

MOWRY BUSINESS CENTER

FOR LEASE

±31,067 SF
Unit 6815



Bay Area

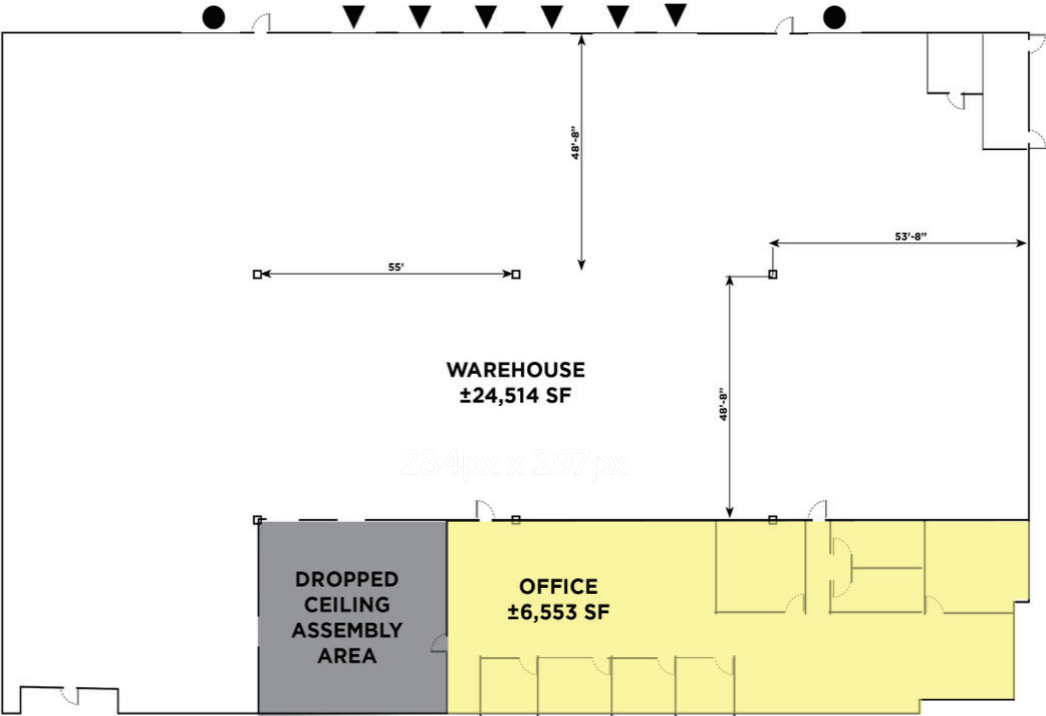
6815 Mowry Avenue
Newark, CA 94560



OVERVIEW

6815 Mowry Avenue
Newark, CA 94560

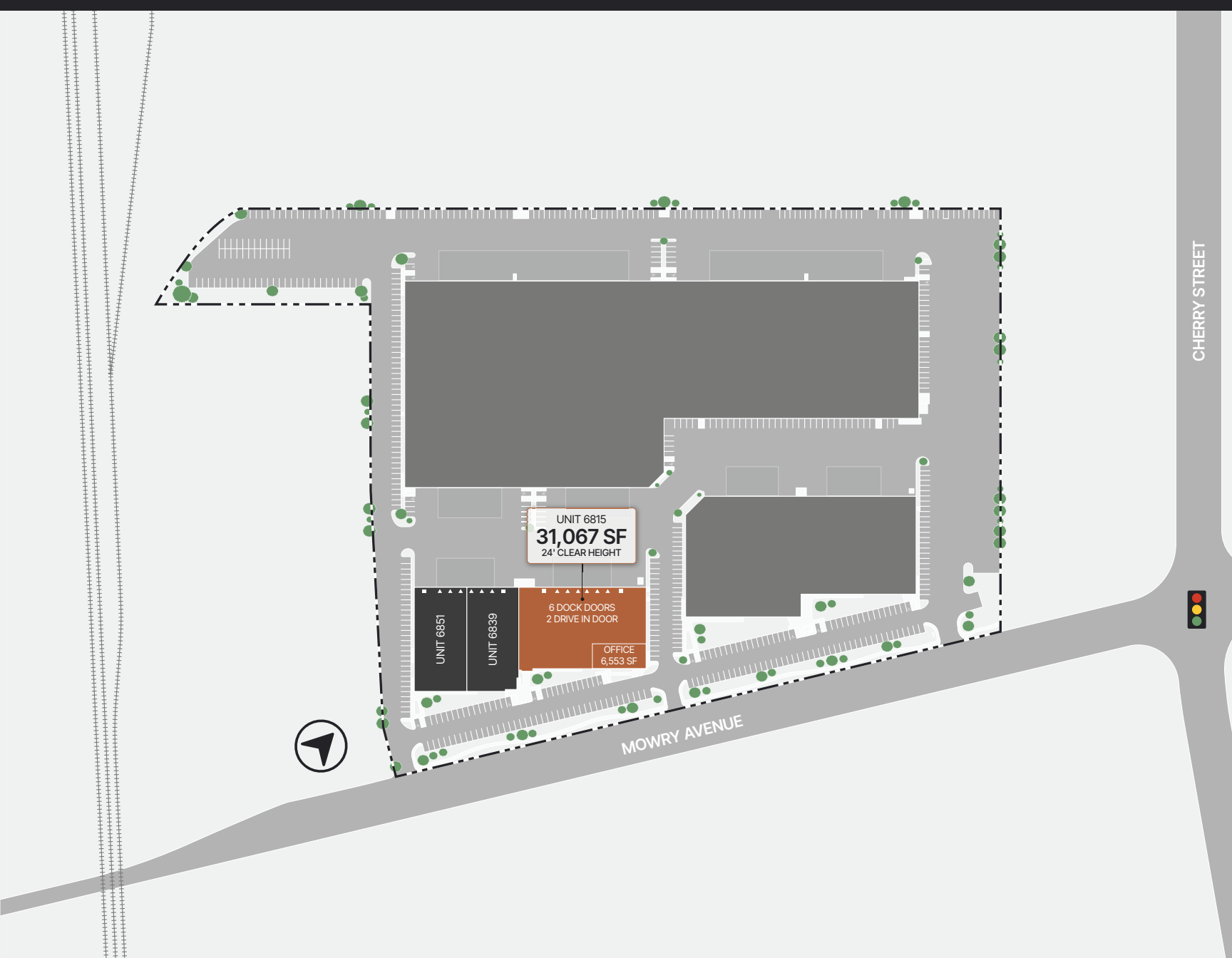
Bay Area



- - Grade Level Loading
- ▼ - Dock High Loading

PROPERTY SPECIFICATIONS

Available SF	±31,067 SF
Office SF	±6,553 SF
Power	1,000 Amps @ 277/480 Volts
Clear Height	24'
Dock Doors	6
Drive-In Doors	2
LED Lighting	Yes
Auto Parking	123
Fire Protection	.6/3,000 GPM Sprinkler System
Truck Court Depth	168'
Rate	\$1.45 NNN



