6955
MOWRY AVENUE, NEWARK, CA

±161,280 SF on ±8.17 ACRES
Free-Standing Advanced Manufacturing Building
Available October 2025

CUSHMAN & WAKEFIELD

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property highlights

6955 mowry avenue,
newark, california

± '25 Clear Height

18 Loading Docks
1 Drive-In Ramp

.33 GPM over 3,000 SF
Sprinkler Calcs

Typical Column Spacing:
48' x 48'

± 25,000 SF Single-Story
Office Build-Out*

*See page 4 for
hypothetical floor plan

192 Vehicle Stalls and
25 Trailer Stalls

2500 Amps @480/277 volt,
3-Phase, 4-wire*

*Subject to Certification
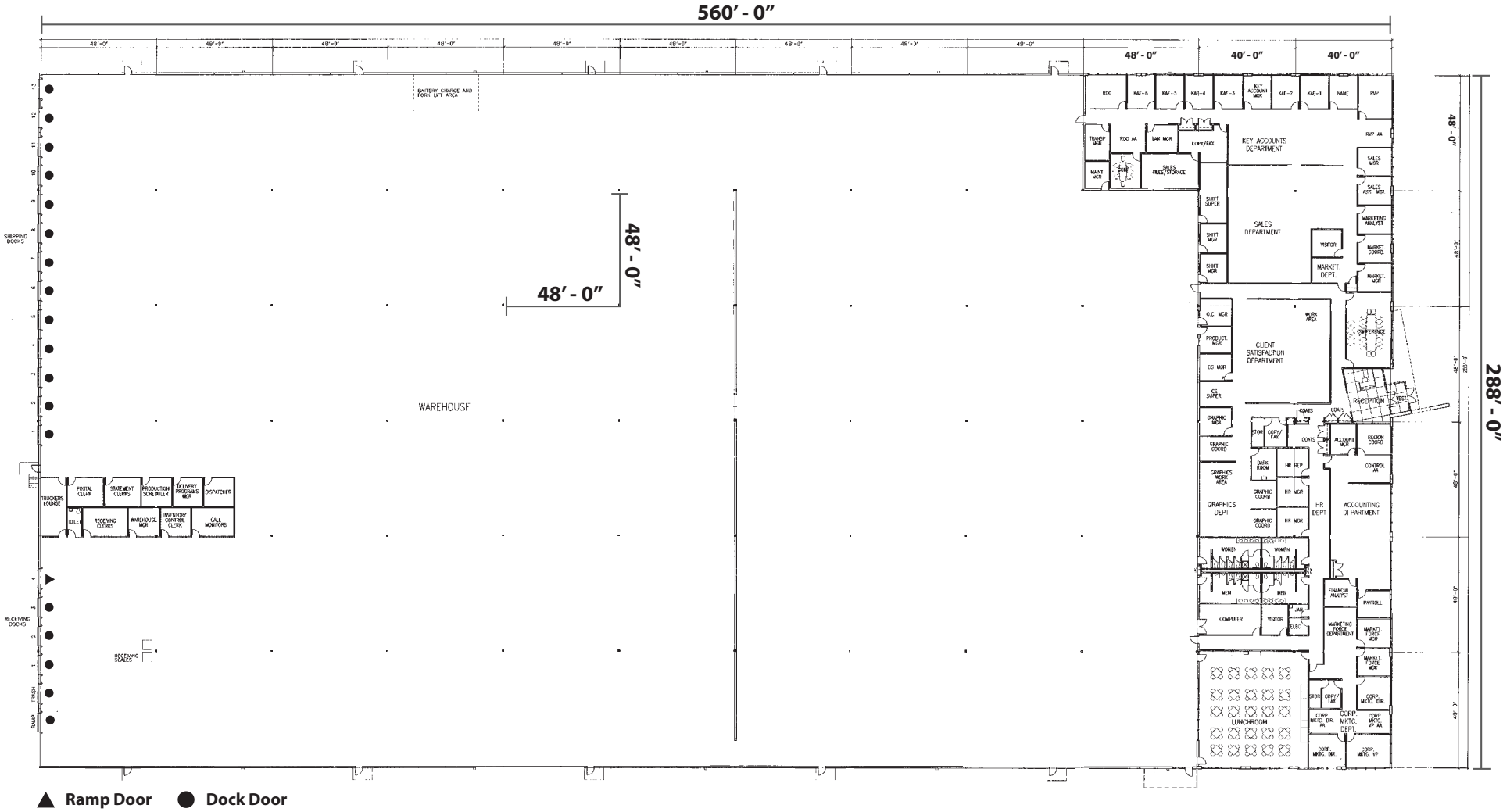by an Electrician

