



**FREEZER, FLOOR DRAINS, & HEAVY POWER**

## For Sale or Lease

±34,500 SF Industrial Building  
on ±2.21 Acres

8239 Enterprise Drive | Newark, CA

**Joe Yamin, SIOR**

Executive Vice President  
CA License No. 01327666  
[joe.yamin@colliers.com](mailto:joe.yamin@colliers.com)  
+1 510 433 5812

**Will Semone**

Senior Associate  
CA License No. 02152723  
[will.semone@colliers.com](mailto:will.semone@colliers.com)  
+1 209 541 8878

**Michael Donnelly, SIOR**

Senior Vice President  
CA License No. 01402626  
[michael.donnelly@colliers.com](mailto:michael.donnelly@colliers.com)  
+1 925 227 6241

**Colliers**

4301 Hacienda Drive  
Suite 430  
Pleasanton, CA 94588  
[colliers.com](http://colliers.com)

# Property Profile

## Highlights

**Office Space:** ±7,200 SF on Two Floors

**Zoning:** M-L, Light Industrial – City of Newark

**Loading:**

- Six (6) Grade Level Doors
- One (1) Dock High

**Clear Height:** 20'

**Refrigeration:**

- Two (2) Freezers totaling 3,800 SF
- Freezer 1: ±2,300 SF
- Freezer 2: 1,500 SF

