

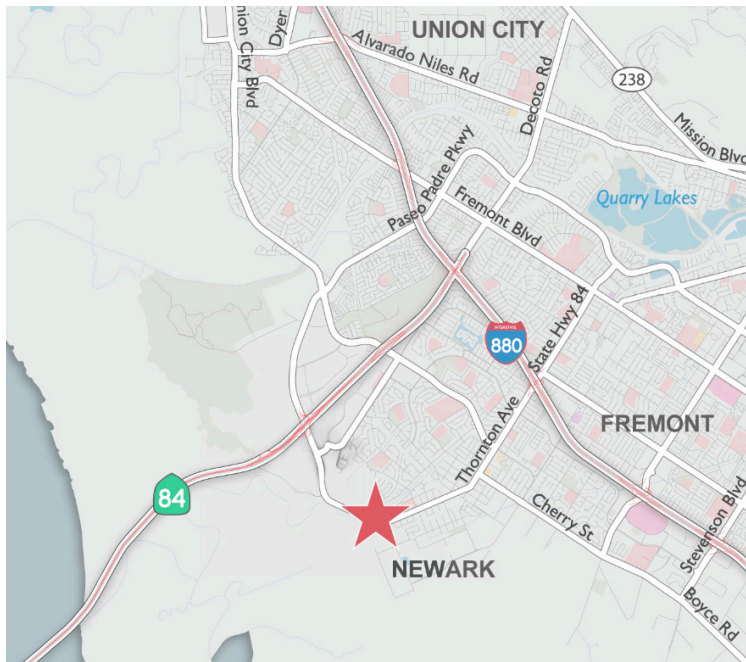
INDUSTRIAL SPACE FOR LEASE

±22,000 SF



8620 Thornton Avenue  
Newark, CA 94560

Thornton Business Center  
Building C



- Just 10 minutes to Palo Alto and mid-Peninsula Markets
- Excellent Access to Highway 84 (Dumbarton Bridge) and I-880

## Property Features

Available Space	±22,000 SF
Office SF	±1,250 SF
Clear Height	±26'
Warehouse	Insulated
Dock Doors	4 Doors, 2 with Pit Levelers
Grade Level Door	1
Loading	Front Loading Facility
Parking	±1/1,000 SF
Power	600 Amps <i>(Tenant to confirm)</i>
Sprinkler System	.60 gpm/3,000 SF
Lighting	New LED Lights



