



39700-39714 Eureka Drive

Newark, CA

±32,450 - 69,609 SF

Heavy Power Advanced Manufacturing / R&D Facility

David Ross

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mapletree

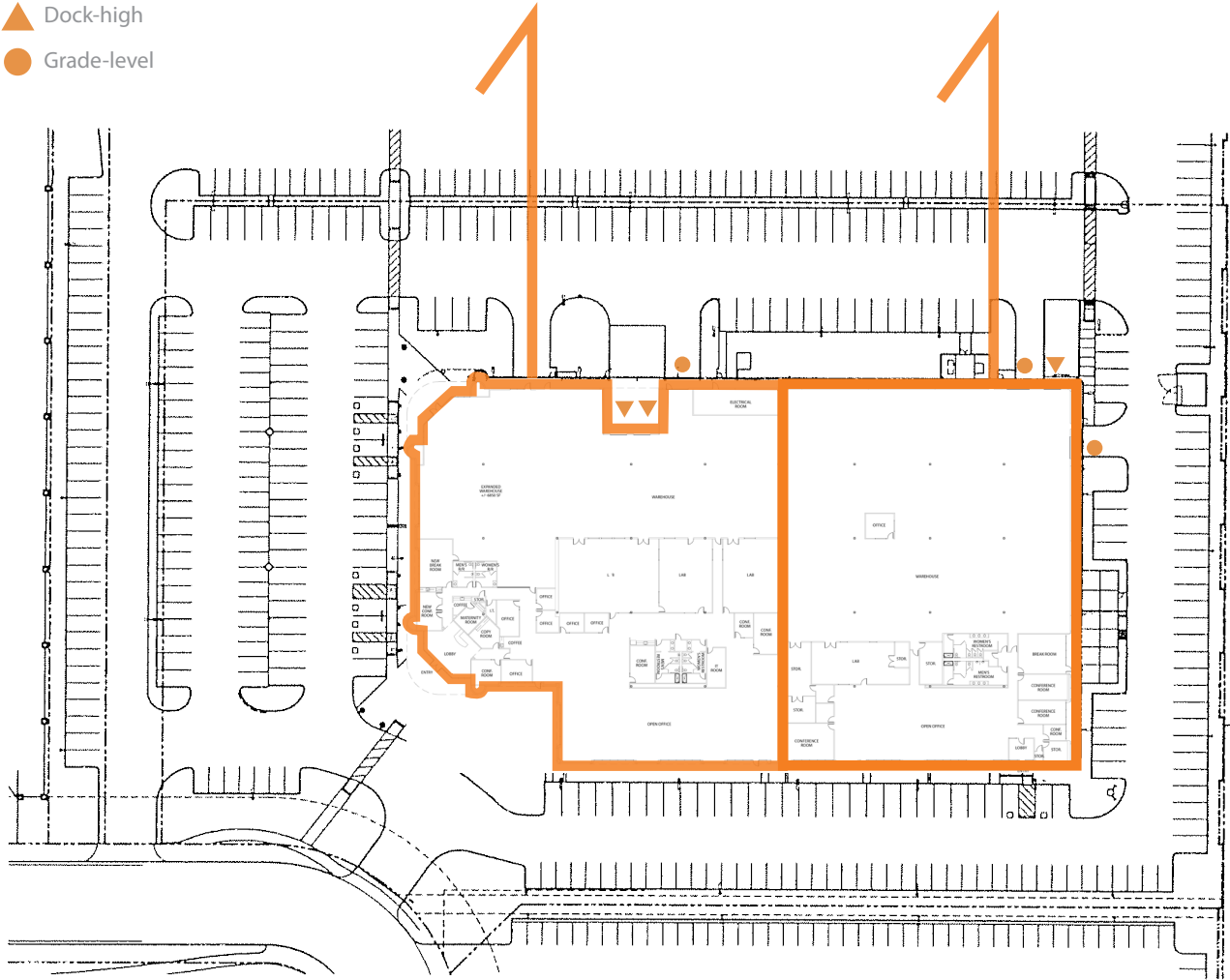
39700 Eureka

Available Now
±37,159 SF

39714 Eureka

Available Now
±32,450 SF

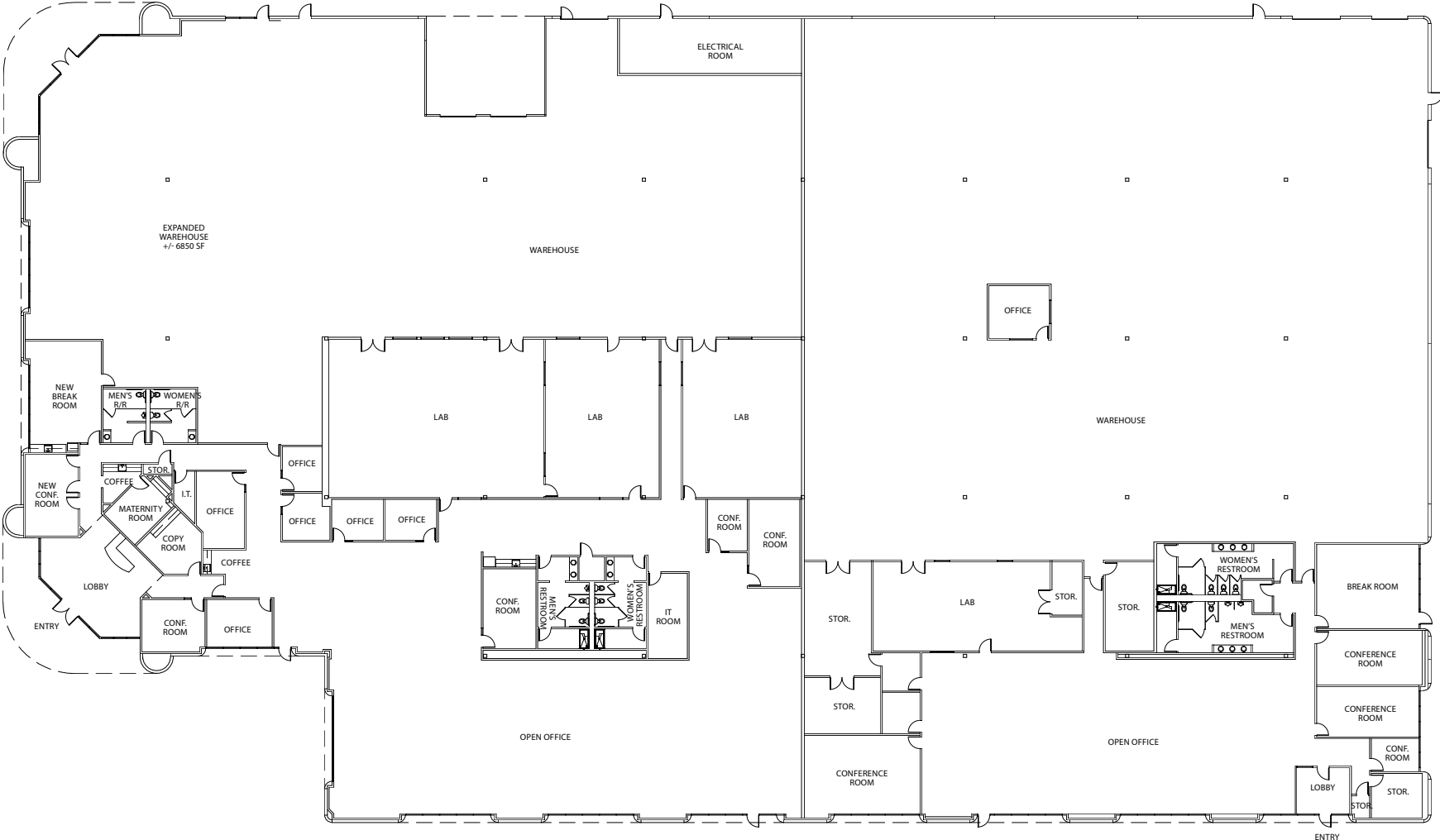
- ▲ Dock-high
- Grade-level



Building information

- ±32,450 - ±69,609 SF
- **2,800 amps @ 277/480 volts**
 - Suite 39700:
1200 amps @ 277/480 volts
(tenant to verify)
 - Suite 39714:
1600 amps @ 277/480 volts
(tenant to verify)
- Flex/manufacturing space with existing lab
- ±19' clear height
- 3 dock high doors
- 3 drive-in doors
- 4.32/1000 parking ratio
- MT-1 Phase II Zoning
- Flexible layout configuration
- **Ownership is open to lease terms of any length**

Floor Plan





20 mi Port of Redwood City
30 mi Port of Oakland



17 mi San Jose International Airport
22 mi Oakland International Airport
32 mi SF International Airport



18 mi Stanford University
33 mi University of California, Berkeley
92 mi University of California, Davis