**Power:** 600 Amps @ 277/480V Stepped Down to ±1,200 Amps @ 120/208V  
(\*Subject to Verification by Buyer)

**Water:** 3" Main and 8" Fire Line

**Gas:** 2" Main (Capable for 1,000 Cubic Feet)

**Sprinklers:** Yes

**Floor Drains:** Throughout Production Area with Interceptors on Two Sides (See Plan for Locations)

**Roof:** Elastomeric Installed in 2021

**HVAC:** Two, Ton Units Installed in 2023

**Sale Price: \$10,000,000**

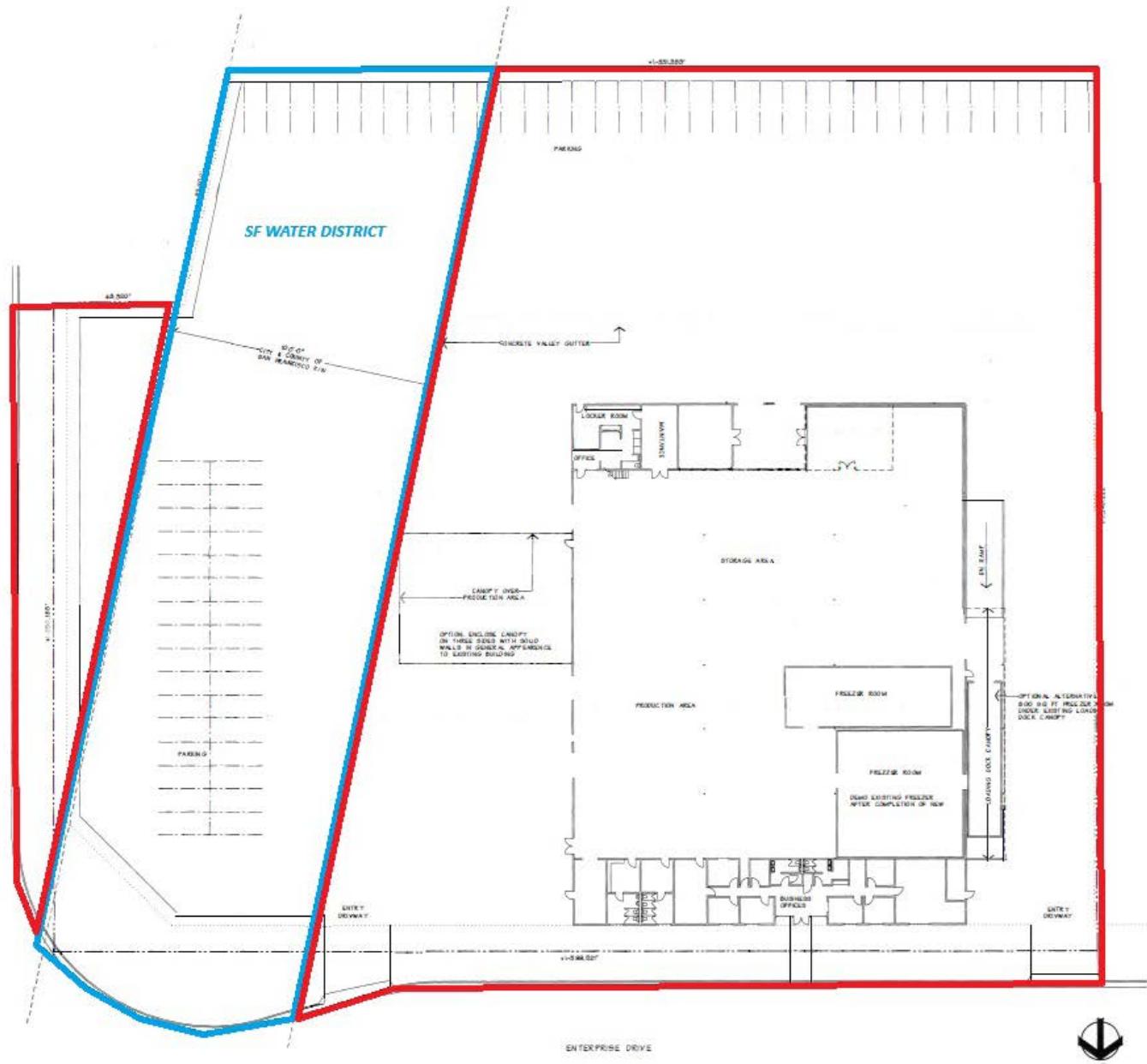


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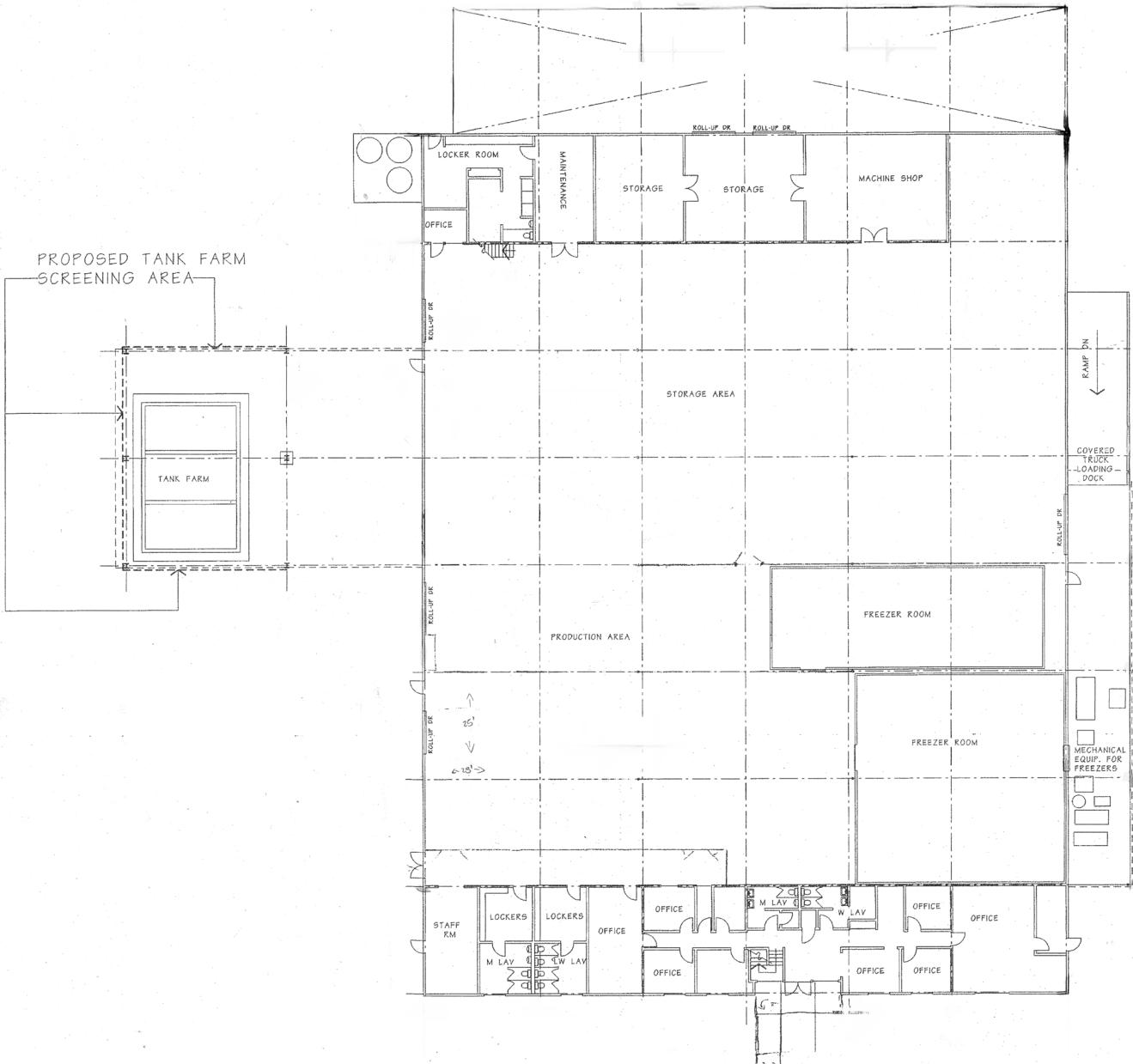
Accelerating success.

