

FOUNDRY @ CENTRAL

7411 Central Ave | Newark, CA



±143,000 SF

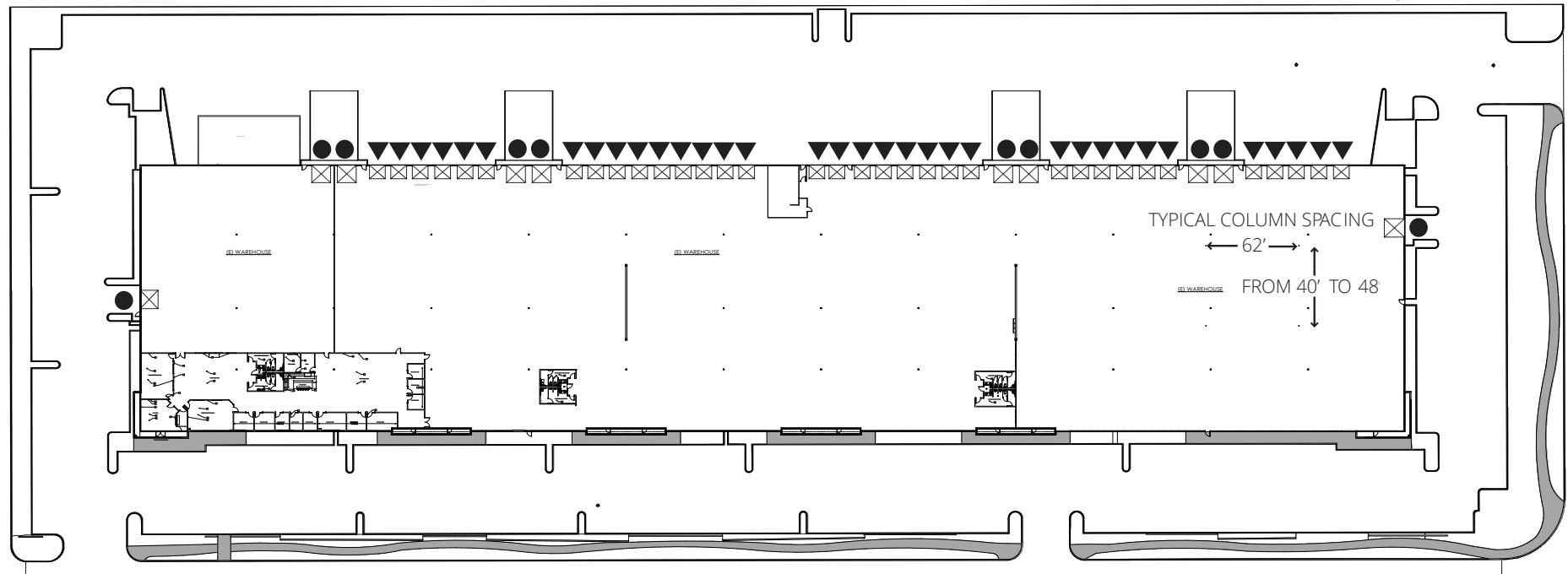
Advanced Manufacturing/Industrial Opportunity

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Colliers

BUILDING FEATURES



Building size	±143,000 SF	Clear height	±24'
Office	±8,000 SF	Sprinklers	.60 gmp / 3,000 SF
Site	7.95-acre parcel; Front-park/Rear-load configuration - shallow bay floorplate - multi-tenant flexibility	Parking	2.17/1,000 SF (310 stalls)
Warehouse	62'x48' column spacing, 41% site coverage	Construction	Concrete Tilt Up Construction (CTU)
Loading	33 DH Doors & 12 GL Doors (1 DH door per 4,336 SF)	Power	4,000amp service on 277/480v, 3-Phase
Zoning	MG - General Manufacturing	Ideal Shallow Bay structure with six (6) storefronts/glass lines and a DH door count for single or multi-tenant configuration	

Within a 45-minute drive



3,338,920

Total population



1,148,136

Total Households



\$152,520

Median Household Income



758,265

2020 Household Income:
\$100,000 & greater



946,033

Millennial Population
(Born 1981 to 1998)



683,245

Generation X Population (Born 1965 to 1980)



