



Colliers



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

# For Sale or Lease

## ±34,500 SF Industrial Building on ±2.21 Acres

8239 Enterprise Drive | Newark, CA

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Accelerating success.

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# 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**





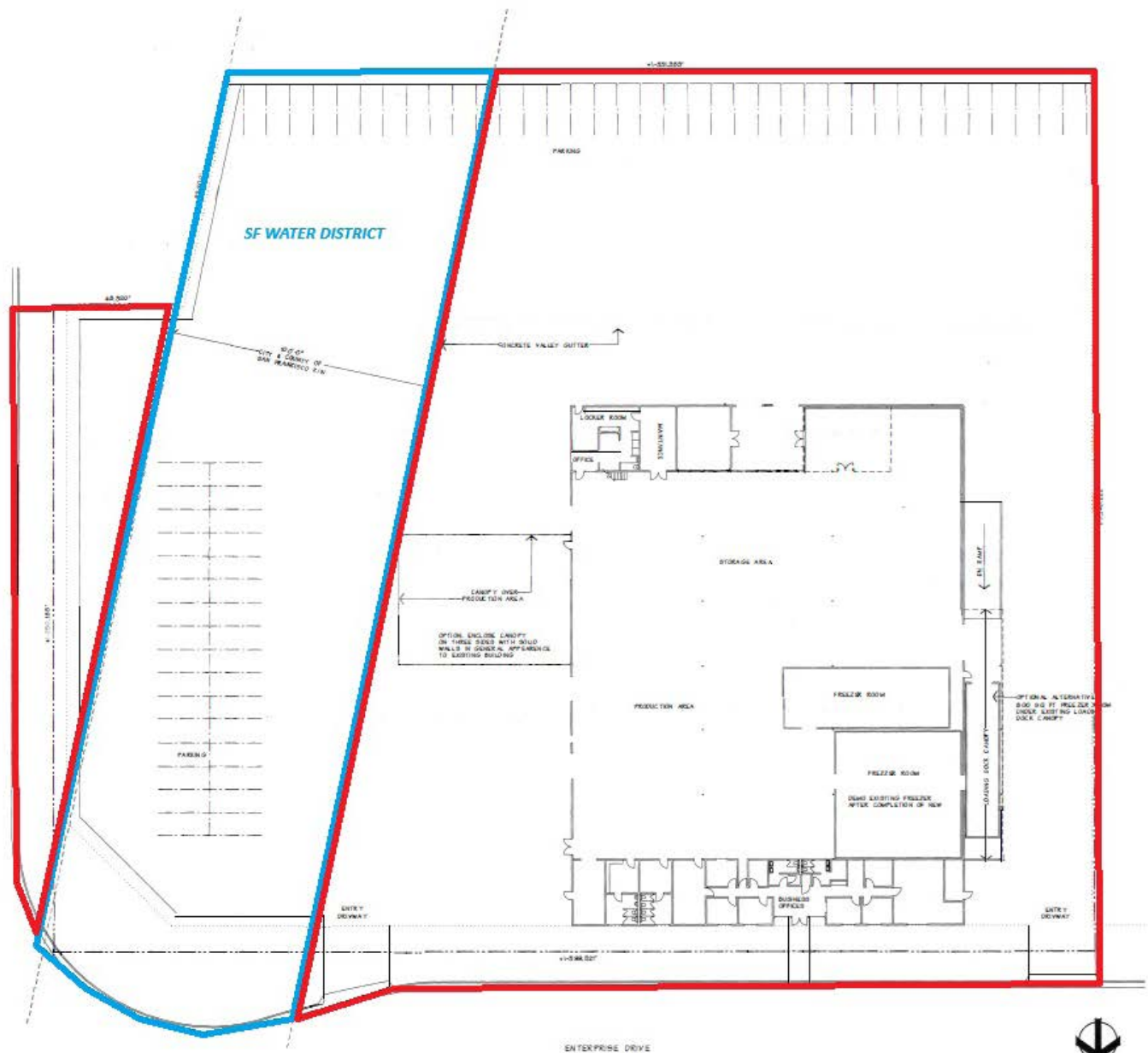
Accelerating success.