# Site Plan

<span style="background-color: red; width: 10px; height: 10px; display: inline-block;"></span>	Included and will be sold fee simple
<span style="background-color: blue; width: 10px; height: 10px; display: inline-block;"></span>	Owned by the City of San Francisco   Potential to license/lease it long term (approx. 0.80 acres)

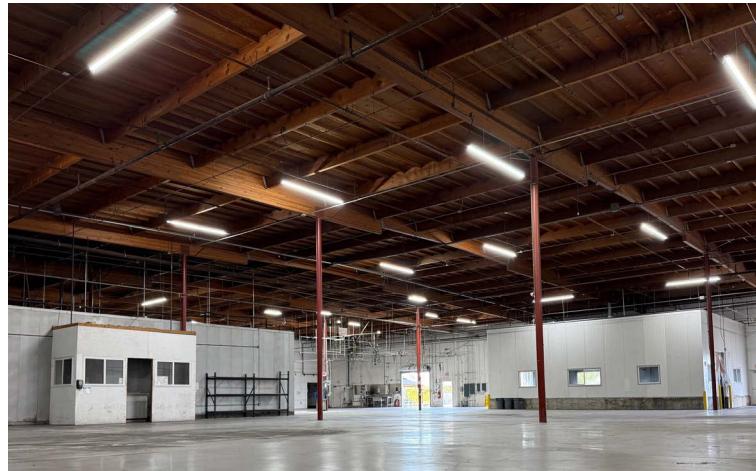
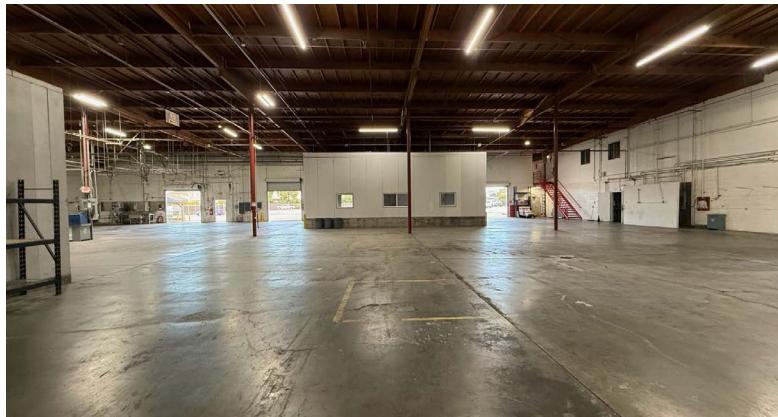


