

# PRIME WAREHOUSE + YARD SPACE - READY FOR IMMEDIATE OCCUPANCY

**35263-35325  
FIRCREST STREET  
NEWARK, CA  
94560**

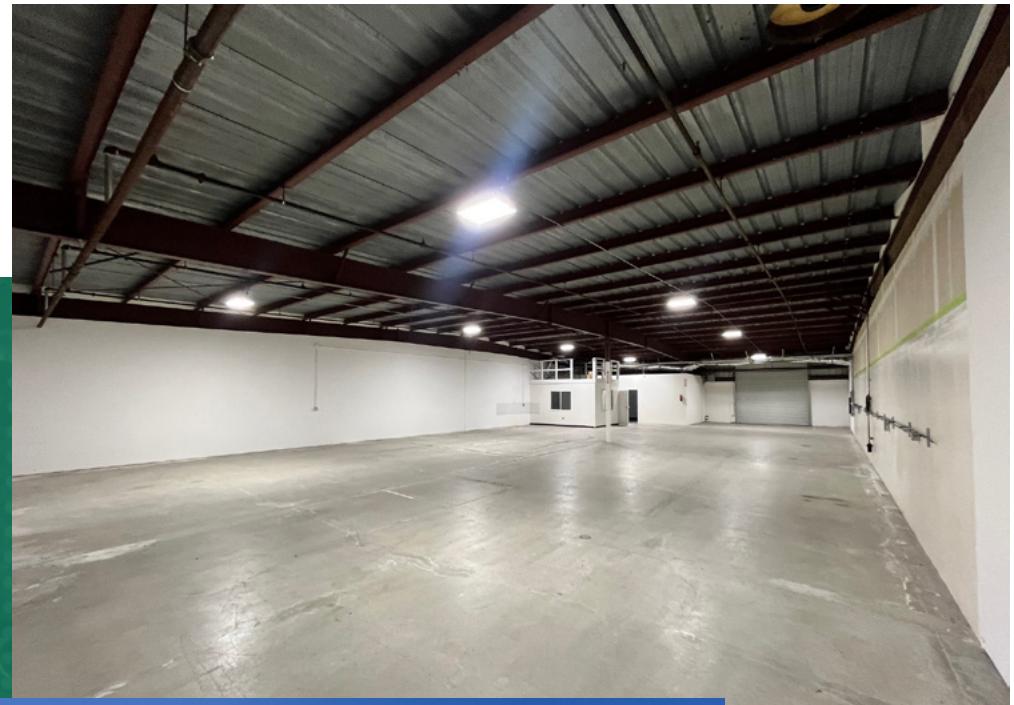


**Kate Wright**  
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LIC: #01997870



# WAREHOUSE FOR LEASE

35263-35325 FIRCREST STREET  
NEWARK, CALIFORNIA

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## Description

Located immediately off of Highway 84 and the Dumbarton Bridge, this warehouse offers excellent accessibility to major transportation routes. Situated in Newark's industrial corridor, the location provides quick connections to Fremont, Menlo Park, and the greater East Bay area. The surrounding area features a mix of commercial and industrial businesses, making it an ideal spot for logistics and distribution.

### AVAILABLE

**Suite F**       $\pm$ 5,000 SF      \$1.50/SF MG

**Suite C**       $\pm$ 5,000 SF      \$1.50/SF MG

**Yard/  
Parking**       $\pm$ 5,000 - 40,000 SF      Contact for Price



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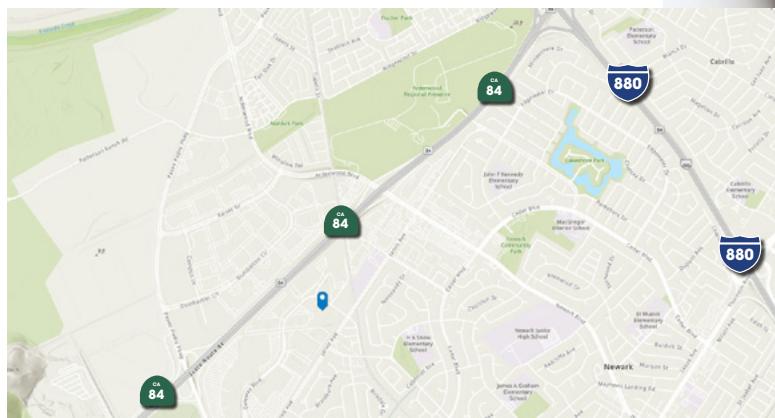
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## Highlights for Suite F

- Available now – ready for immediate occupancy
- Lease Rate: \$1.50/SF MG
- One Grade-level door (10' x 12')
- 14' Clear height
- Newly remodeled office with breakroom
- ±200 Amps @ 277/480V (please verify)
- Sprinklered
- Ability to expand within the business park
- Zoning is BTP business and technology park



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# SUITE C

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## Highlights for Suite C

- Available now – ready for immediate occupancy
- Lease Rate: \$1.50/SF MG
- One Grade-level door (10' x 12')
- 14' Clear height
- Open office with kitchenette and warehouse office
- ±200 Amps @ 277/480V (please verify)
- Sprinklered
- Ability to expand within the business park



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# RENTABLE YARD

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±5,000 - 40,000 SF of parking/ yard space is available. Contact broker for rate.



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