

FOR LEASE

39745

EUREKA

NEWARK, CA



LIFE SCIENCE / BIOTECH
CONVERSION POTENTIAL



RARE FREESTANDING ±52,661 SF

FLEX-MFG / R&D BUILDING ON ±3.78 ACRES

NEWMARK

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OWNED & OPERATED BY
nuveen
REAL ESTATE

PROJECT HIGHLIGHTS



Freestanding ±52,661 SF Flex-Manufacturing/
R&D building on ±3.78 Acres



High Impact Lobby Areas with
multiple entrances



Corner location within Newark's prestigious
Stevenson Point Technology Park



Future Expansion Opportunities in a
5 building master-planned 312,885 SF
business park

BUILDING HIGHLIGHTS



60% High Image Office areas
(Cubicles Available)



40% Manufacturing / Lab /
Production Areas



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



18'-20' Clear Height



New Roof 2022



3,000 Amp / 480 Volt Power



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

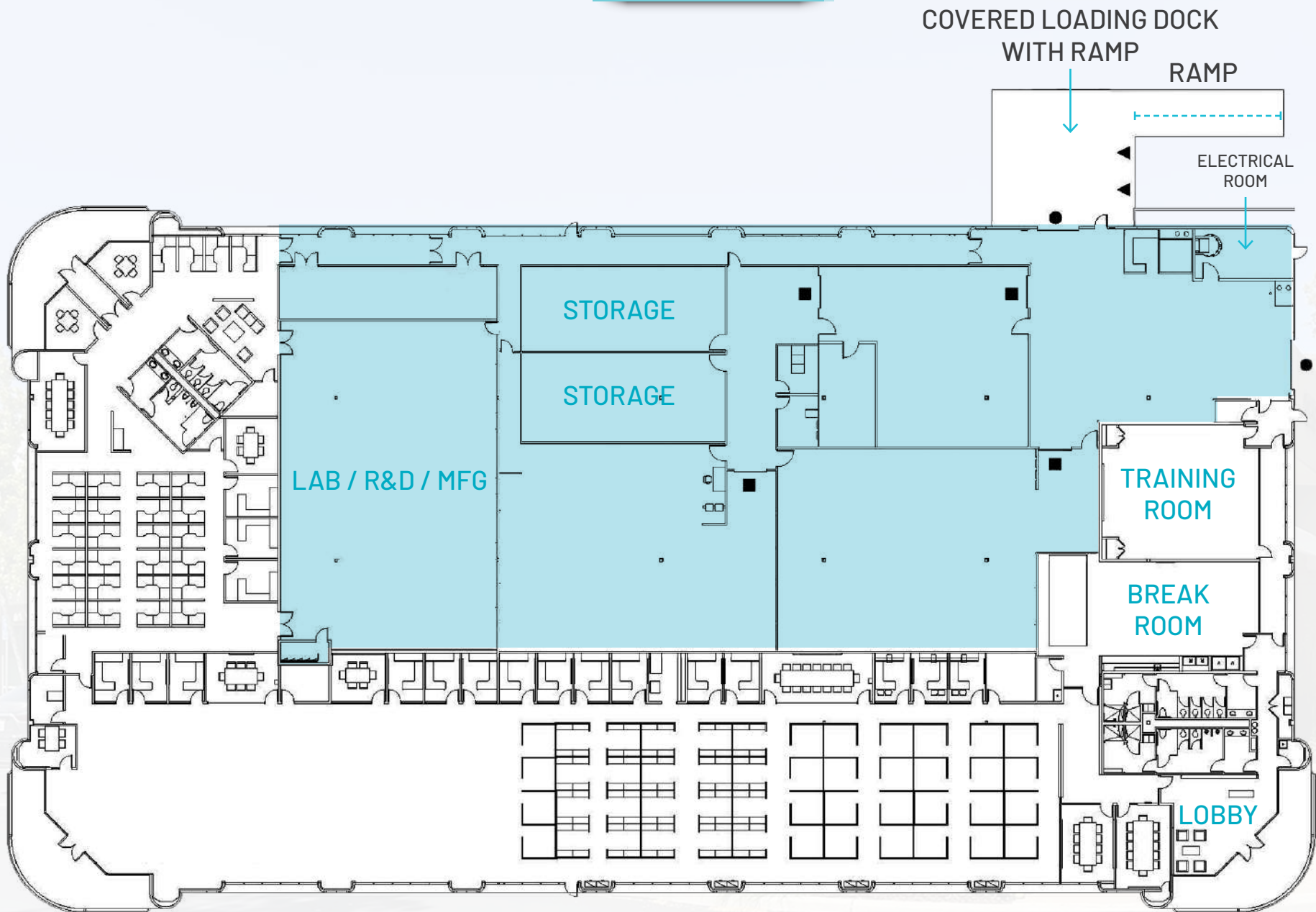


160 Tons HVAC



LEASE RATE: \$1.95/SF NNN

PROJECT & BUILDING HIGHLIGHTS



COVERED LOADING DOCK
WITH RAMP

RAMP

ELECTRICAL
ROOM

STORAGE

STORAGE

LAB / R&D / MFG

TRAINING
ROOM

BREAK
ROOM

LOBBY



OPEN CEILING; HVAC;
CONCRETE FLOOR



GRADE LEVEL



SIX (6) EV CAR
CHARGING STATIONS



GRADE LEVEL DOOR



DOCK HIGH DOOR

FLOORPLAN



GALLERY

ARDENWOOD
HISTORIC
FARM

84

THORNTON AVE

CENTRAL AVE

WHOLE
FOODS

238

FREMONT

CENTRAL PARK

PACIFIC
RESEARCH
CENTER

MOWRY AVE

FREMONT HUB
SHOPPING
CENTER

CHICK-FIL-A

STEVENSON BLVD

680

NEWARK

880

CEDAR AVE

39745

EUREKA

NEWARK, CA



WAL-MART

CHERRY AVE

AUTO MALL PKWY

BOYCE RD

PACIFIC
COMMONS
SHOPPING
CENTER

LOCATION & AMENITIES

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