



7200 Gateway Blvd | Newark

Advanced Manufacturing Building | ±66,239 SF Available

Build the future



**GATEWAY 84**  
SILICON VALLEY



Virtual Tour

# Powerfully designed

## Existing Improvements.

- Approximately 20,000 square feet of Class A office
- 100% HVAC and upgraded air handling system
- Electrical distribution throughout the Building: 480V, 240V and 208V
- Fire-rated walls throughout
- Fire control / Hazmat storage area: "structure within a structure" permitted to hold large amounts of batteries or hazardous materials
- Existing compressor, boiler, chiller, large air handler supporting the fire control area
- Full dock packages and automatic rollup doors

Leveraging the best design and schematics for the advanced manufacturing industry, Gateway 84 is built to serve in your pursuit to mold the future.



Building dimensions:  
372' x 215'



Clear height:  
28'



Drive-in doors:  
2



Dock doors:  
8



Parking:  
98 car spaces



Bay sizes:  
52' x 60' dock bays;  
52' x 50' typical



Power:  
2000A @ 277/480V



Fiber optics ready



LED lighting



Fire protection:  
ESFR fire sprinkler system

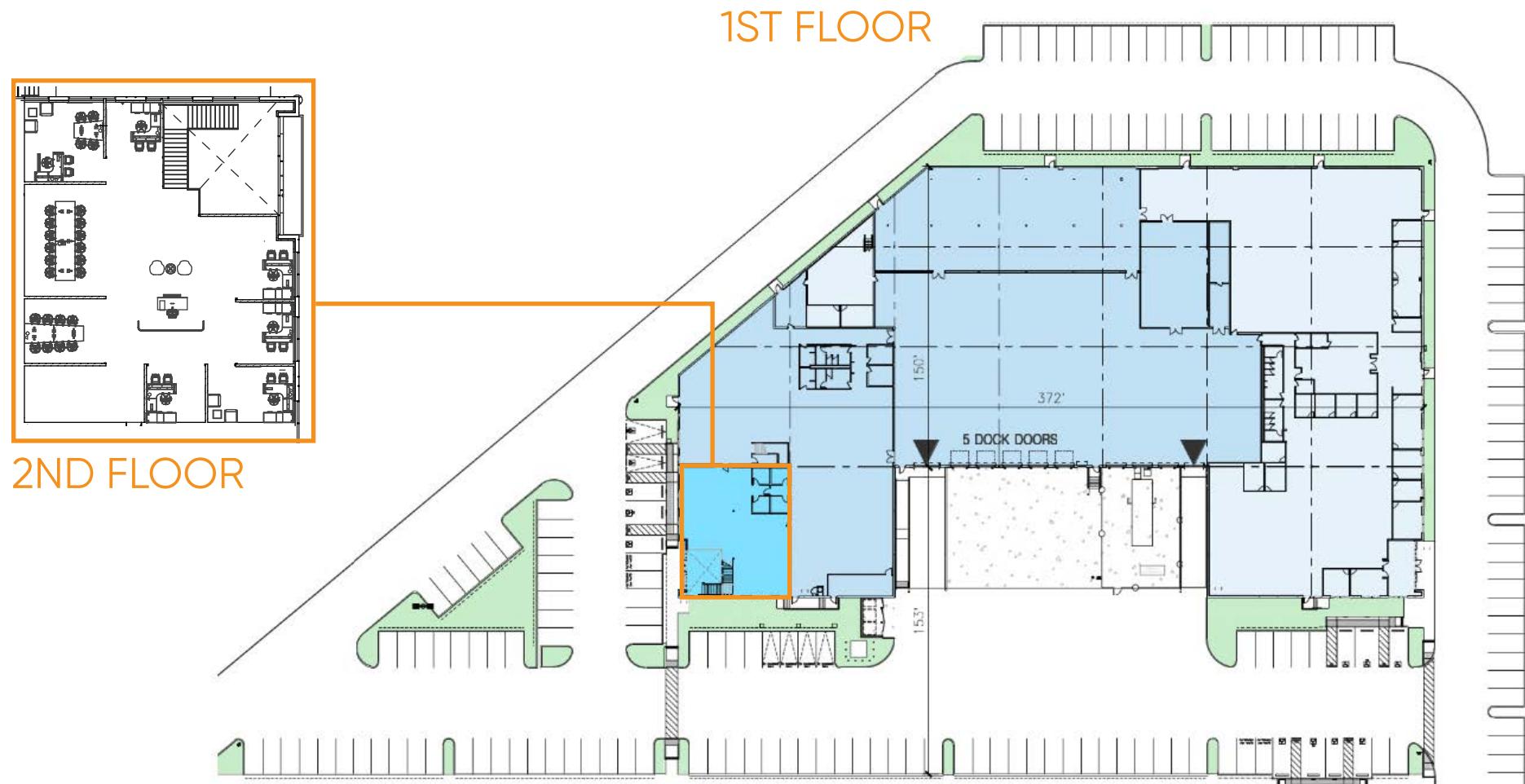


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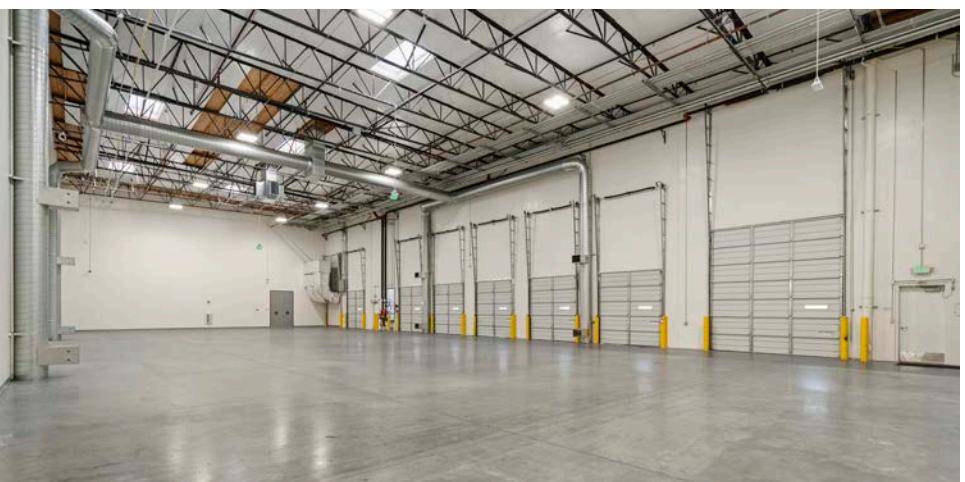
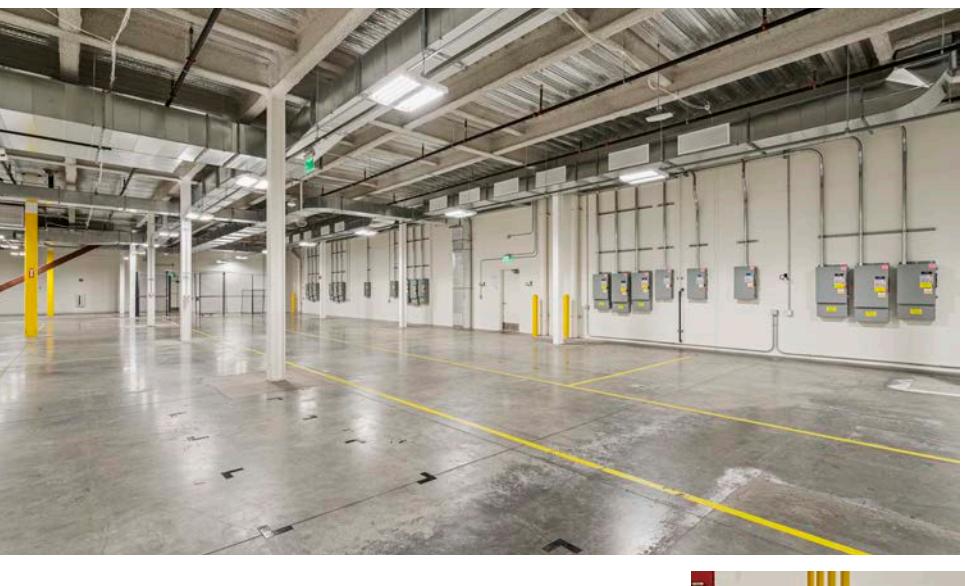
# Building 3



