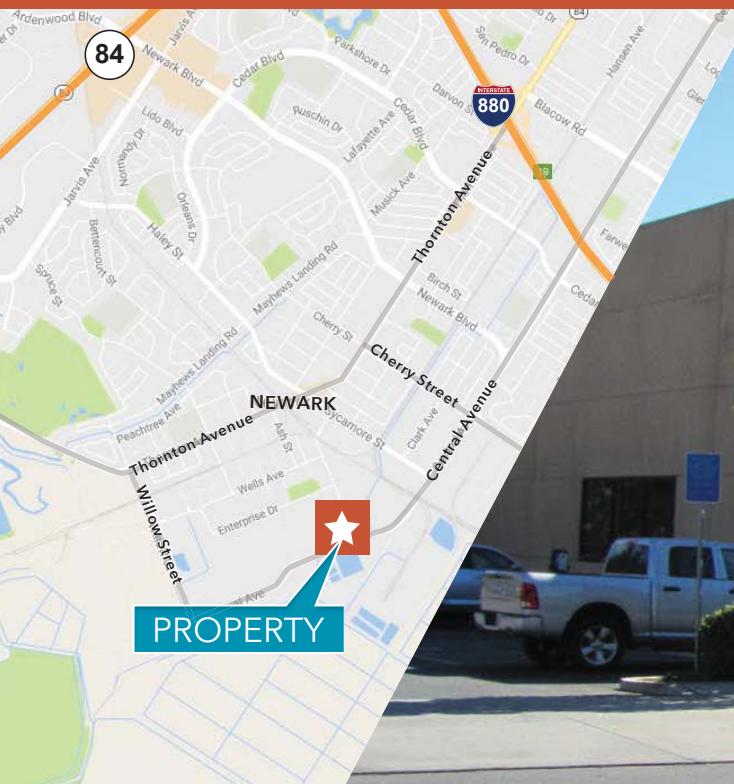


FOR LEASE

37840 Filbert Street

Newark, California



±50,095 SF HIGH BAY MANUFACTURING/WAREHOUSE FACILITY

Property Highlights:

- Located in the Dumbarton Business Center
- Corner location / Excellent image
- Good access to major freeways, Dumbarton Bridge, Peninsula and all Bay Area Airports
- Centrally located to all nine Bay Area Counties
- Office area ± 2,500 SF includes, 4 private offices, 1 conference room, lunch room, open office area, 1 storage room, 2 office restrooms and 1 manufacturing restroom
- Manufacturing power 277/480 3 phase power distributed in dedicated areas
- Alarm system
- 24' clear height
- Four covered 10' high dock high loading doors / two 14' high grade level doors
- Skylights
- Parking 1.65 / 1,000
- Sprinkler system .6/3000 GPM
- Available September 1, 2026

Brian McCarthy

+1 650.400.6387

btmccarthy101@gmail.com

LIC #00766816

Windy Pacific Partners II

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

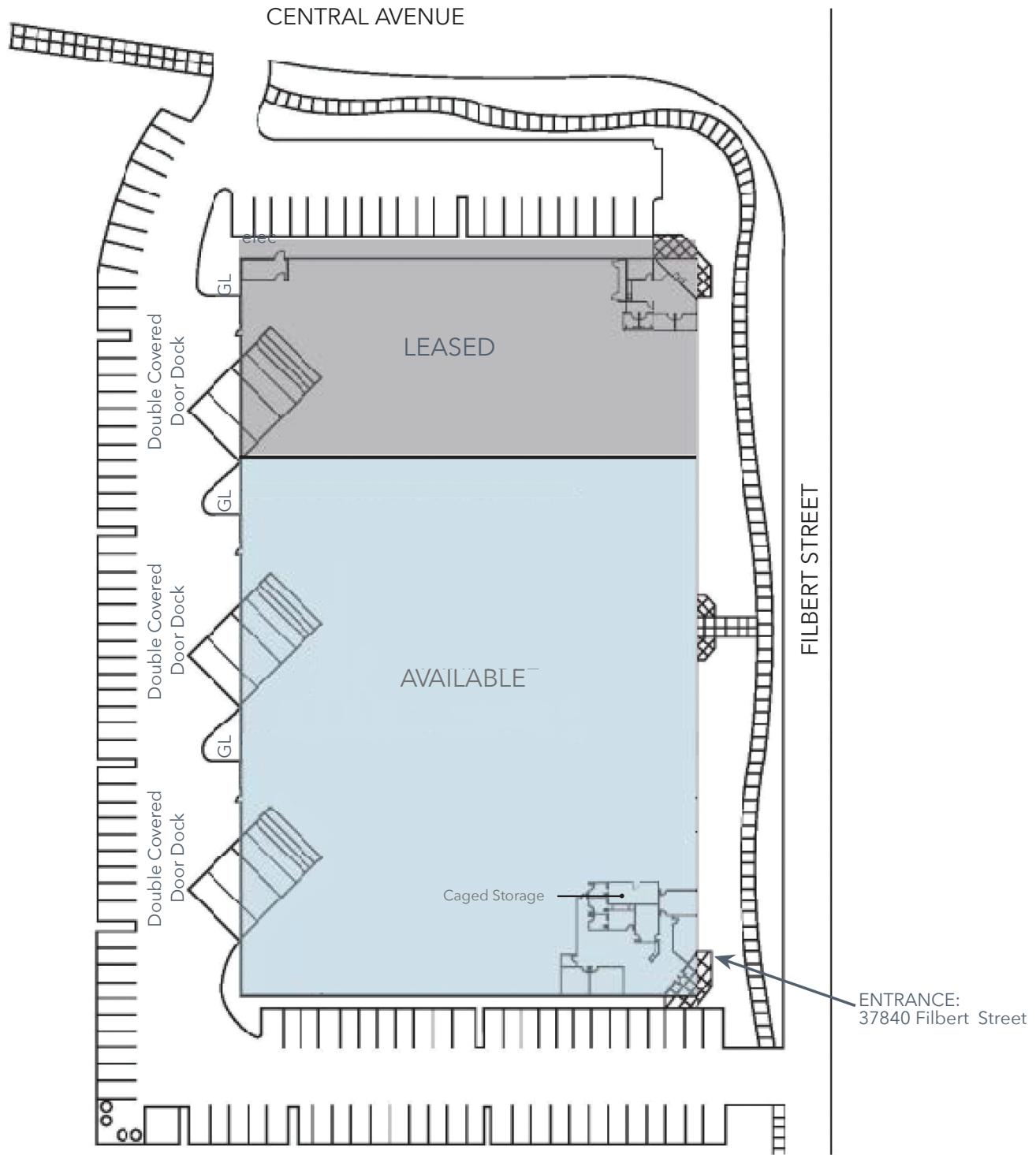
FOR LEASE

37840 Filbert Street

Newark, California

Windy Pacific Partners II

Site Plan:



Site Plan not to Exact Scale

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.