



#### AVAILABLE NOW

#### FOR MORE INFORMATION:

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#### 38875 CHERRY STREET // NEWARK, CALIFORNIA // 94560

### **PROPERTY FEATURES**

- » ±16,327 SF Available For Lease
- ±9,834 SF Existing Office
- » ±6,493 SF Warehouse
- » ±24' Clear Height

»

- » 2 Docks High Doors
- » 1 Grade Level Door
- » One (1) 100 Amp Panel @ 277/480 Volts
  - Two (2) 225 Amp Panels @ 120/240 Volts
- » 0.60/3000 SF Sprinkler Capacity
- » Parking Ratio: 2.06 Per, 1000 SF
- » Immediate Access to 880 via Mowry Avenue



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### FLOOR PLAN



# FLOORING KEY

= Polished Concrete





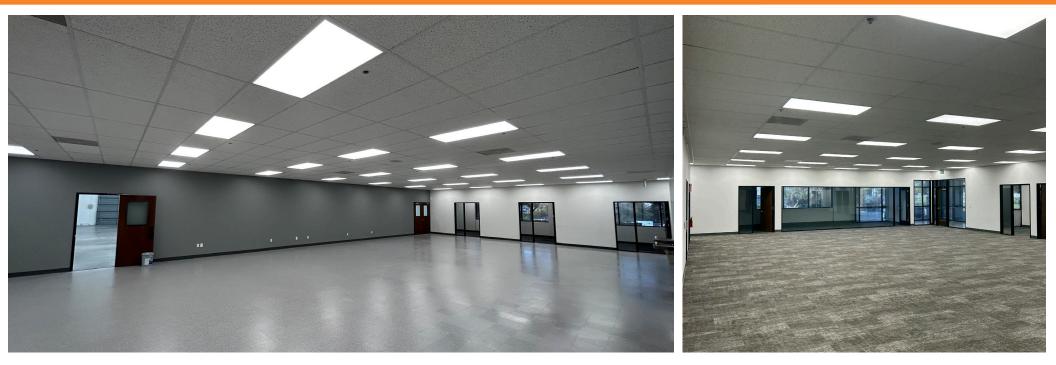
= Luxury Composite Tile

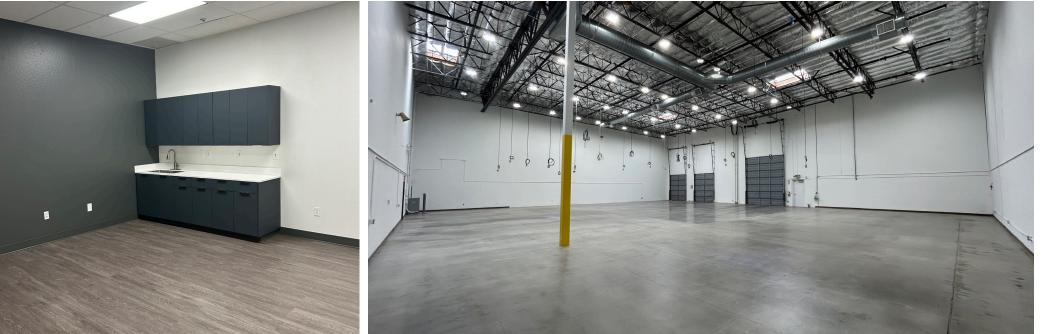




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### **PROPERTY PHOTOS**



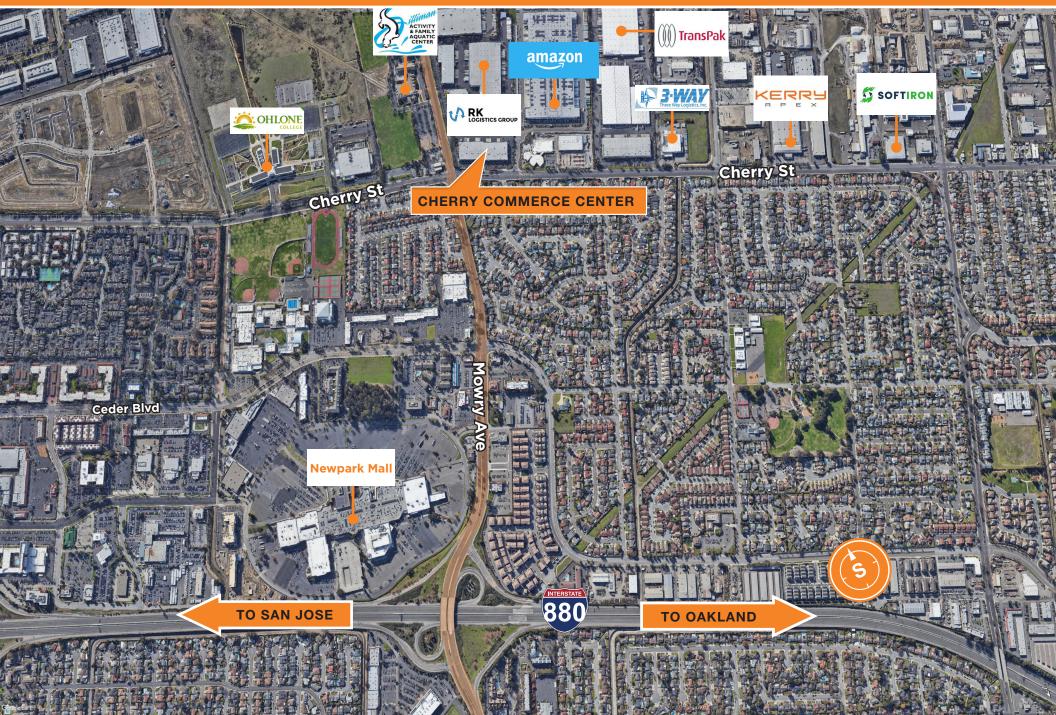




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### UNPARALLELED FREEWAY ACCESSIBILITY





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