



7200 Gateway Blvd | Newark

Advanced Manufacturing Building | ±66,239 SF Available

Build the future

Power Upgrade to 4,000A Underway



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



Fiber optics ready



LED lighting



GATEWAY 84
SILICON VALLEY



Power:
Current: 2000A @ 277/480V
Expansion: 6000A upgrade by
Q2 2027

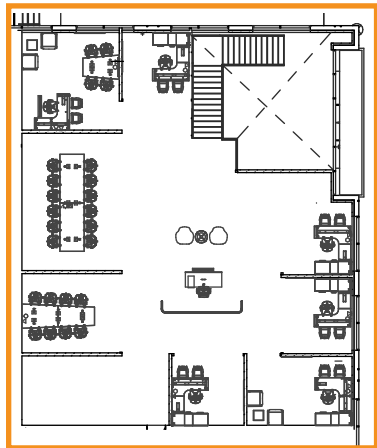


Fire protection:
ESFR fire sprinkler system

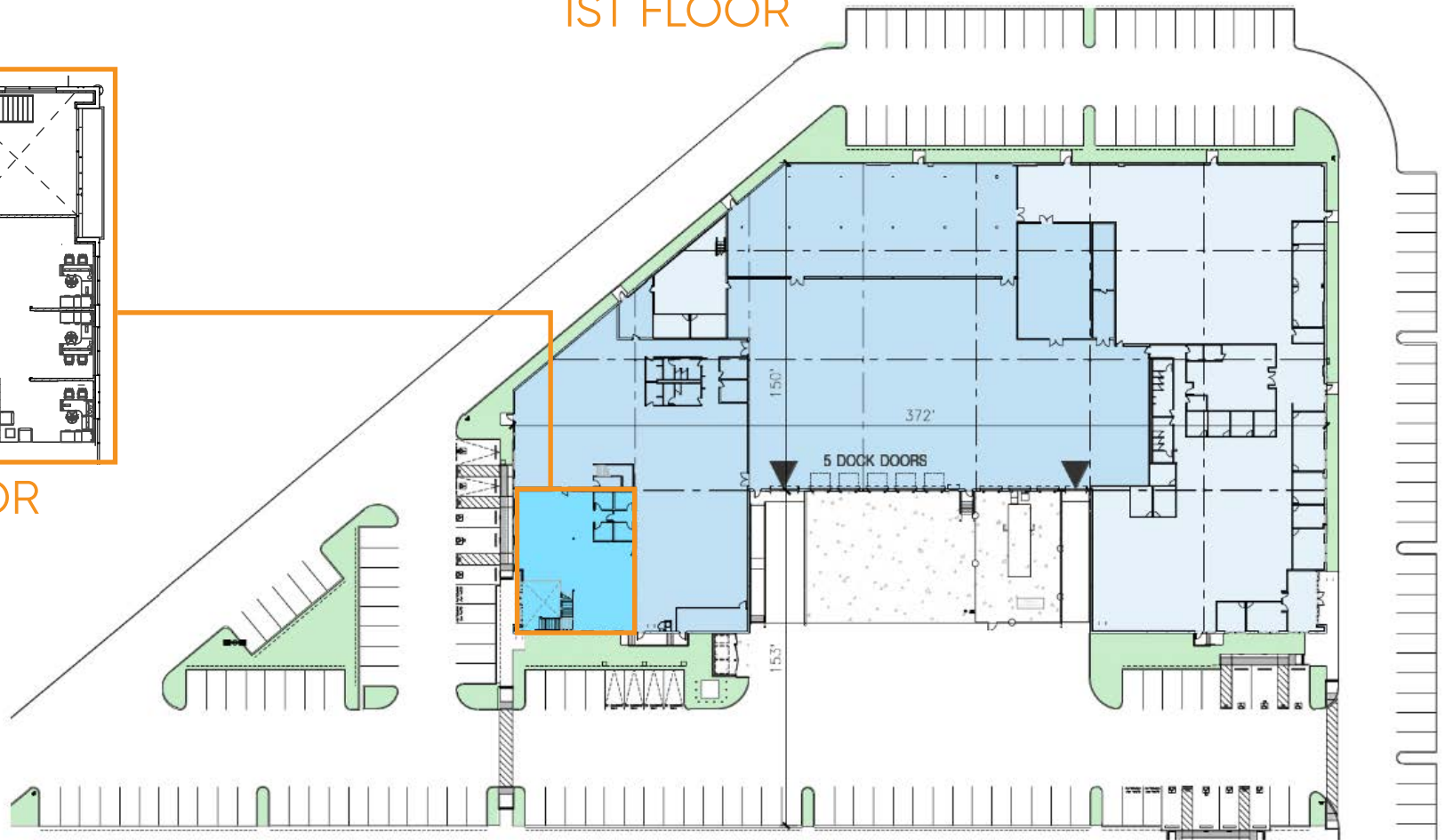
Building 3

 Virtual Tour

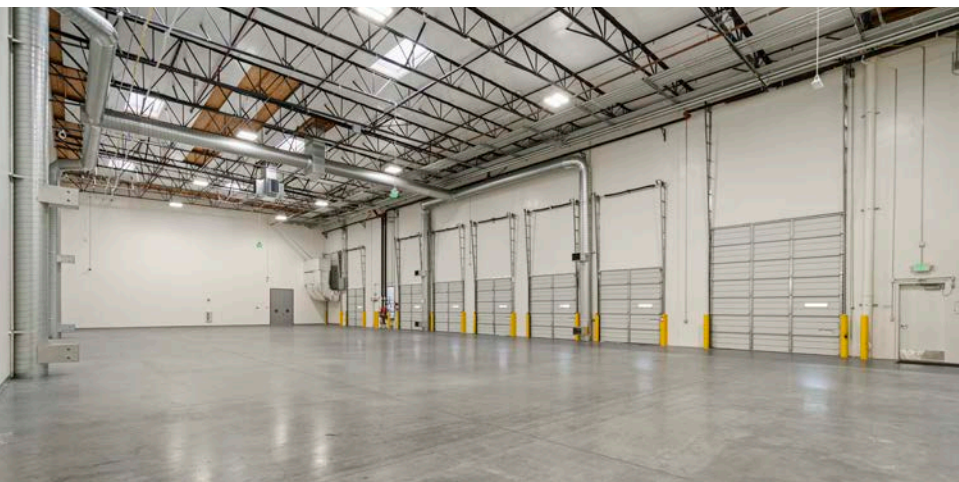
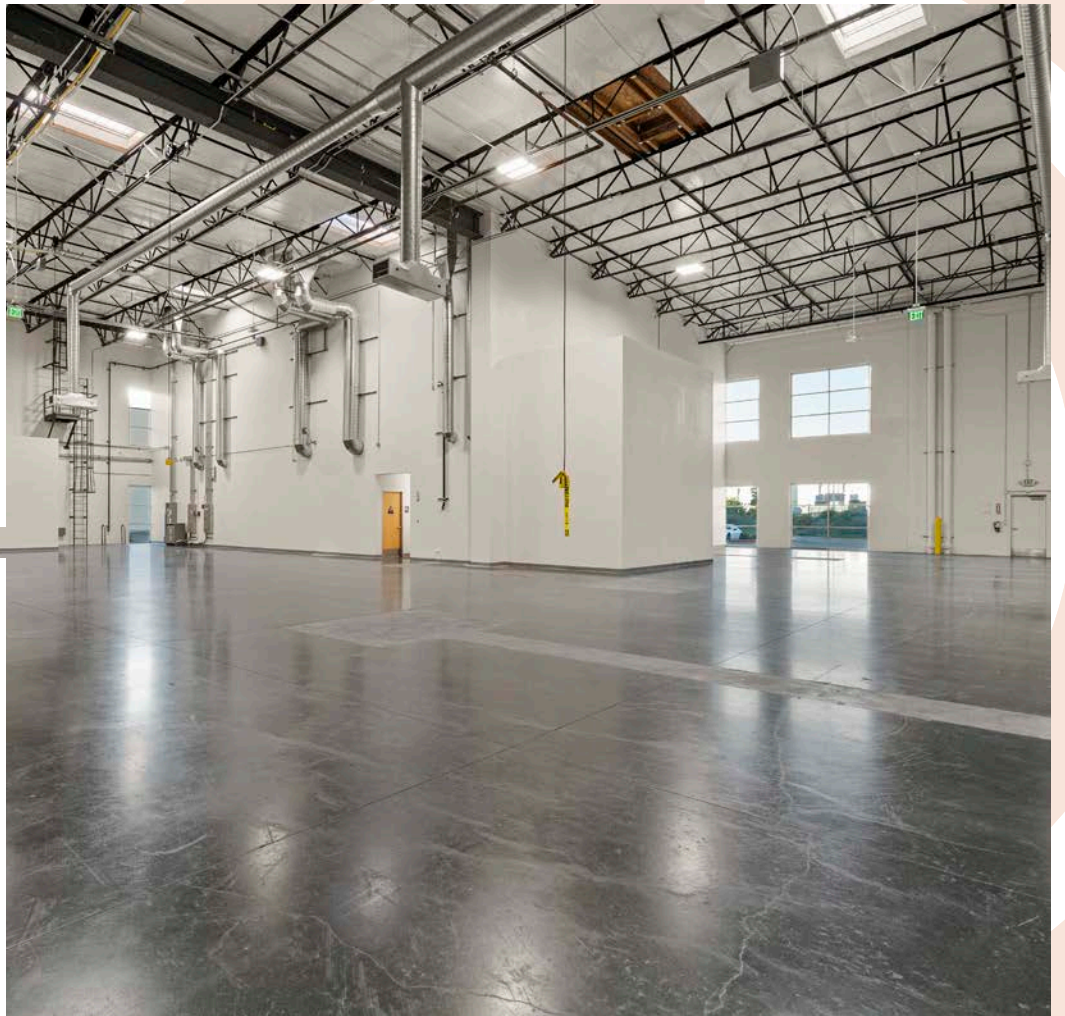
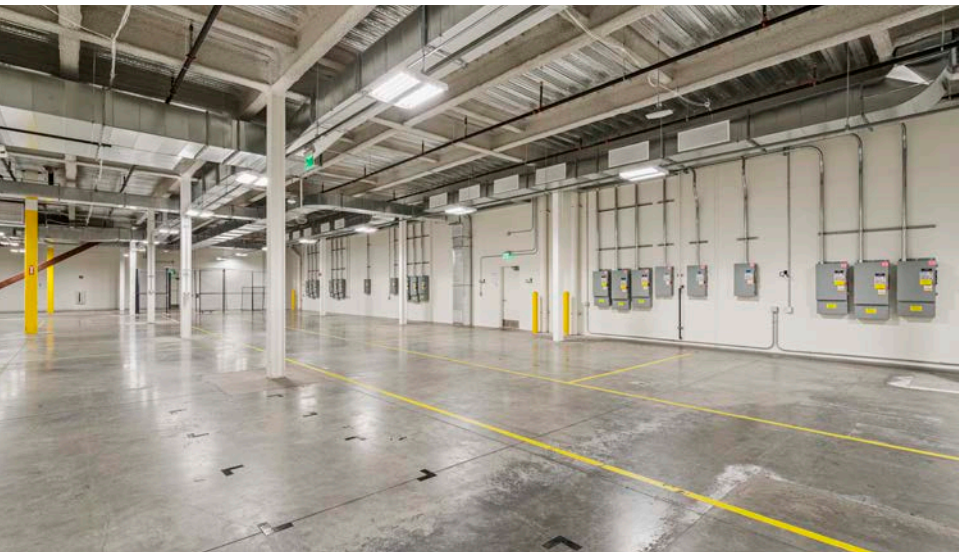
1ST FLOOR