Shipping & Receiving
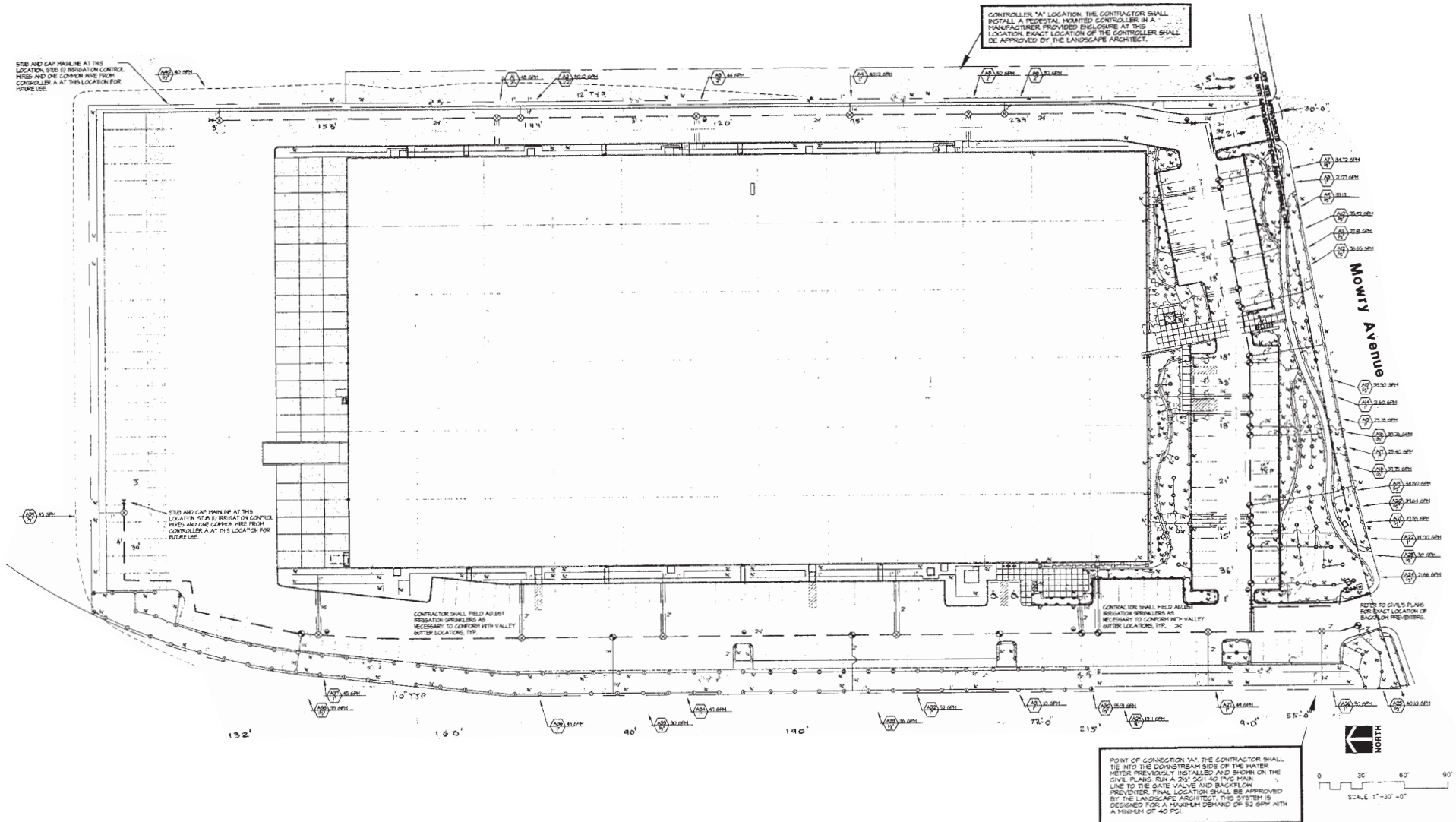Offices and Restrooms