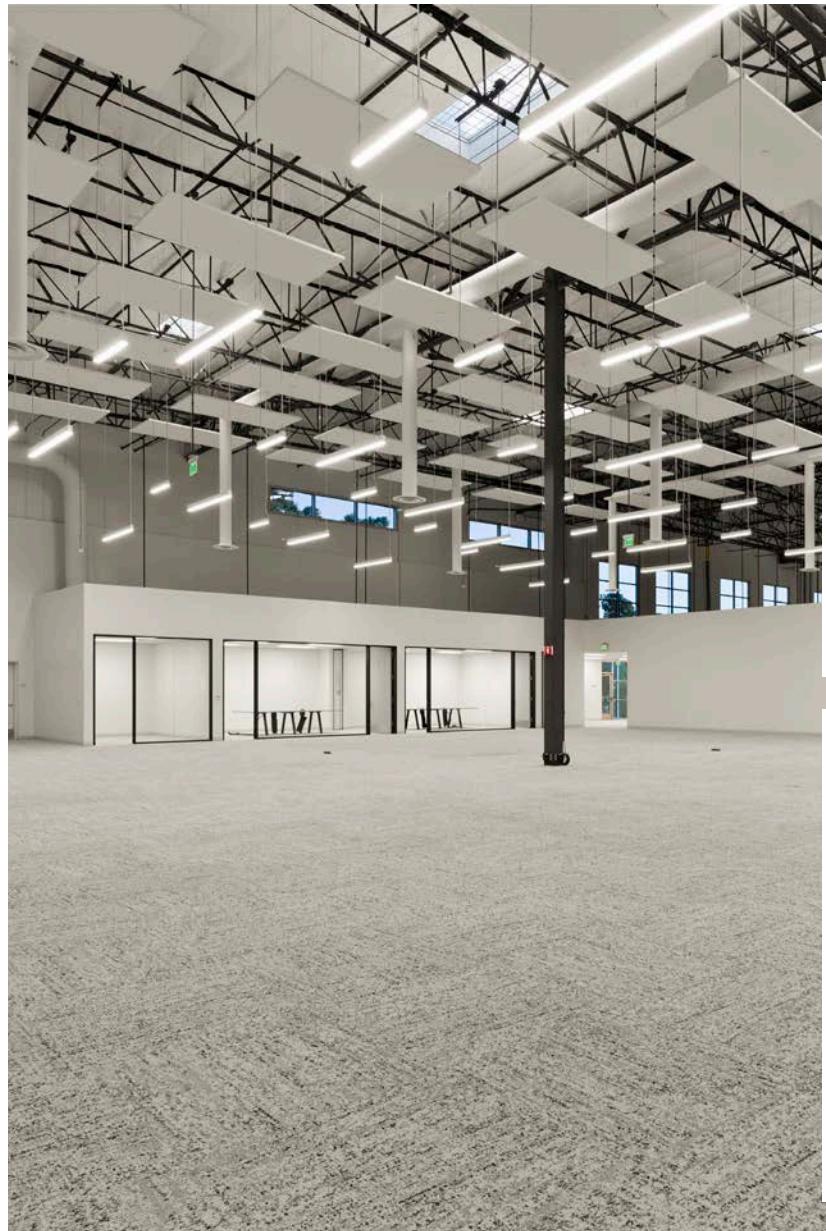
Virtual Tour



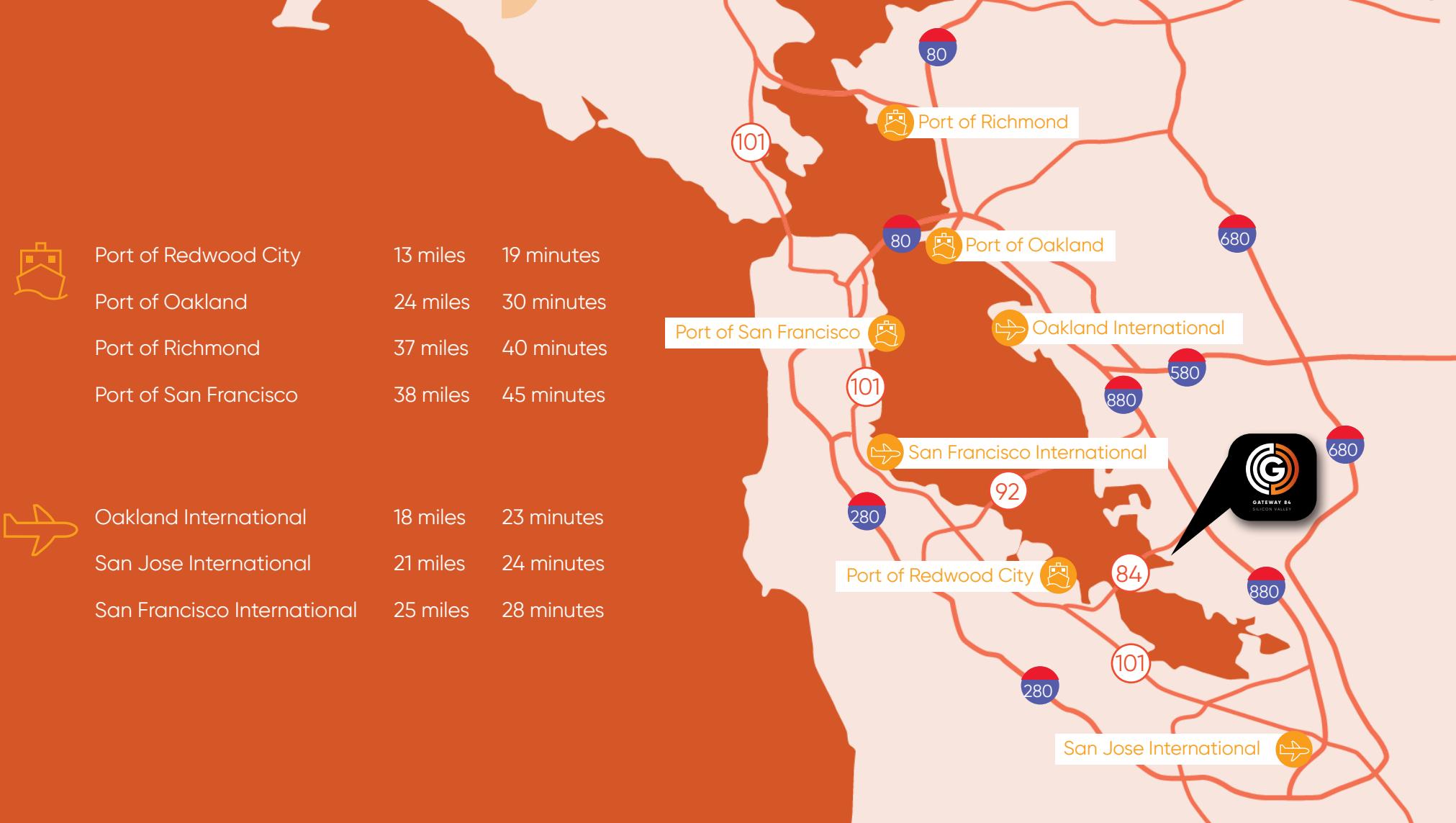
# Manufacturing/ lab area



# Existing office



# Your access to The Bay



# Demographics

within a 25 miles radius of property

## Key statistics

**4,665,897**

Total population



**1,191,652**

Millennial population



**\$125,099**

Average  
disposable income



**2,209,140**

Employees



**39%**

College graduates



## Employment

**254,065**

Manufacturing  
employees



**120,209**

Transportation &  
warehousing employees



**237,831**

Professional, scientific &  
tech services employees



# Neighborhood

With immediate proximity to Silicon Valley and emerging innovation clusters, supercharge your operations with the best and brightest talent in the market.



# Take a break

Nearby amenities provide convenience, enjoyment and comfort.



1

Anytime Fitness	Jiffy Lube	Simply Thai
Burger King	Pier 98 Sushi	Tasty Pot
Cham Sae Bistro	Pizza Hut	The UPS Store
Chase Bank	QiWei Kitchen	Tutti Frutti Frozen Yogurt