211,411

People who work in manufacturing



89,889

People who work in
warehouse/distribution



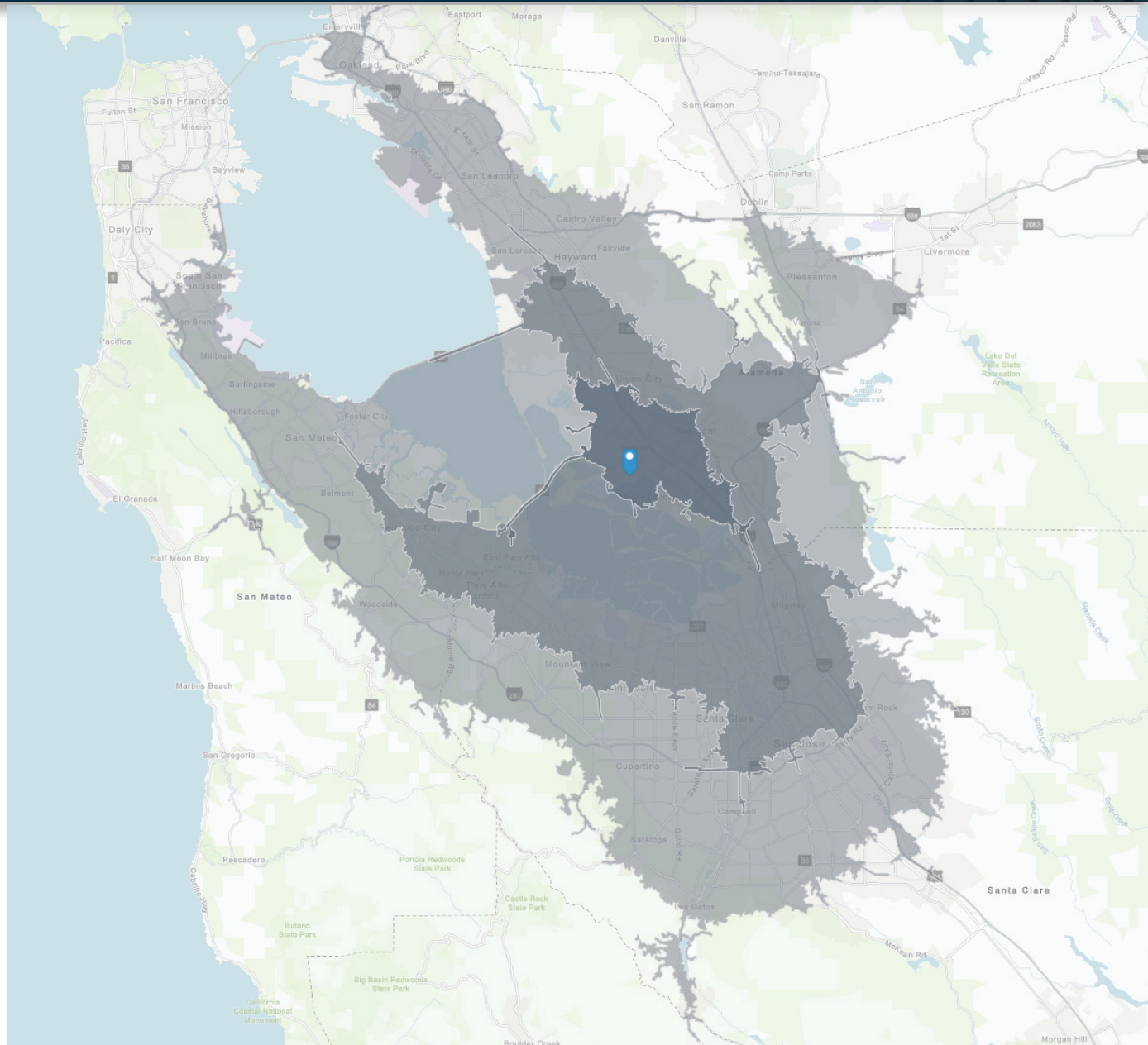
279,131

People who work in tech



89,525

People who work in
life sciences



ACCESS TO THE BAY

TO CITIES:

San Jose - 17 miles
San Francisco- 58 miles
Oakland- 37 miles

TO PORTS

Oakland - 22 miles
San Francisco - 38 miles
Richmond - 45 miles

TO AIRPORTS

SJC- 12 miles
OAK - 18 miles
SFO- 25 miles



LOCATION



CORPORATE NEIGHBORS



FOUNDRY
@CENTRAL

Cass Information Systems, Inc.

MATHESON
The Gas Professionals

Mission Linen Supply
MISSION LINEN & UNIFORM SERVICE

PABCO Gypsum

IRON MOUNTAIN

E-Commerce Retailer

NORDSTROM

Wow Parts

JAVELIN Logistics

insidesource

PEGASUS Logistics Group

Quanta Computer

Landsberg ORORA

VITESSE SYSTEMS

FedEx

SANMINA

NEFAB
SAVING RESOURCES

ATUM

RKLogistics
LOGISTICS FOR INNOVATION

VERDAGY

LUCID

CHEM USA
CONSTRUCTION MATERIALS DISTRIBUTION

ECONOMIC
POLYMER & CHEMICALS

Stanford University

Valassis



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