Partially Conditioned
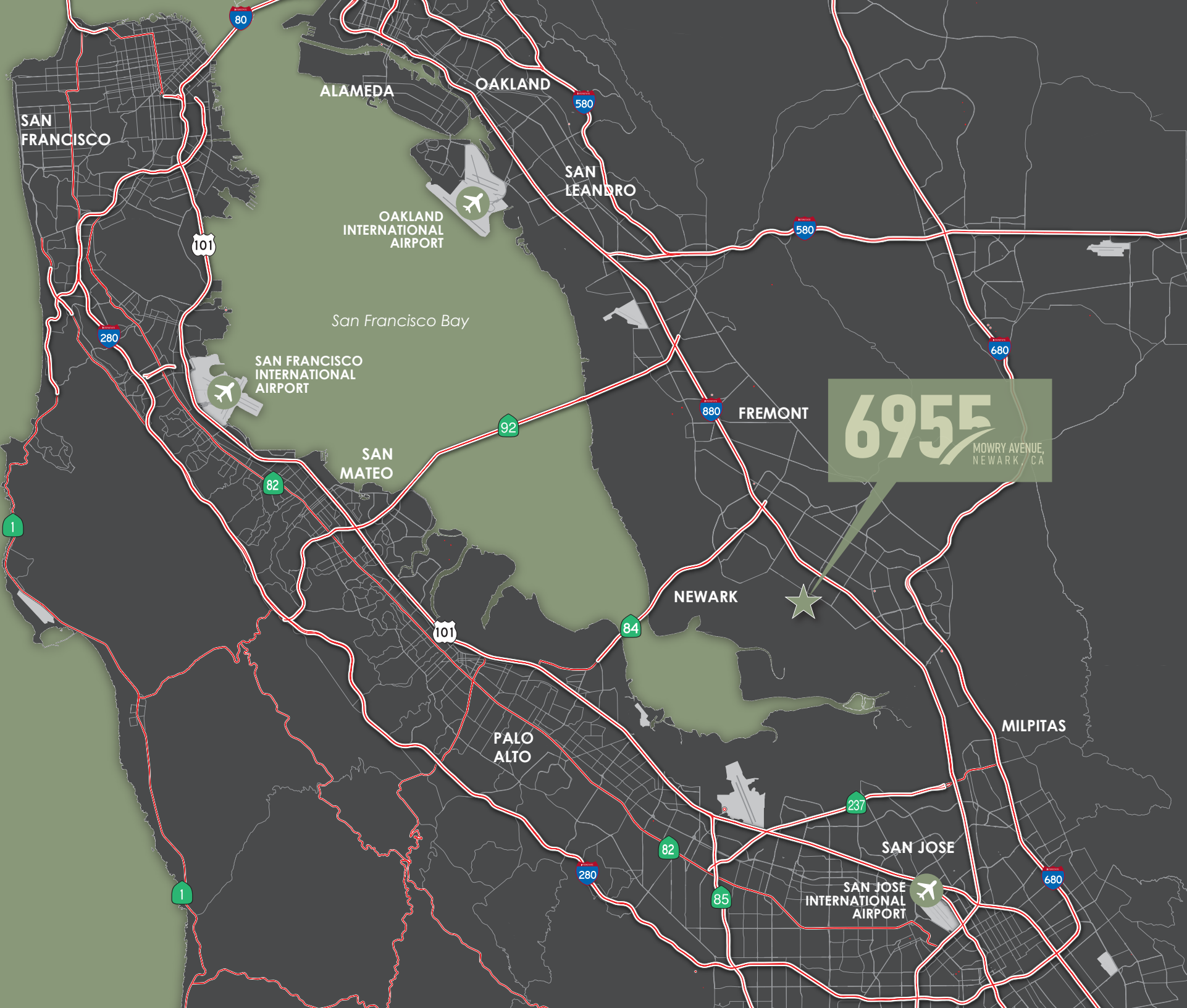Production Area

Available October 1, 2025

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CUSHMAN & WAKEFIELD

6955 MOWRY AVENUE, NEWARK, CA

560' - 0"

48'-0" | 48'-0" | 48'-0" | 48'-0" | 48'-0" | 48'-0" | 48'-0" | 49'-0" | 48' - 0" | 40' - 0" | 40' - 0"

48' - 0"

48' - 0"

288' - 0"

BATTERY CHARGE AND FORK LIFT AREA

SHIPPING DOCKS

WAREHOUSE

RECEIVING DOCKS

RAMP   TRASH

TRUCKERS LOUNGE

TOILET

POSTAL CLERK | STATEMENT CLERKS | PRODUCTION SCHEDULER | DELIVERY PROGRAMS MGR | DISPATCHER

RECEIVING CLERKS | WAREHOUSE MGR | INVENTORY CONTROL CLERK | CALL MONITORS

RECEIVING SCALES

Office area labels:

RDO | KAE-6 | KAE-5 | KAE-4 | KEY ACCOUNT MGR | KAE-2 | KAE-1 | NAME | RVP

TRANSP MGR | RDO AA | LAN MGR | COPY/FAX | KEY ACCOUNTS DEPARTMENT | RVP AA

MAINT MGR | CONF | SALES FILES/STORAGE | SALES MGR

SHIFT SUPER | SALES DEPARTMENT | SALES ASST. MGR

SHIFT MGR | VISITOR | MARKETING ANALYST

SHIFT MGR | MARKET. DEPT. | MARKET COORD.

SHIFT MGR | MARKET. DEPT.

O.C. MGR | WORK AREA | CONFERENCE

PRODUCT. MGR | CLIENT SATISFACTION DEPARTMENT

