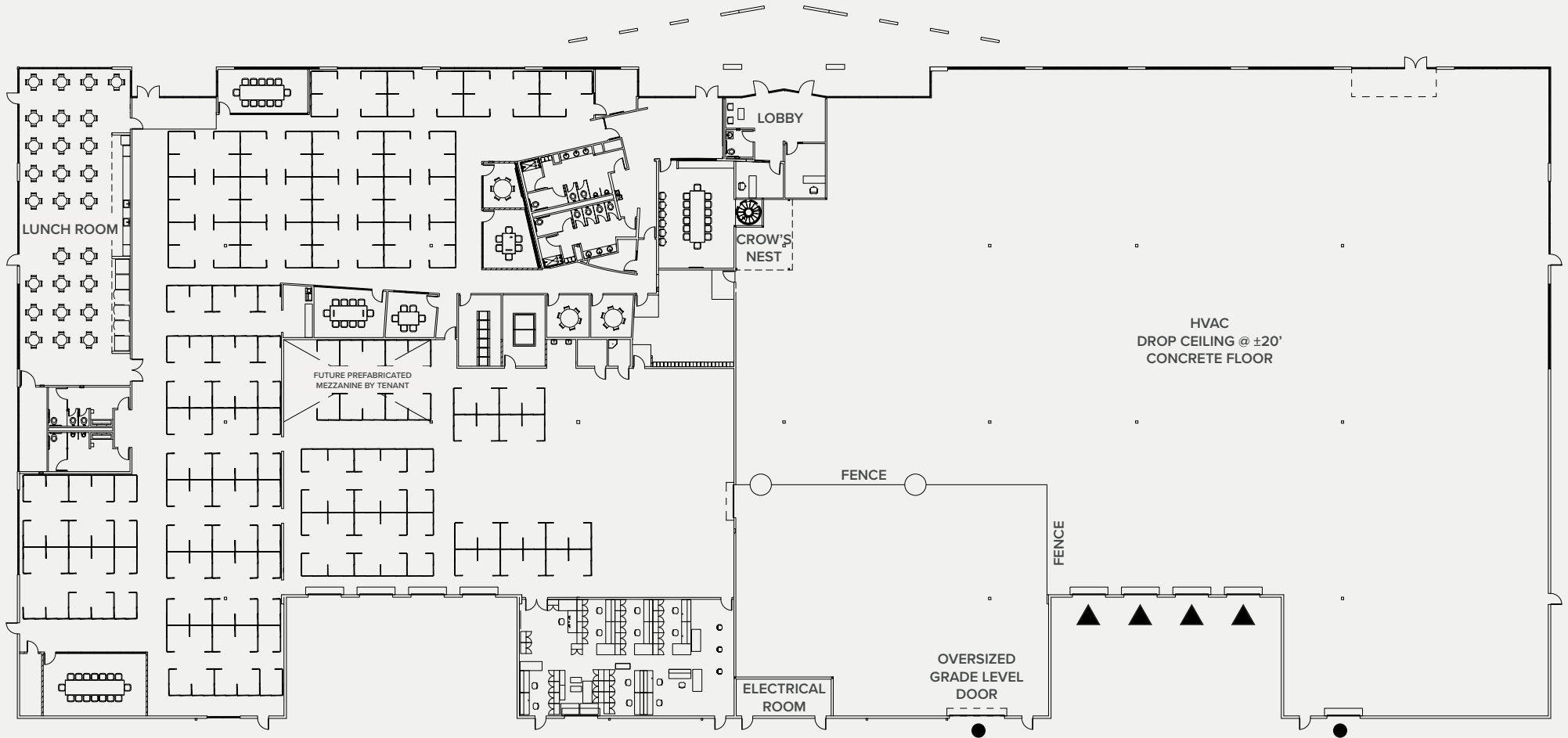


±1.0 MILE FROM HWY 84 / DUMBARTON BRIDGE



FLOOR PLAN

NOT TO SCALE



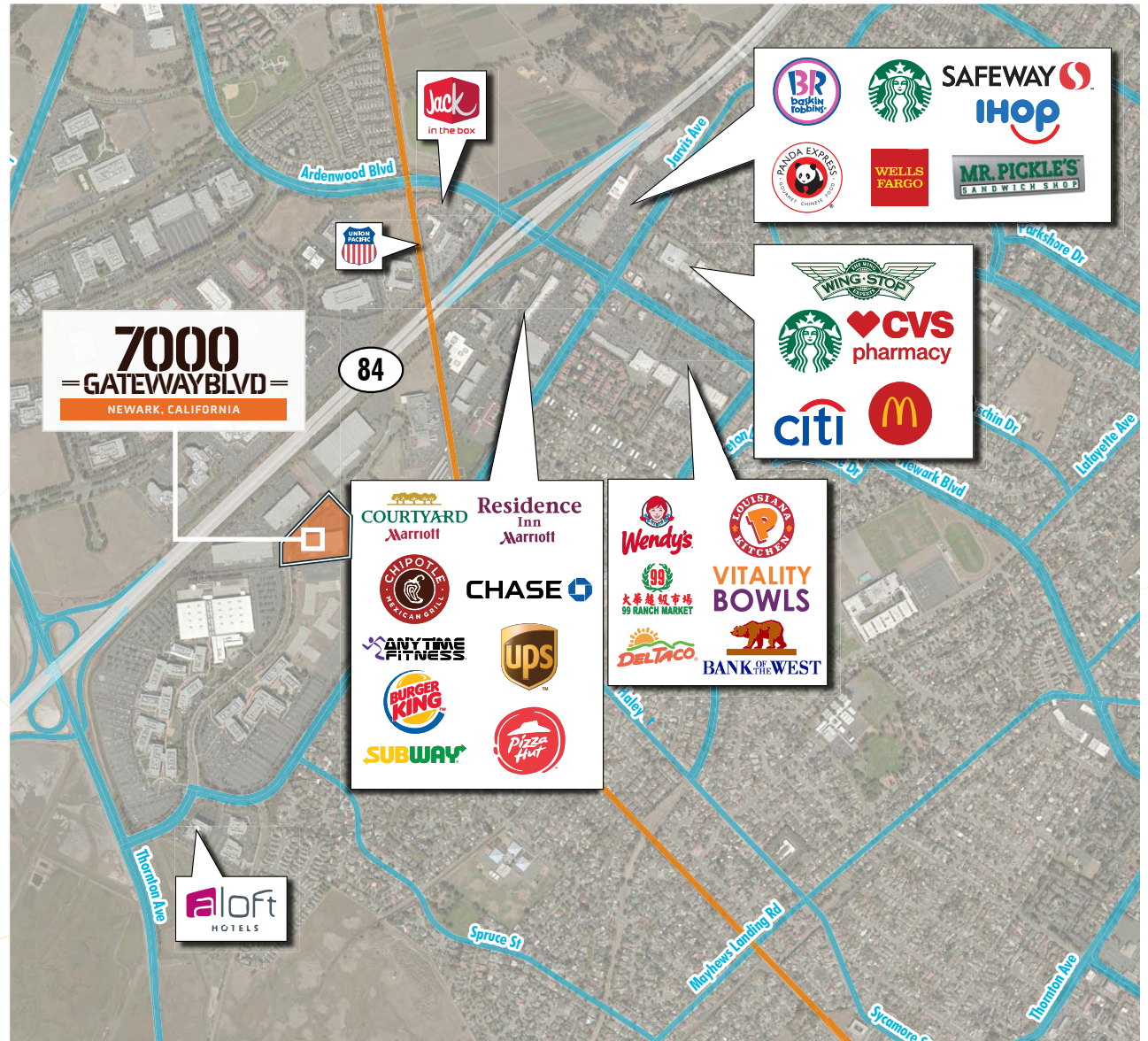
- ▲ DOCK HIGH DOOR
- GRADE LEVEL DOOR

AMENITIES & TRANSPORTATION

Shuttle Service to/from Union City BART

Distances to/from 7000 GATEWAY BLVD

| | |
|-------------------------------------|-------------|
| Hwy 84/Dumbarton Bridge | ±1 mile |
| Hwy 84/I-880 Interchange | ±1.8 miles |
| BART Union City Station | ±4.2 miles |
| Oakland International Airport | ±17.9 miles |
| San Francisco International Airport | ±23.7 miles |
| San Jose International Airport | ±20.9 miles |
| Facebook Campus | ±7.5 miles |
| Google Campus | ±13.4 miles |
| Apple Campus | ±22 miles |



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FOR LEASING INFORMATION, PLEASE CONTACT:

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