CHERRY STREET



MOWRY AVENUE

UNIT 6815
31,067 SF
24' CLEAR HEIGHT

6 DOCK DOORS
2 DRIVE IN DOOR
OFFICE
6,553 SF

UNIT 6851

UNIT 6839







Power Upgrade Recently Completed



Move-in Ready



Newly Installed Air Compressor

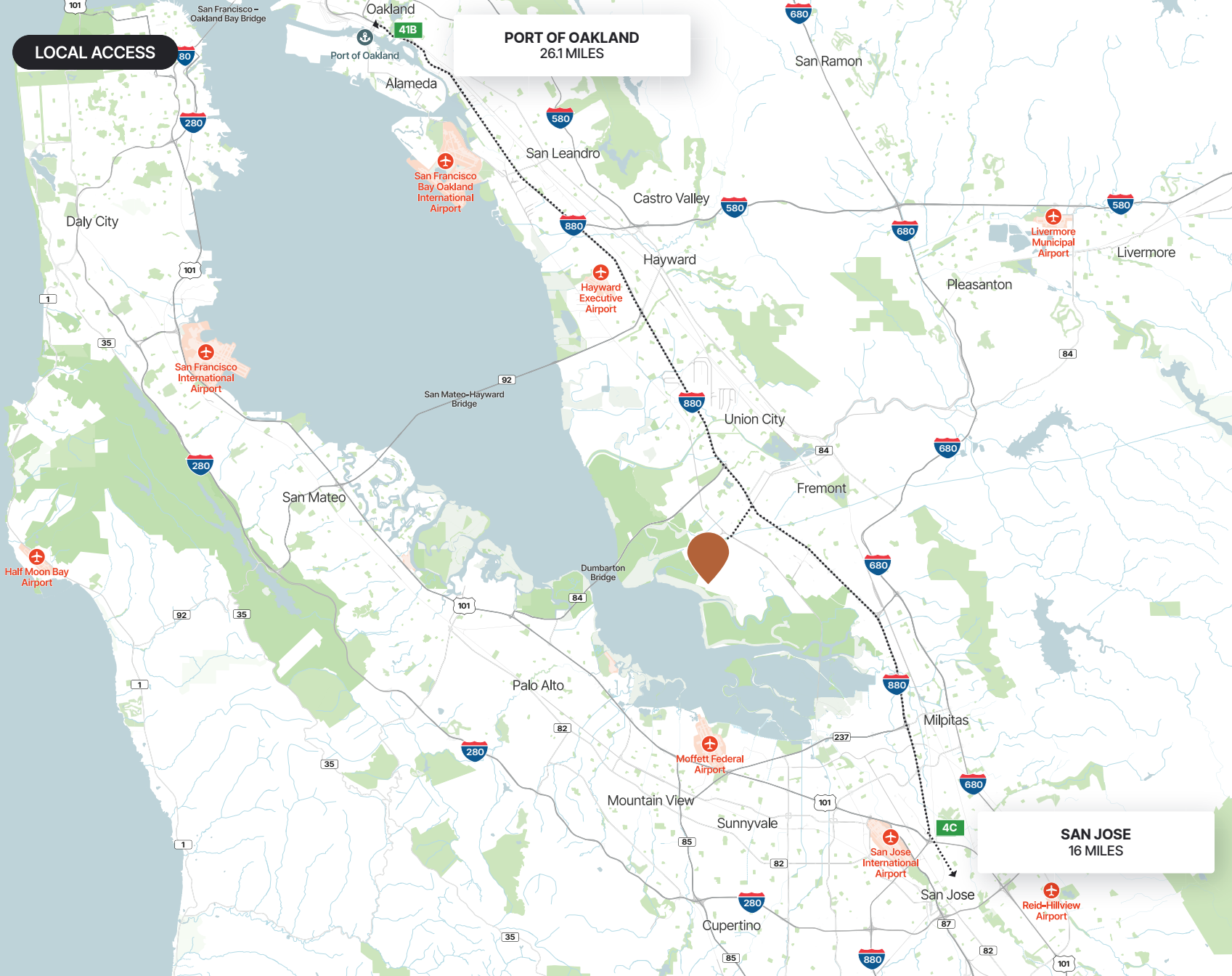
LOCAL ACCESS

Port of Oakland
26.1 MILES

