

FOR LEASE

39660

EUREKA

NEWARK, CA



RARE ±28,708 SF

ADVANCED MFG / INDUSTRIAL CORNER UNIT

**NEWMARK**

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REAL ESTATE



## PROJECT HIGHLIGHTS



Location within Newark's prestigious Stevenson Point Technology Park



Professionally Managed with Landscaped, Outdoor Amenity Spaces



Future Expansion Opportunities in a 5-Building Master-Planned ±312,885 SF Business Park



Multiple Fiber-Optic Providers (AT&T, Comcast, Sprint)

## BUILDING HIGHLIGHTS



Rare ±28,708 SF Advanced Mfg / Industrial Corner Unit



30% Office with High Ceilings and Multiple Privates, Break Room, Conf Rooms, and Training Rooms



35% Mfg/Production with VCT Flooring, Distributed Power/Air, 100% HVAC, and Three (3) Fume Hoods



35% Warehouse with Concrete Flooring and In-Place Racking



High Impact Lobby Area with Reception Desk



Two (2) Oversized Grade Level Doors and Two (2) Dock Positions



18'-20' Clear Height



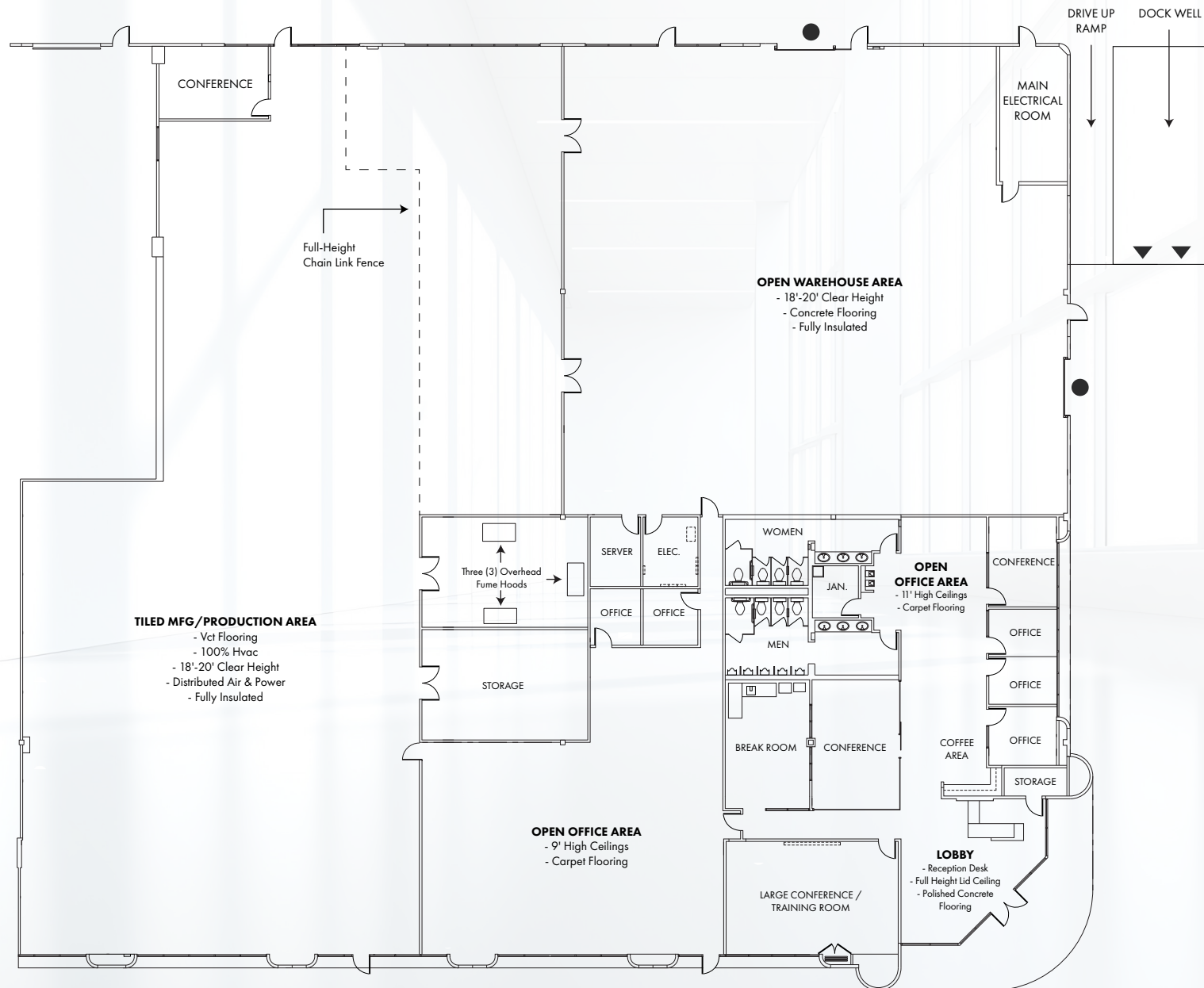
New Roof Installed In 2022 With 20-Year Warranty



**LEASE RATE: \$1.95/SF NNN**



# PROJECT & BUILDING HIGHLIGHTS



Floor plan not to scale

# FLOORPLAN

- GRADE LEVEL
- ▲ DOCK HIGH DOOR



39660 EUREKA



GALLERY



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ARDENWOOD  
HISTORIC  
FARM

84

THORNTON AVE

CENTRAL AVE

WHOLE  
FOODS

FREMONT

CENTRAL PARK

238

PACIFIC  
RESEARCH  
CENTER

NEWARK

FREMONT HUB  
SHOPPING  
CENTER

CHICK-FIL-A

MOWRY AVE

STEVENSON BLVD

680

39660

EUREKA

NEWARK, CA



CEDAR AVE

880

CHERRY AVE

WAL-MART

EUREKA DR

BOYCE RD

PACIFIC  
COMMONS  
SHOPPING  
CENTER

AUTO MALL PKWY

# LOCATION & AMENITIES

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