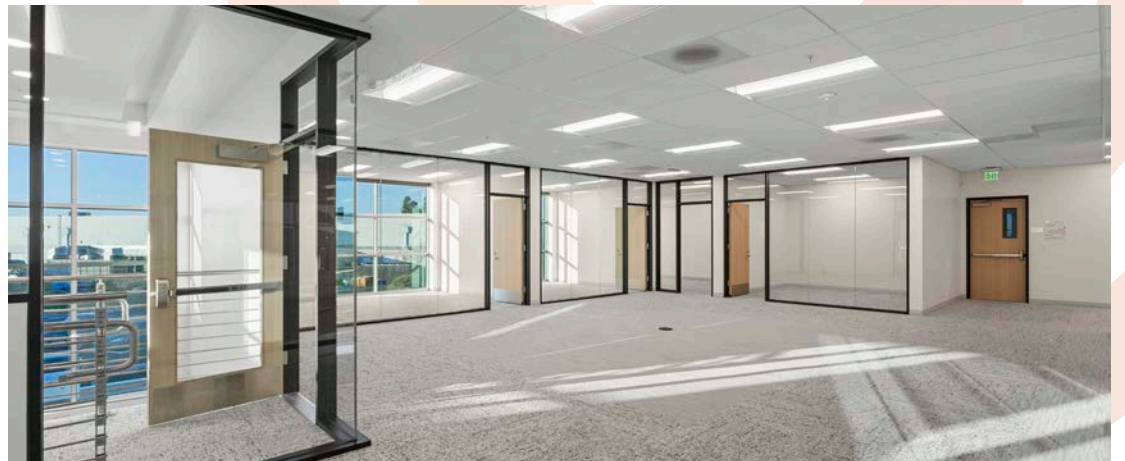
2ND FLOOR



Manufacturing/ lab area



Existing office



Your access to The Bay



Port of Redwood City	13 miles	19 minutes
Port of Oakland	24 miles	30 minutes
Port of Richmond	37 miles	40 minutes
Port of San Francisco	38 miles	45 minutes



