

Gateway84.com

7200 Gateway Blvd | Newark

Advanced Manufacturing Campus | ±66,239 SF Available



Build the future.



GATEWAY 84
SILICON VALLEY





JARVIS AVENUE

Site plan.

Powerfully advanced.

Existing Improvements.

- Approximately 20,000 square feet of Class A office
- 100% HVAC and upgraded air handling system
- Electrical distribution throughout the Building
- 480V, 240V, and 208V
- Fire-rated walls throughout
- Fire control / Hazmat storage area: "structure within a structure" permitted to hold large amounts of batteries or hazardous materials
- Existing compressor, boiler, chiller, large air handler supporting the fire control area
- Full dock packages and automatic rollup doors

Leveraging the best design and schematics for the advanced manufacturing industry, Gateway 84 is built to serve in your pursuit to mold the future.



Building dimensions:
372' x 215'



Clear height:
28'



Drive-in doors:
1



Dock doors:
9



Parking:
98 car spaces



Bay sizes:
52' x 60' dock bays;
52' x 50' typical



Power:
2000amp, 277/480volt



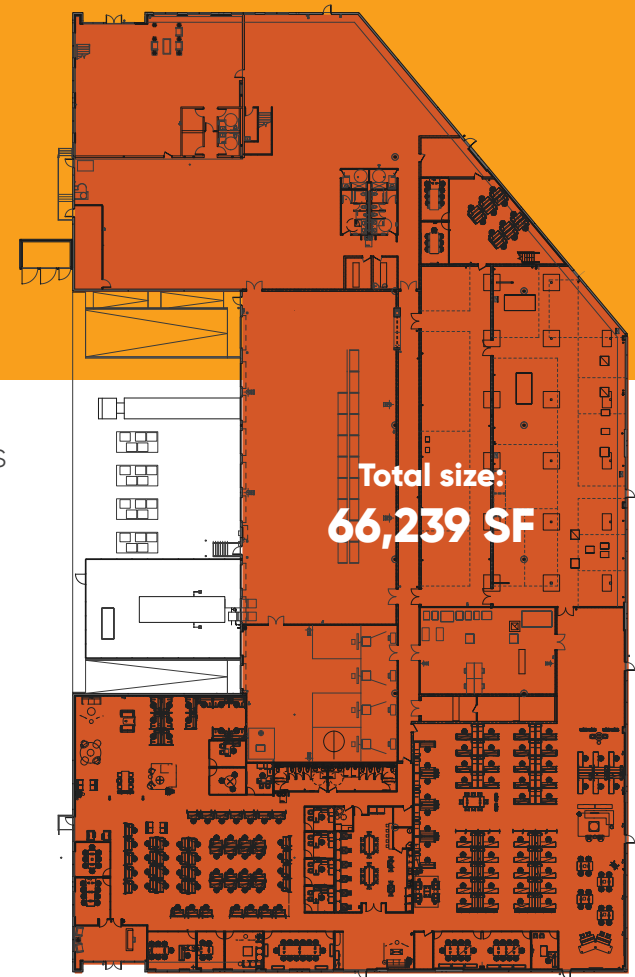
Fiber optics ready:
Yes



LED lighting:
Yes

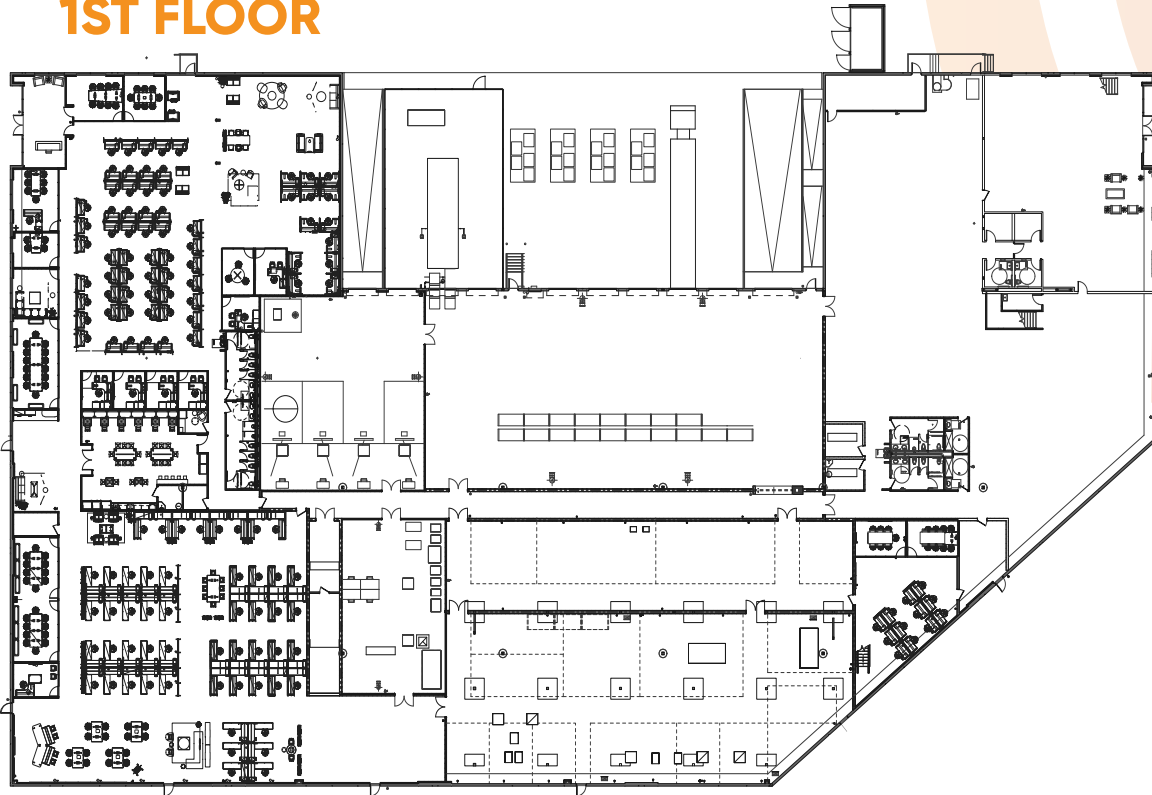


Fire protection:
ESFR fire sprinkler system

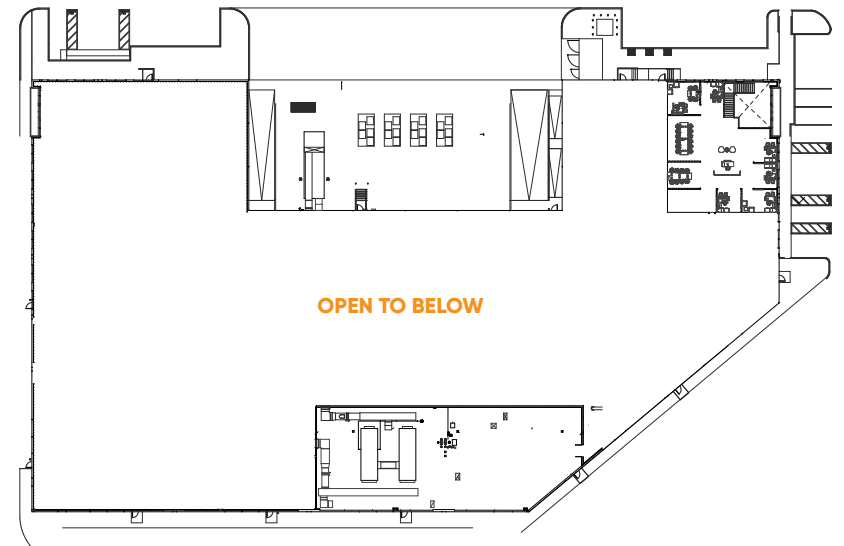


Building 3

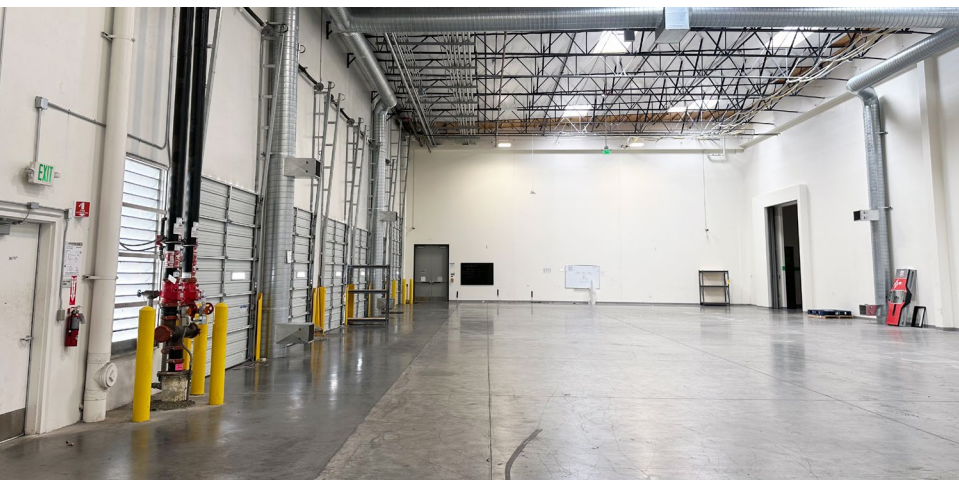
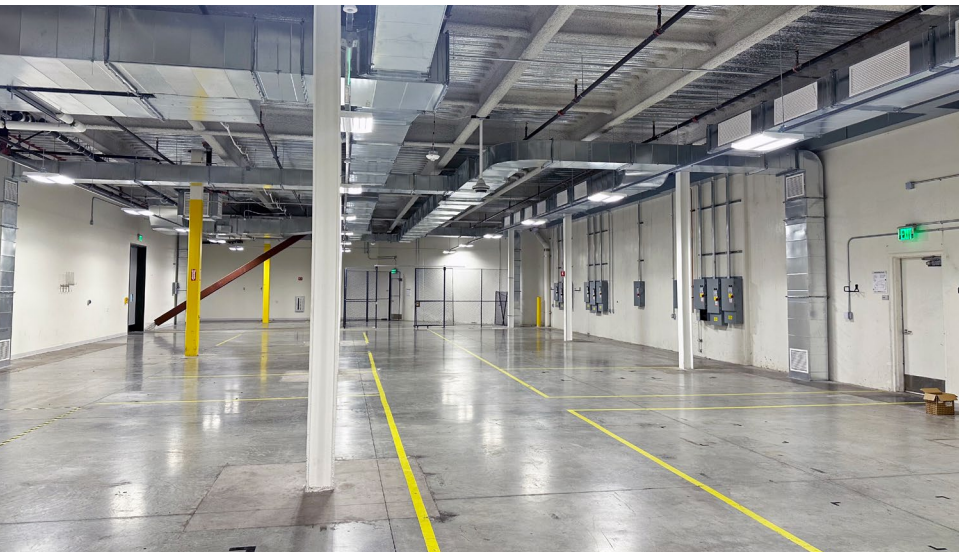
1ST FLOOR



2ND FLOOR



Manufacturing/ lab area.



Existing office.



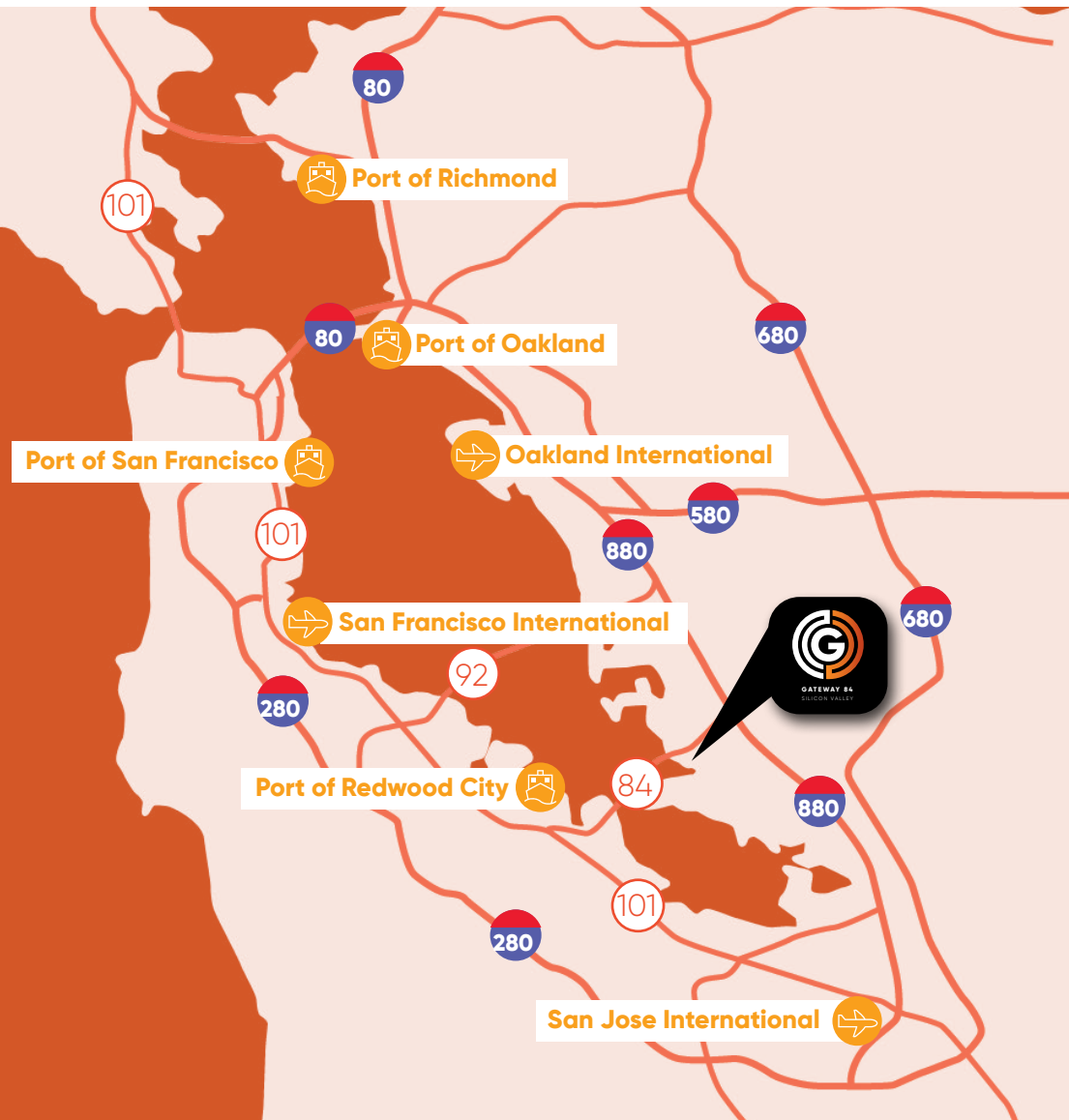
Your access to The Bay.



