

FOR LEASE

39672-39684

EUREKA

NEWARK, CA



±18,893-32,736 SF

ADVANCED MFG / INDUSTRIAL BUILDING

NEWMARK

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OWNED & OPERATED BY
nuveen
REAL ESTATE

PROJECT HIGHLIGHTS



Location within Newark's prestigious Stevenson Point Technology Park



Professionally Managed with Landscaped, Outdoor Amenity Spaces



Future Expansion Opportunities in a 5-Building Master-Planned ±312,885 SF Business Park



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



Excellent Freeway Access to Interstate 880 via Stevenson Boulevard

BUILDING HIGHLIGHTS



2,000 Amp 480 Volt Main power Service



Multiple Dock and Grade Loading Positions



18'-20' Clear Height



4.0/1,000 Parking Ratio

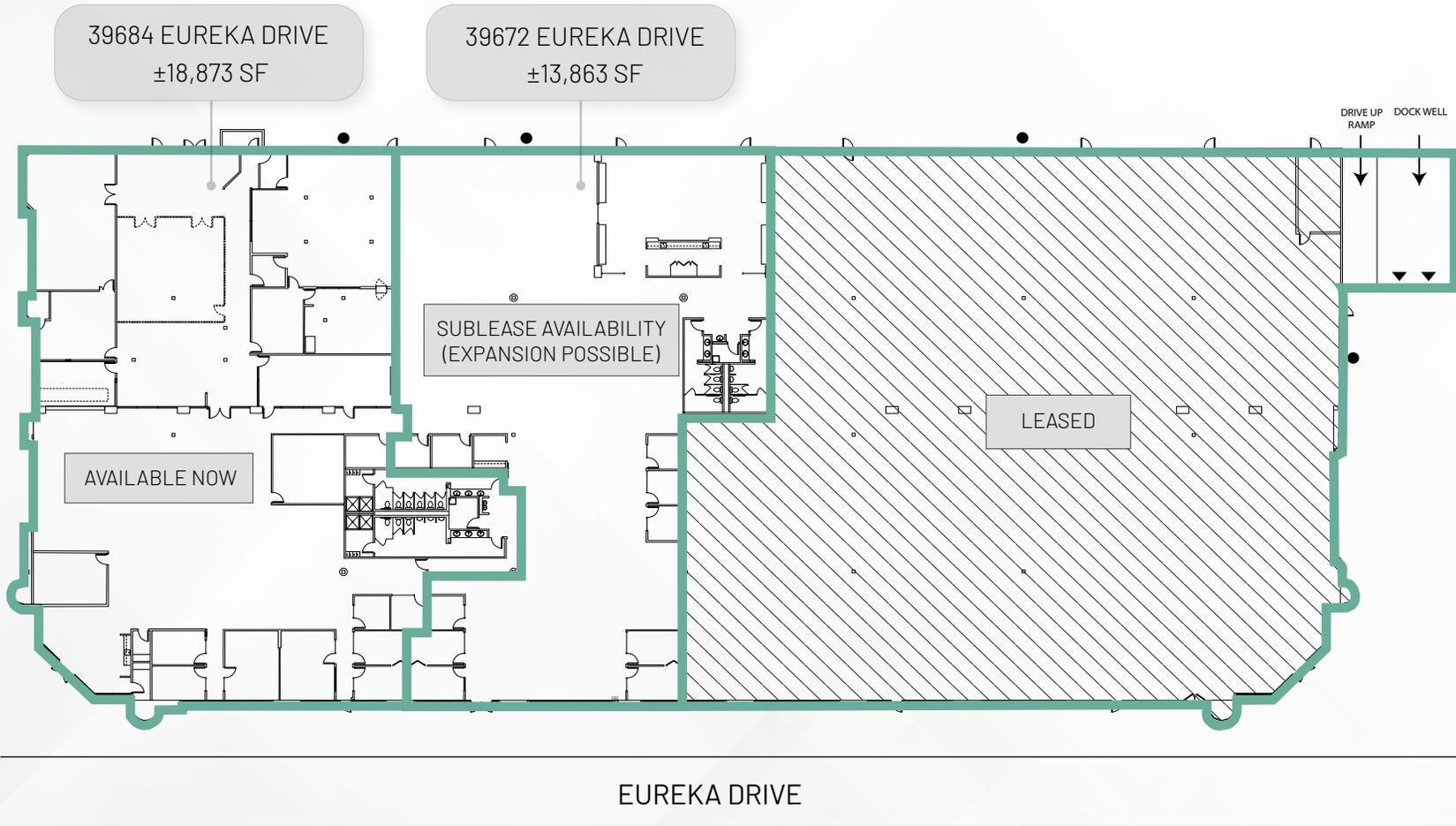


New Roof Installed In 2022 With 20-Year Warranty

PROJECT & BUILDING HIGHLIGHTS

FULL BUILDING

Total SF: ±18,873 SF, with expansion up to ±32,736 SF



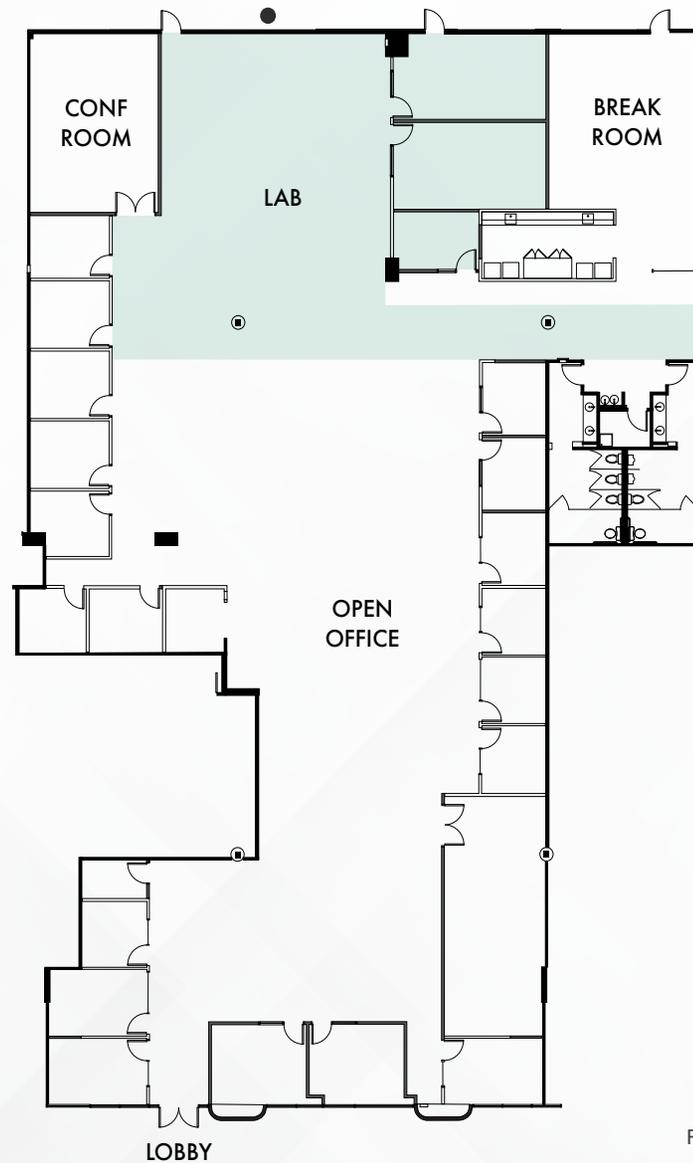
Floor plan not to scale

- GRADE LEVEL DOOR
- ▲ DOCK HIGH DOOR

39672 EUREKA DRIVE

(SUBLEASE VACANCY)

- ±13,863 SF
- Available for Sublease: LED 10/31/28
(Direct Lease Possible)
- One (1) Grade Level Door
- 80% Office / 20% Lab
- **Asking Rate:** \$1.95 NNN
(est. opex is \$0.55/SF)