Oakland International	18 miles	23 minutes
San Jose International	21 miles	24 minutes
San Francisco International	25 miles	28 minutes



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



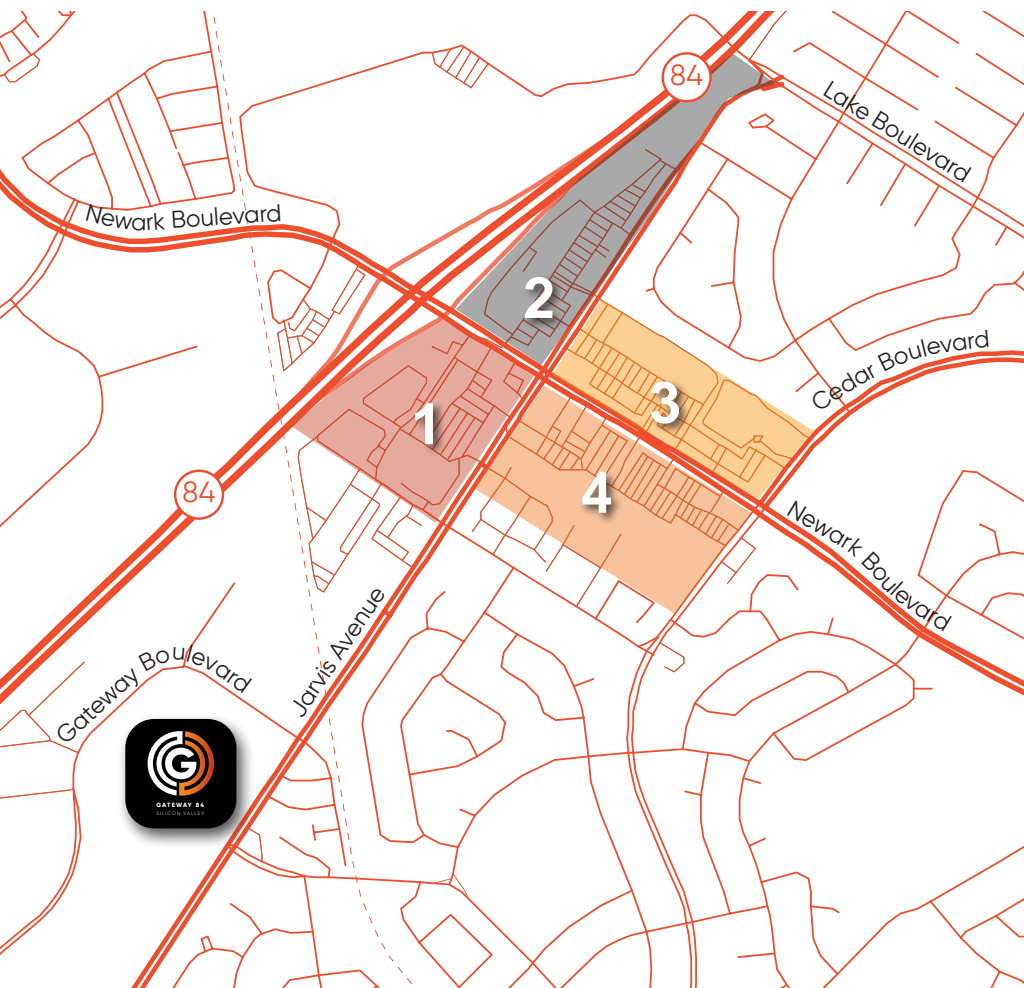
Neighborhood

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

4

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



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John Kujawa
650.966.4724
john.kujawa@jll.com
Lic # 02340056

Greg Matter
650.480.2220
greg.matter@jll.com
Lic # 01380731

Jason Ovadia
510.285.5360
jason.ovadia@jll.com
Lic # 01742912

David Sesi
650.480.2136
david.sesi@jll.com
Lic # 01981744

David Ross
650.480.2197
dave.ross@jll.com
Lic # 02052598



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