

**FOR LEASE**

Owned and Operated by



# MOWRY BUSINESS CENTER

6815 Mowry Avenue, Newark, California

**±31,067 SF**



**LEASING INFO  
& CONTACT**

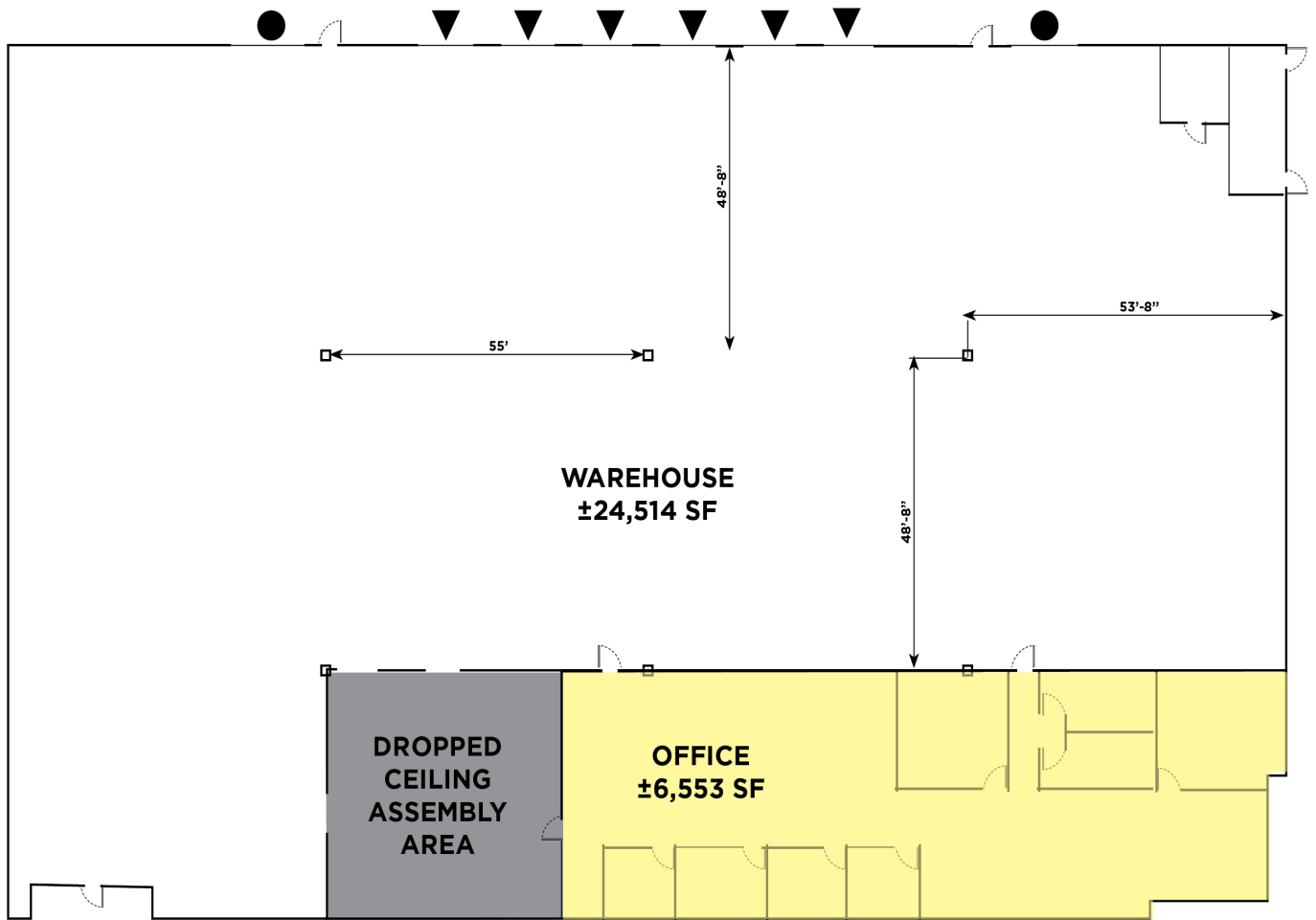
<b>Sam Higgins</b>	+1 415 987 8798 / <a href="mailto:sam.higgins@kbcadvisors.com">sam.higgins@kbcadvisors.com</a>
<b>Victor DeBoer</b>	+1 415 542 8503 / <a href="mailto:victor.deboer@cushwake.com">victor.deboer@cushwake.com</a>
<b>Matt Yoklavich</b>	+1 925 787 4772 / <a href="mailto:matt.yoklavich@cushwake.com">matt.yoklavich@cushwake.com</a>



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

### Property Highlights

<b>Site Size</b>	±31,067 SF	<b>Power</b>	200 Amps @ 277/480 Volts (Existing) Upgrade of Additional 1,000 Amps @ 277/480 Volts Underway
<b>Office Size</b>	±6,553 SF	<b>Clear Height</b>	±24'
<b>Loading Docks</b>	6	<b>Sprinklers</b>	.6/3000 GPM Sprinkler System
<b>Grade Level Doors</b>	2	<b>Rate</b>	\$1.45 NNN



- - Grade Level Loading
- ▼ - Dock High Loading