# Floor Plan

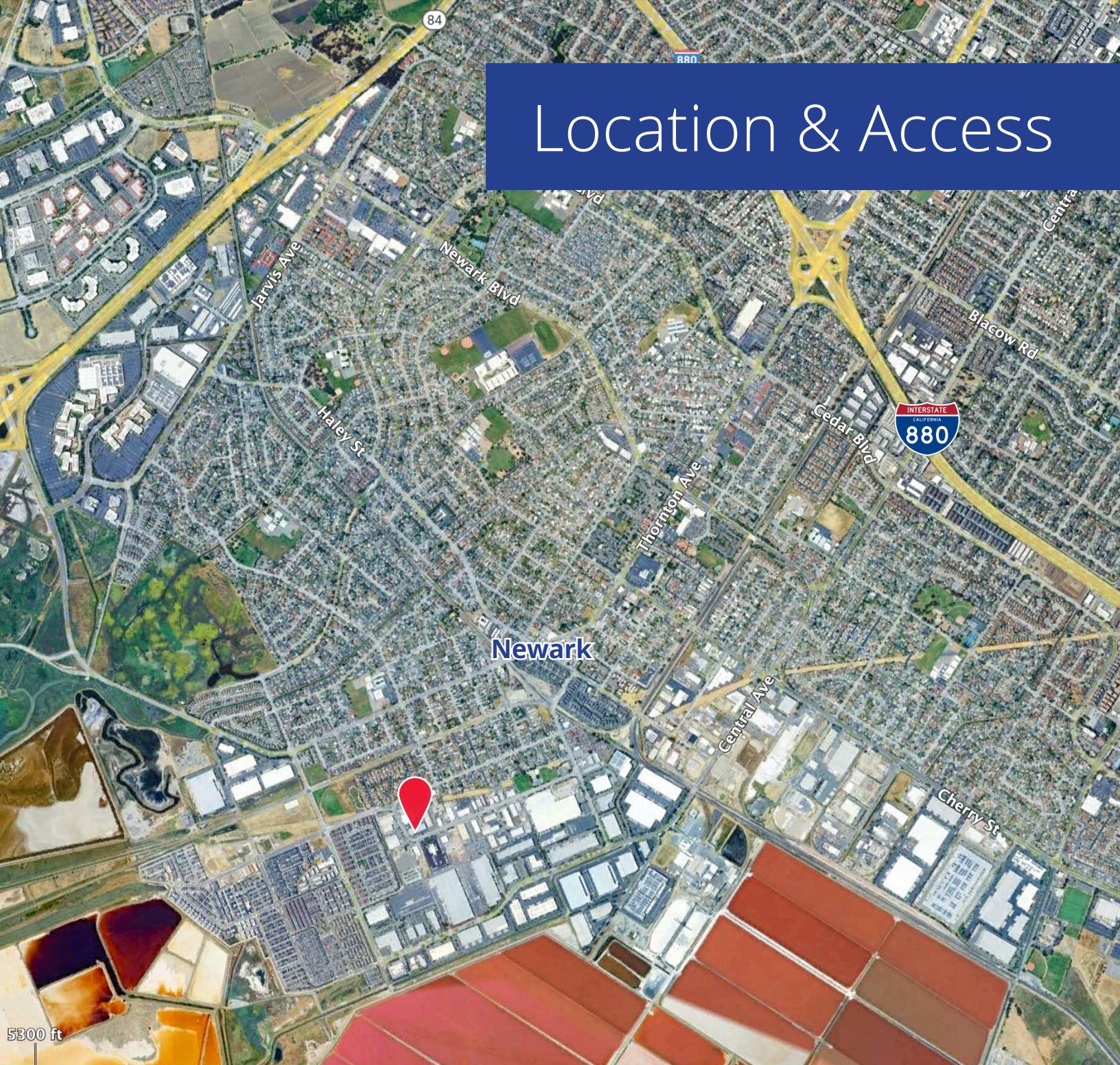


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# Photo Gallery



# Location & Access



## Demographics 3 mile radius



97,128  
Total population



\$147,109  
Median household  
income



31,253  
Current total  
households



5,453  
Businesses



77,161  
Total employees



\$59,090  
Per capita income