Port of Redwood City	13 miles	19 minutes
Port of Oakland	24 miles	30 minutes
Port of Richmond	37 miles	40 minutes
Port of San Francisco	38 miles	45 minutes



Oakland International	18 miles	23 minutes
San Jose International	21 miles	24 minutes
San Francisco International	25 miles	28 minutes



Demographics.

within a 25 miles radius of property

Key statistics

4,665,897

Total population



1,191,652

Millennial population



\$125,099

Average
disposable income



2,209,140

Employees



39%

College graduates



Employment

254,065

Manufacturing
employees



120,209

Transportation &
warehousing employees



237,831

Professional, scientific &
tech services employees



The neighborhood.

With immediate proximity to Silicon Valley and emerging innovation clusters, supercharge your operations with the best and brightest talent in the market.



Take a break.

Nearby amenities provide convenience, enjoyment and comfort.



1

- | | | |
|------------------------|-------------------|-----------------------------------|
| Anytime Fitness | Jiffy Lube | Simply Thai |
| Burger King | Pier 98 Sushi | Tasty Pot |
| Cham Sae Bistro | Pizza Hut | The UPS Store |
| Chase Bank | QiWei Kitchen | Tutti Frutti Frozen Yogurt |
| Chipotle Mexican Grill | Residence Inn | Venus Tam Cafe |
| Courtyard Marriott | Samraat Curry Hut | Campanella Modern Italian Cuisine |
| i-Tea Newark | Shell | |

2

- | | | |
|---------------------------|---------------------|------------------|
| Asian Snack Box | Shop | Sizzle Spot |
| Baskin-Robbins | O'Sushi | Starbread Bakery |
| Delicious Donuts & Bagels | Panda Express | Starbucks |
| Dino's Grill | PostalAnnex | Supercuts |
| Fremont Bank | Ross Dress for Less | US Bank |
| IHOP | Royal Cleaners | Wells Fargo |
| Mr. Pickle's Sandwich | Safeway | |

3

- | | | |
|--------------------------|----------------------------------|---------------------|
| CVS | Harumi Sushi & Tofu House | McDonalds |
| Domino's Pizza | Johnny's Pub | Starbucks |
| Good Neighbor Restaurant | La Michoacana Fruits & Ice Cream | Taqueria Los Gallos |
| | | Wingstop |

4

- | | | |
|---------------------|------------------------|---------------------------|
| 85C Bakery Café | Chevron | Little Sichuan Restaurant |
| 99 Ranch Market | Chopsticks Pho & Grill | Newark Buffett |
| Bank of the West | Cocurry Thai Cuisine | Popeyes Louisiana Kitchen |
| Booniepepper | Del Taco | Saigon Safood Harbor |
| Islander Grill | Dollar Tree | Vitality Bowls |
| Bubbles Newark Café | East West Bank | Wendy's |
| Chan's Kitchen | | |



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