

# FOUNDRY @ CENTRAL

7411 Central Ave | Newark, CA



# ±143,000 SF

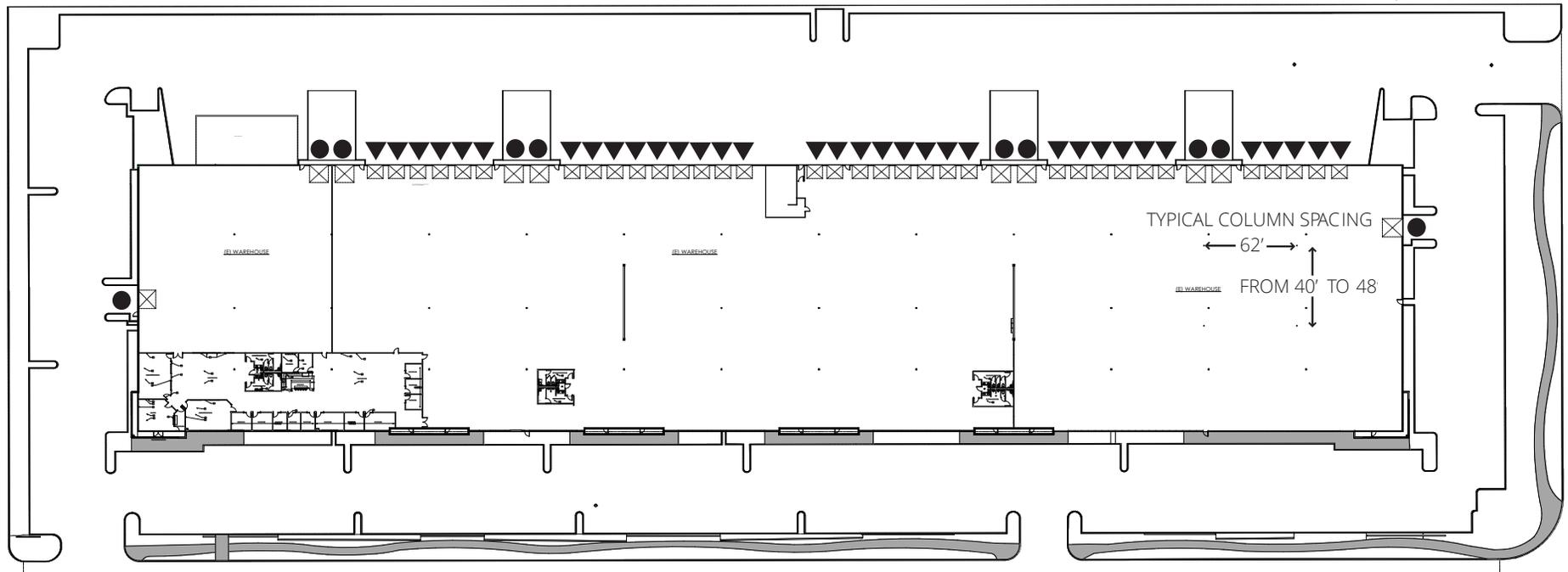
## Advanced Manufacturing/Industrial Opportunity