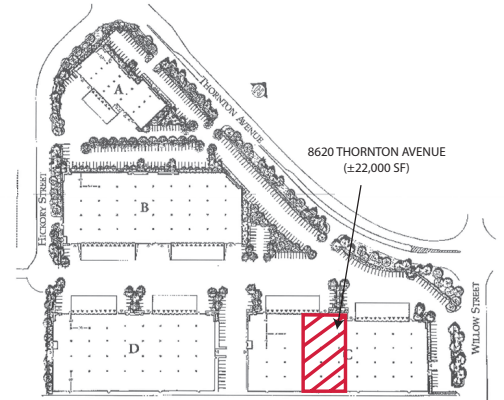
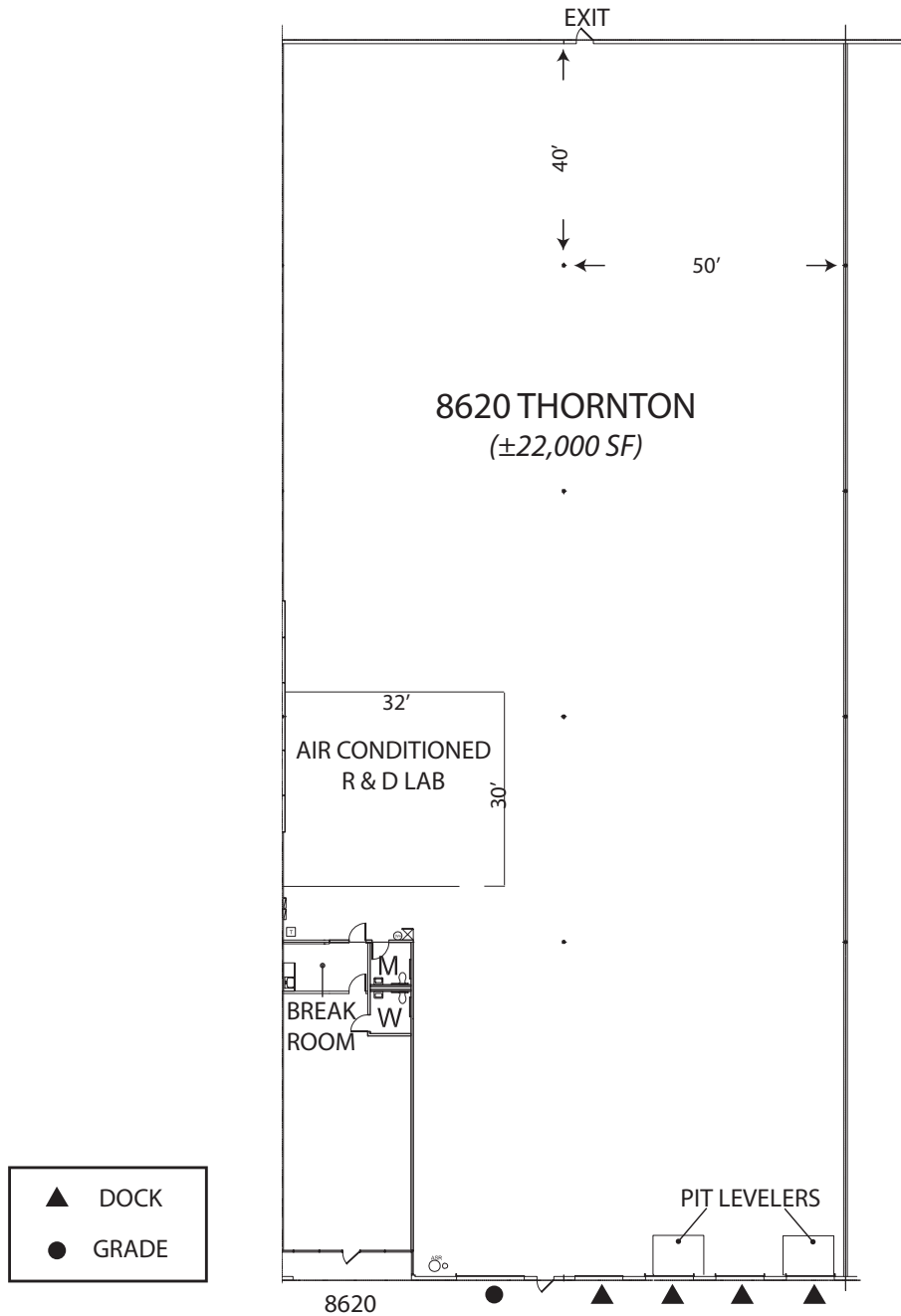
AVAILABLE | FEB 1, 2026



# Photo Gallery



# Floor Plan



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# GO BEYOND THE BUILDING

**Prologis Essentials** is the single source for warehouse solutions to keep facilities running at a high level of efficiency. Our offerings are easy and convenient to procure and implement, providing support for move-in, moving forward, and growing any business.

## MATERIAL HANDLING

- A. Racking & Shelving
  - I. Layout and Design
  - II. New and Used Material
  - III. Permitting Services
  - IV. Buybacks and Liquidations
- B. Forklifts
  - I. Electric and Propane
  - II. New, Used, and Refurbished
  - III. Rentals
  - IV. Service



## ENERGY

- A. Solar
- B. LED Lighting
- C. EV Charging
- D. Generators



## AUTOMATION/ ADVANCED SOLUTIONS

- A. Conveyor and Sortation
- B. Locus Robotics
- C. VLMs, Shuttles, Carousels, AS/RS
- D. Pick Modules/Mezzanine

## SMART BUILDING

- A. Fiber Backbone
- B. Network and Cabling
- C. Internet Service
- D. Access Points
- E. Security Cameras and Monitoring Services
- F. Badge Access and Control
- G. Barcode Scanning



## PRODUCTS AND SERVICES

- A. Moving and Relocation Services
- B. HVLS Fans
- C. Office Furniture
- D. In-Plant Modular Offices
- E. Yard Ramps
- F. Janitorial Service
- G. Pest Control



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