LOCAL ACCESS

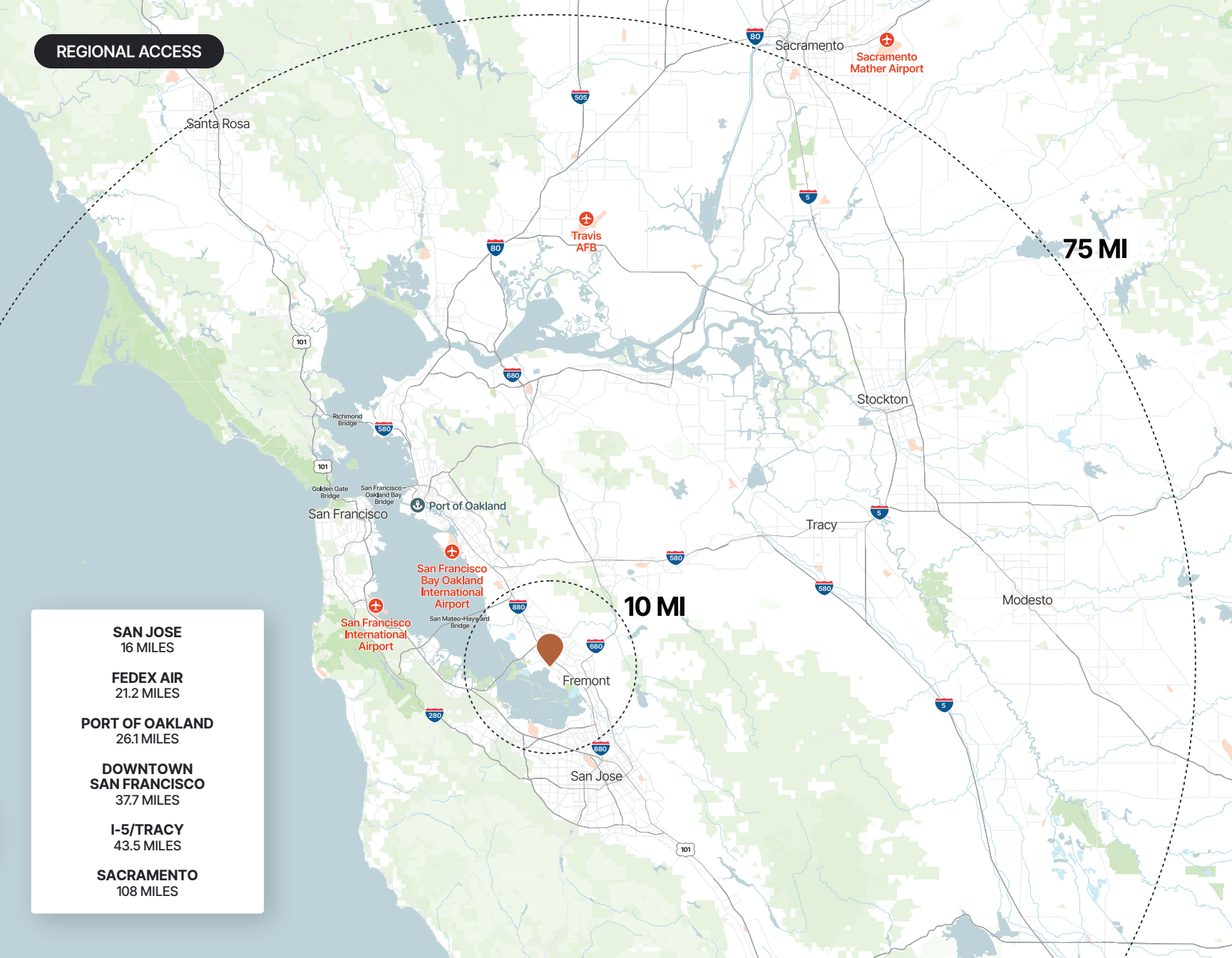
Port of Oakland
26.1 MILES

SAN JOSE
16 MILES



REGIONAL ACCESS

SAN JOSE	16 MILES
FEDEX AIR	21.2 MILES
PORT OF OAKLAND	26.1 MILES
DOWNTOWN SAN FRANCISCO	37.7 MILES
I-5/TRACY	43.5 MILES
SACRAMENTO	108 MILES



CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.