Chipotle Mexican Grill	Residence Inn	Venus Tam Cafe
Courtyard Marriott	Samraat Curry Hut	Campanella Modern Italian Cuisine
i-Tea Newark	Shell	

2

Asian Snack Box	Shop	Sizzle Spot
Baskin-Robbins	O'Sushi	Starbread Bakery
Delicious Donuts & Bagels	Panda Express	Starbucks
Dino's Grill	PostalAnnex	Supercuts
Fremont Bank	Ross Dress for Less	US Bank
IHOP	Royal Cleaners	Wells Fargo
Mr. Pickle's Sandwich	Safeway	

3

CVS	Harumi Sushi & Tofu House	McDonalds
Domino's Pizza	Johnny's Pub	Starbucks
Good Neighbor Restaurant	La Michoacana Fruits & Ice Cream	Taqueria Los Gallos
		Wingstop

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85C Bakery Café	Chevron	Little Sichuan Restaurant
99 Ranch Market	Chopsticks Pho & Grill	Newark Buffet
Bank of the West	Cocurry Thai Cuisine	Popeyes Louisiana Kitchen
Booniepepper Islander Grill	Del Taco	Saigon Safood Harbor
Bubbles Newark Café	Dollar Tree	Vitality Bowls
Chan's Kitchen	East West Bank	Wendy's



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