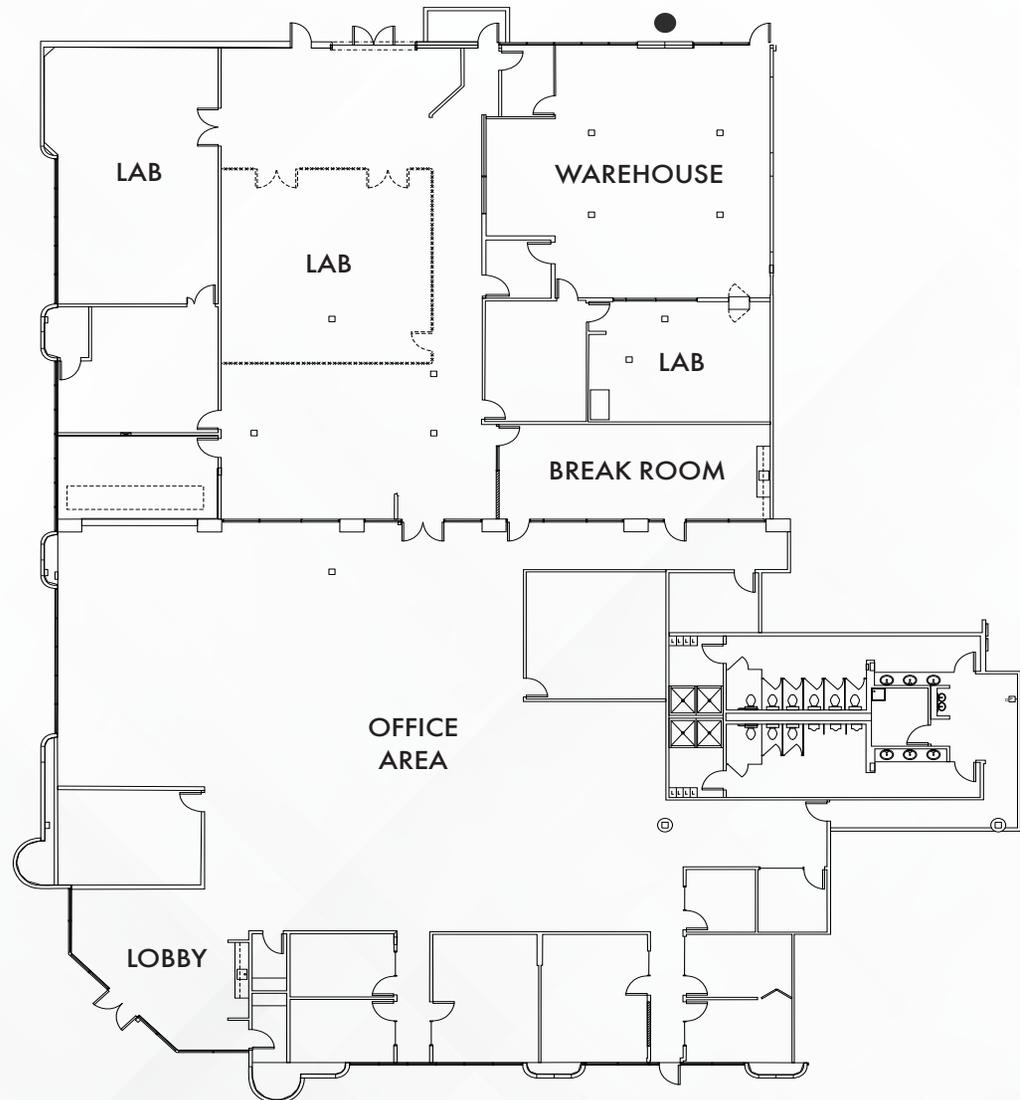
Floor plan not to scale

● GRADE LEVEL DOOR

39672 EUREKA FLOORPLAN

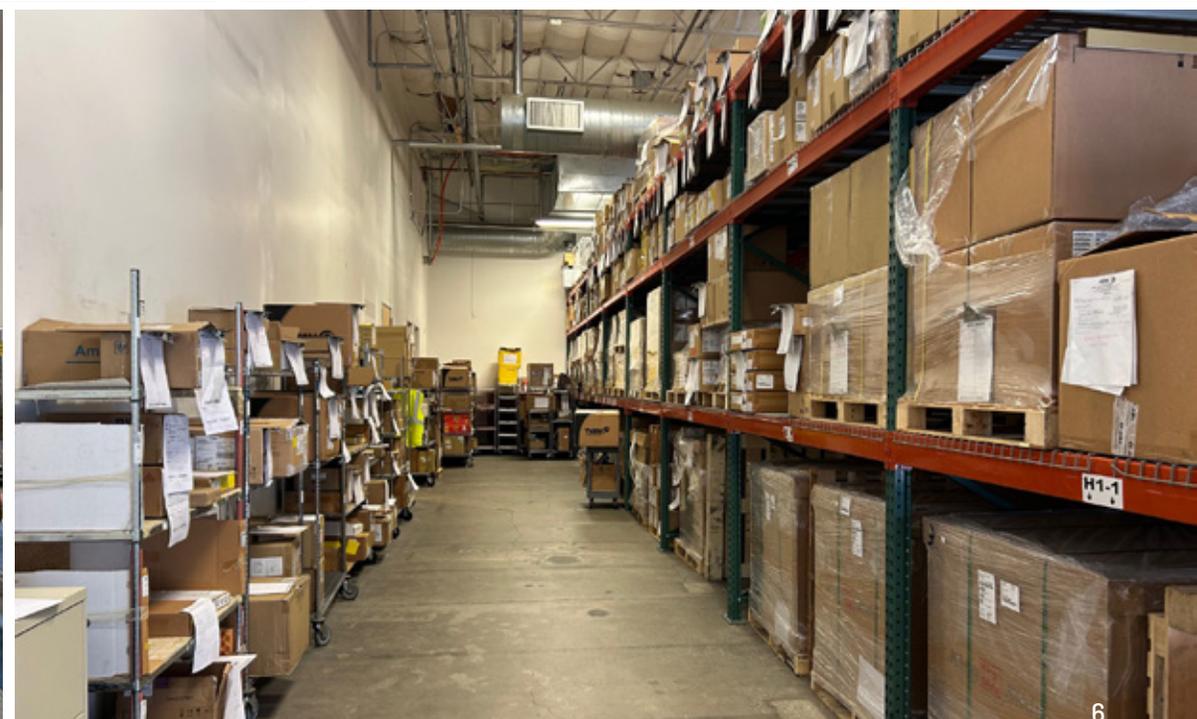
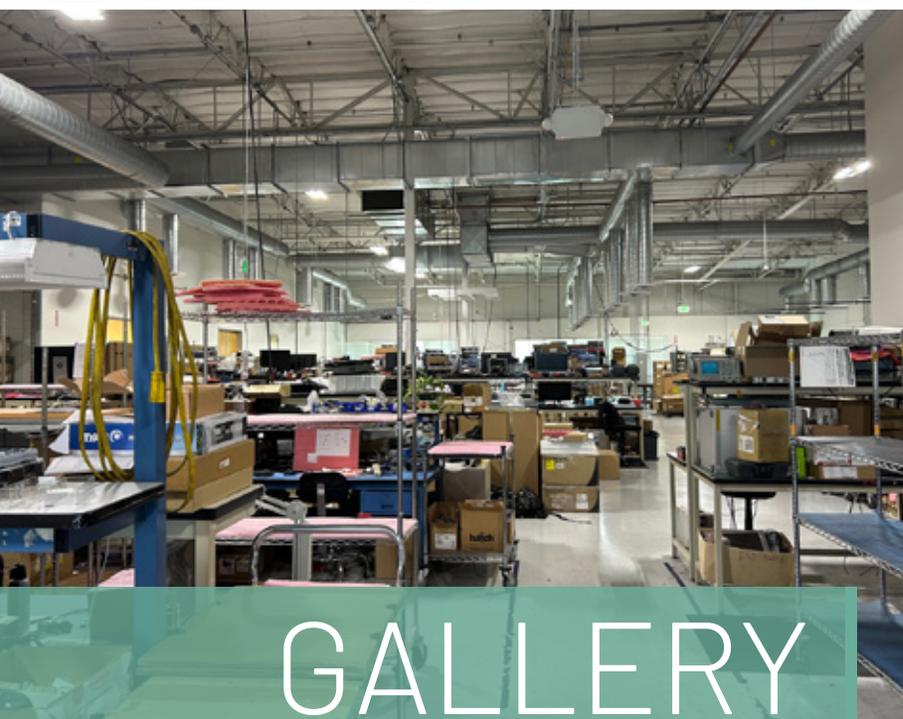
39684 EUREKA DRIVE

- ±18,873 SF
- Corner Unit / End Cap
- 18'-20' Clear Height
- 1,000 Amps @ 480 Volt Power Service
- Available: August 1, 2026, or Earlier with Termination of Existing Tenant
- One (1) Grade Level Door
- **Asking Rate:** \$1.95 NNN
(est. opex is \$0.55/SF)



Floor plan not to scale

● GRADE LEVEL DOOR



GALLERY

ARDENWOOD
HISTORIC
FARM

84

WHOLE
FOODS

238

THORNTON AVE

CENTRAL AVE

FREMONT

CENTRAL PARK

MOWRY AVE

FREMONT HUB
SHOPPING
CENTER

PACIFIC
RESEARCH
CENTER

CHICK-FIL-A

STEVENSON BLVD

680

NEWARK

880

CEDAR AVE

WAL-MART

39672-39684

EUREKA

NEWARK, CA



CHERRY AVE

EUREKA DR

BOYCE RD

PACIFIC
COMMONS
SHOPPING
CENTER

AUTO MALL PKWY

LOCATION & AMENITIES