CS MGR

CS SUPER.

GRAPHIC MGR | RECEPTION

GRAPHIC COORD | STOR | COPY/FAX | COATS | COATS | ACCOUNT MGR | REGION COORD

DARK ROOM | HR REP | CONTROL AA

GRAPHICS WORK AREA | GRAPHIC COORD | HR MGR

GRAPHICS DEPT | GRAPHIC COORD | HR MGR | HR DEPT | ACCOUNTING DEPARTMENT

WOMEN | WOMEN

MEN | MEN | FINANCIAL ANALYST | PAYROLL

COMPUTER | VISITOR | JAN | ELEC | MARKETING FORCE DEPARTMENT | MARKET FORCE MGR

MARKET FORCE MGR

STOR | COPY/FAX | CORP. MKTG. DIR.

LUNCHROOM | CORP. MKTG. DIR. | CORP. MKTG. AA | CORP. MKTG. DIR. | CORP. MKTG. VP

▲ **Ramp Door**   ● **Dock Door**

CUSHMAN & WAKEFIELD

coming soon...

CUSHMAN & WAKEFIELD

Pacific
Ocean

SAN FRANCISCO

ALAMEDA

OAKLAND

80

580

SAN LEANDRO

OAKLAND INTERNATIONAL AIRPORT

580

San Francisco Bay

101

280

SAN FRANCISCO INTERNATIONAL AIRPORT

92

SAN MATEO

82

880

FREMONT

680

6955
MOWRY AVENUE,
NEWARK, CA

1

NEWARK

84

101

PALO ALTO

MILPITAS

237

82

280

85

SAN JOSE

680

SAN JOSE INTERNATIONAL AIRPORT

1

6955 MOWRY AVENUE, NEWARK, CA

contact us

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