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# BUILDING FEATURES



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

# AREA DEMOGRAPHICS

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



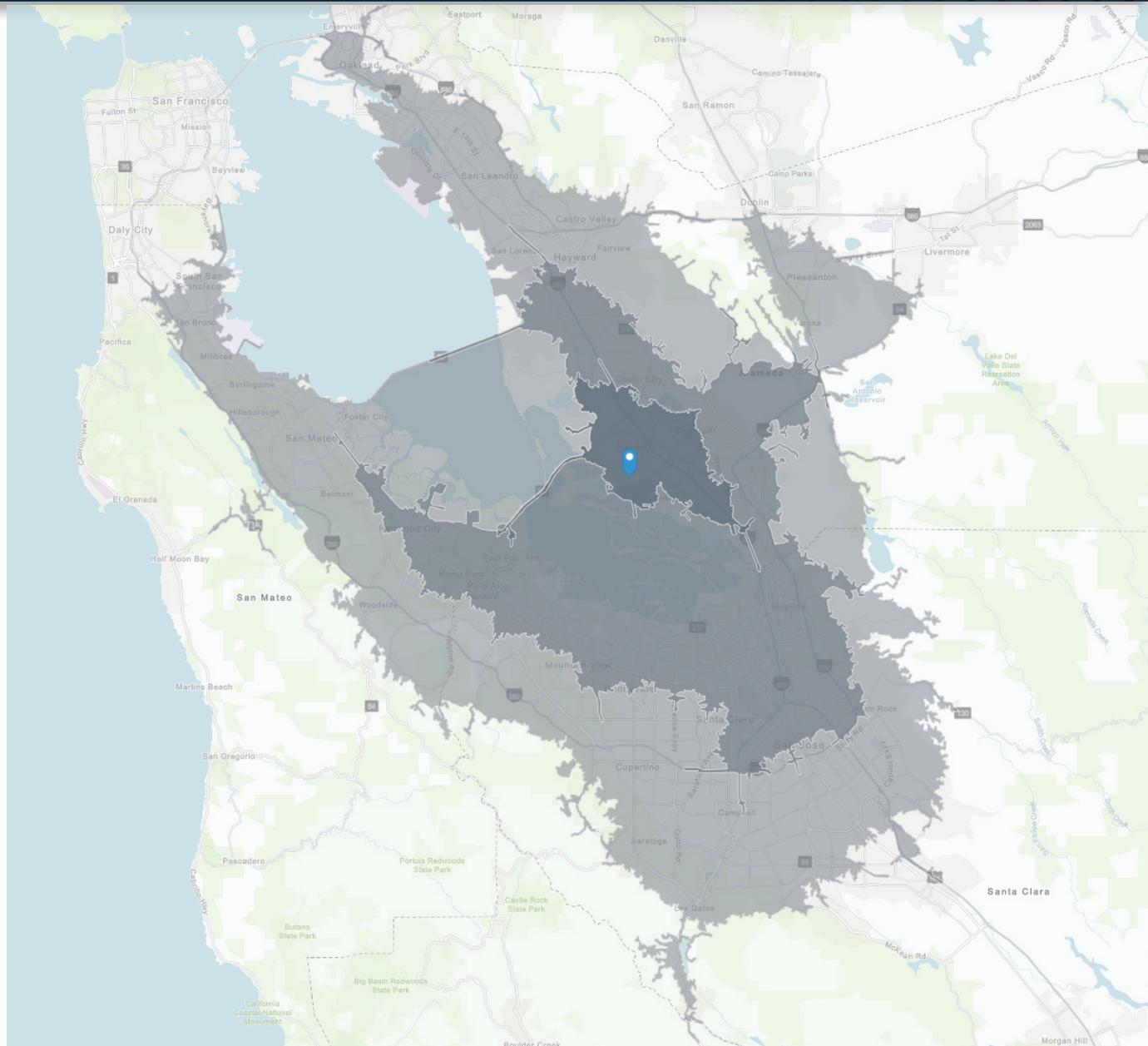
**279,131**

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



SAN MATEO BRIDGE

DUMBARTON BRIDGE

LIDO FAIRE SHOPPING CENTER



ROSEMONT SQUARE



UNION LANDING



FOUNDRY  
@ CENTRAL



# CORPORATE NEIGHBORS



**FOUNDRY**  
@CENTRAL

Cass Information Systems, Inc.

MATHESON  
The Gas Professionals

Mission Linen Supply  
MISSION LINEN & UNIFORM SERVICE

NORDSTROM

Wow Parts

JAVELIN Logistics

PABCO Gypsum

Landsberg ORORA

VITESSE SYSTEMS

IRON MOUNTAIN

E-Commerce Retailer

FedEx

Inidesource

SANMINA

ATUM

PEGASUS Logistics Group

Quanta Computer

RKLogistics  
LOGISTICS FOR INNOVATION

VERDAGY

LUCID

Valassis

NEFAB  
SAVING RESOURCES

Stanford University

CHEM USA  
CONSTRUCTION MATERIALS SERVICES

ECONOMIC PROPERTIES  
COMMERCIAL REAL ESTATE



## FOR LEASING INFORMATION

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