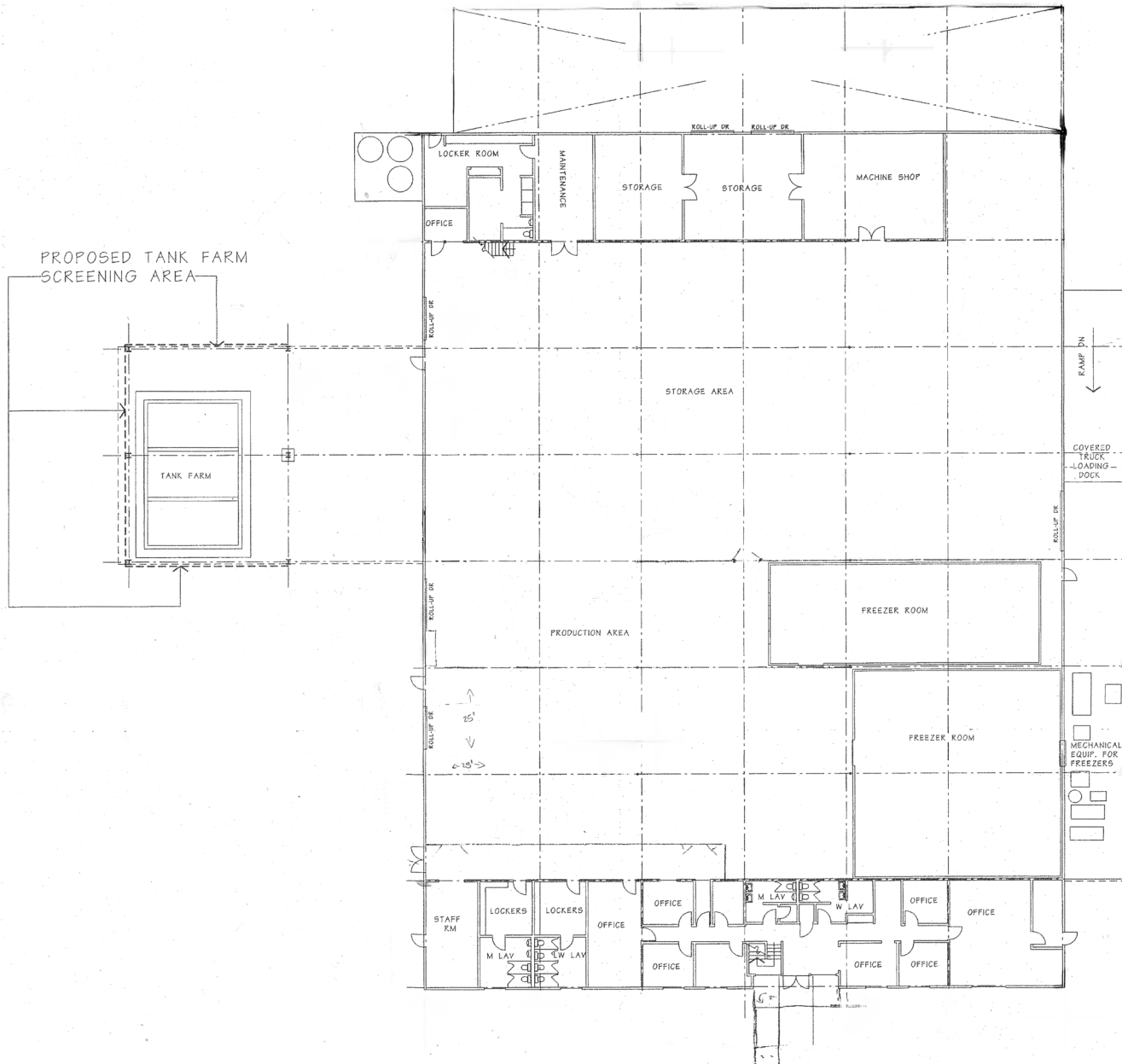


# Site Plan

	Included and will be sold fee simple
	Owned by the City of San Francisco   Potential to license/lease it long term (approx. 0.80 acres)



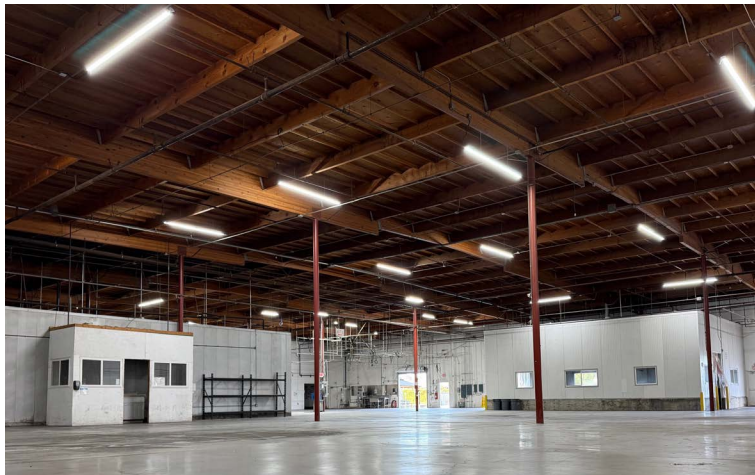
# Floor Plan





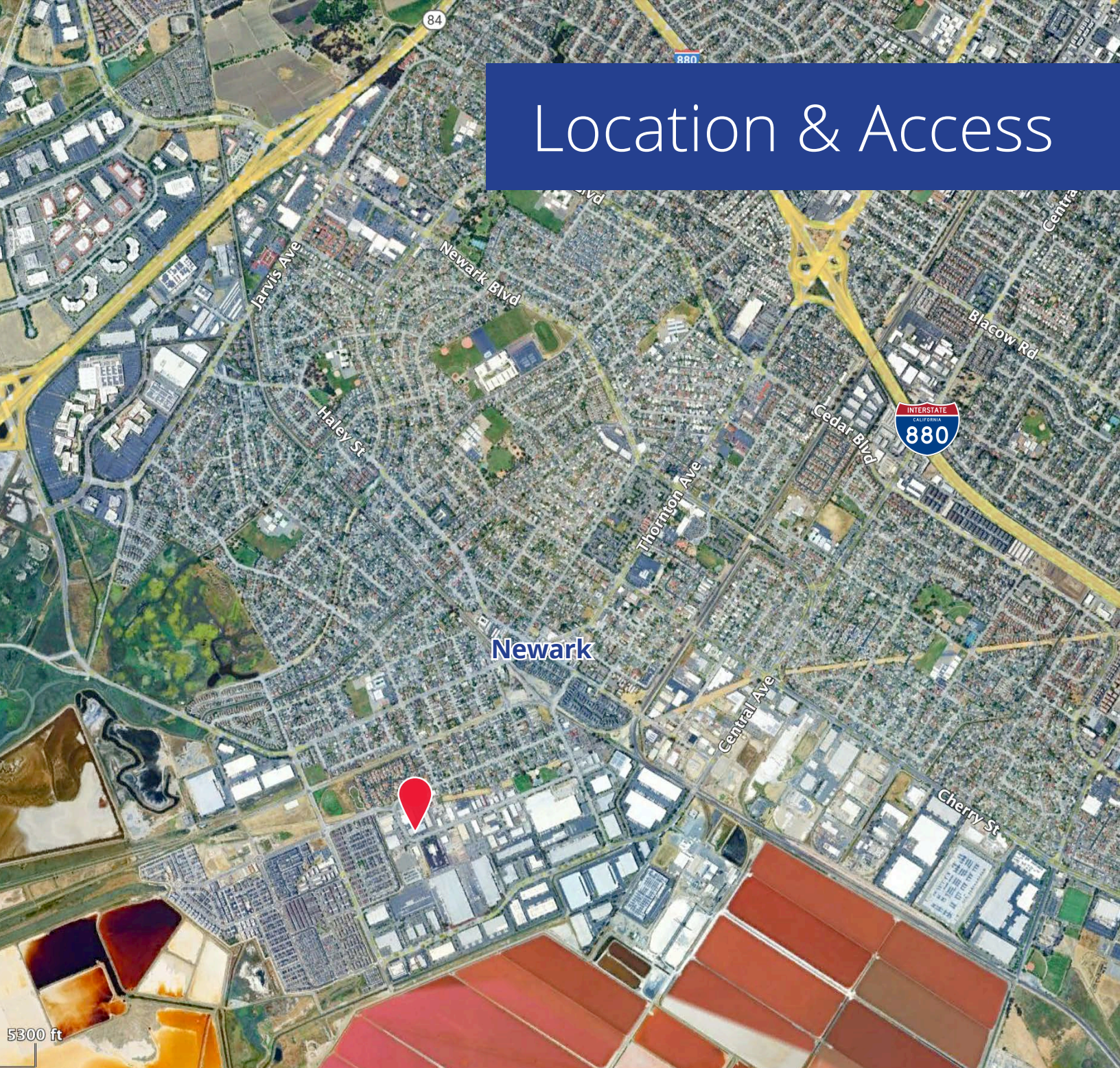
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# Photo Gallery





# 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