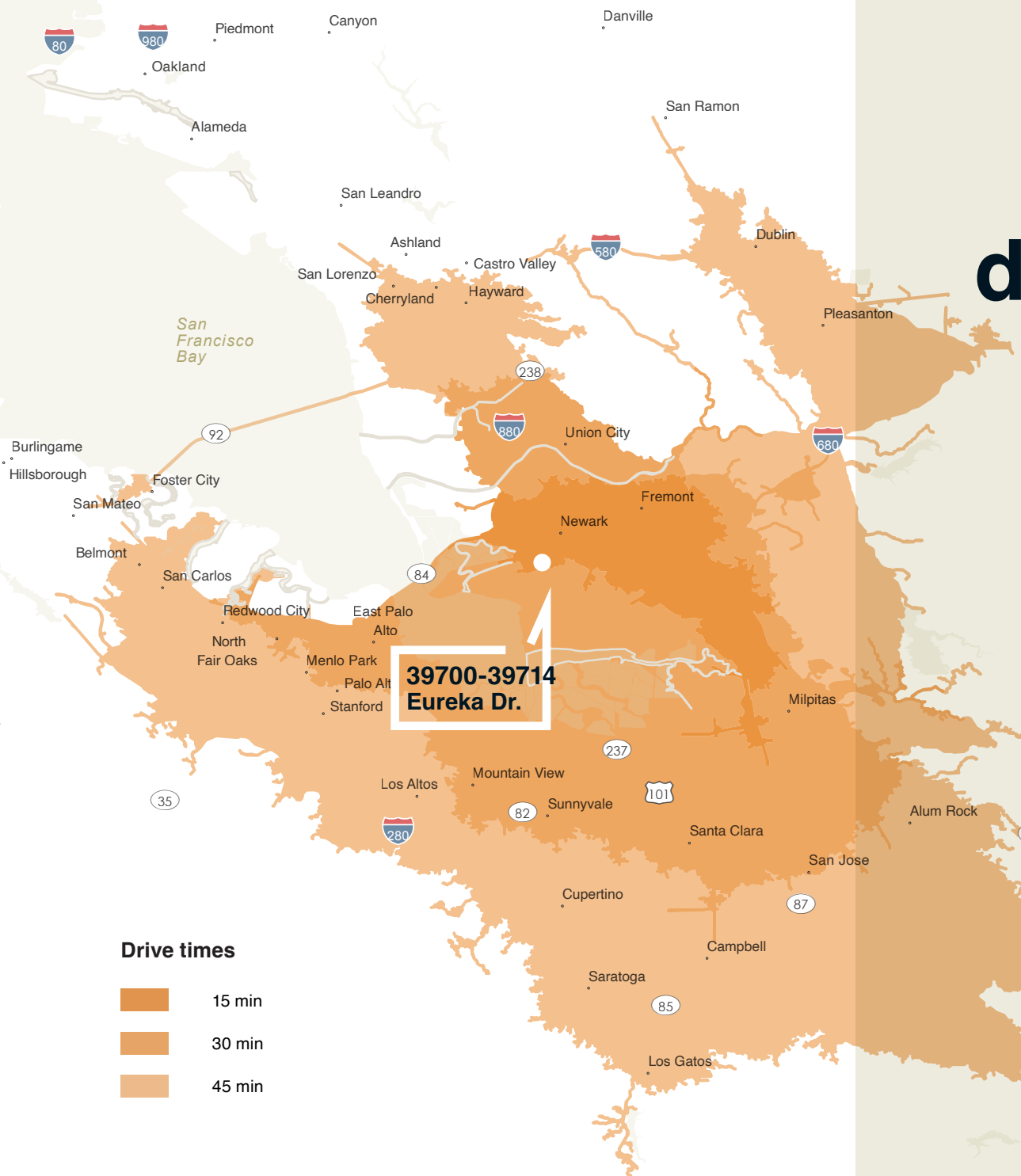


16 mi San Jose
19 mi Palo Alto
28 mi Oakland
40 mi San Francisco



**39700-39714
 Eureka Dr.**

**Ideal location
 for innovation...**



Area demographics

Within a 45-minute drive



3,844,781
Total population



1,384,559
Total Households



\$120,872
Median Household Income



790,931
2020 Household Income:
\$100,000 & greater



954,655
Millennial Population
(Born 1981 to 1998)



839,779
Generation X Population
(Born 1965 to 1980)



108,946
People who work in
manufacturing



69,900
People who work in
warehouse/distribution

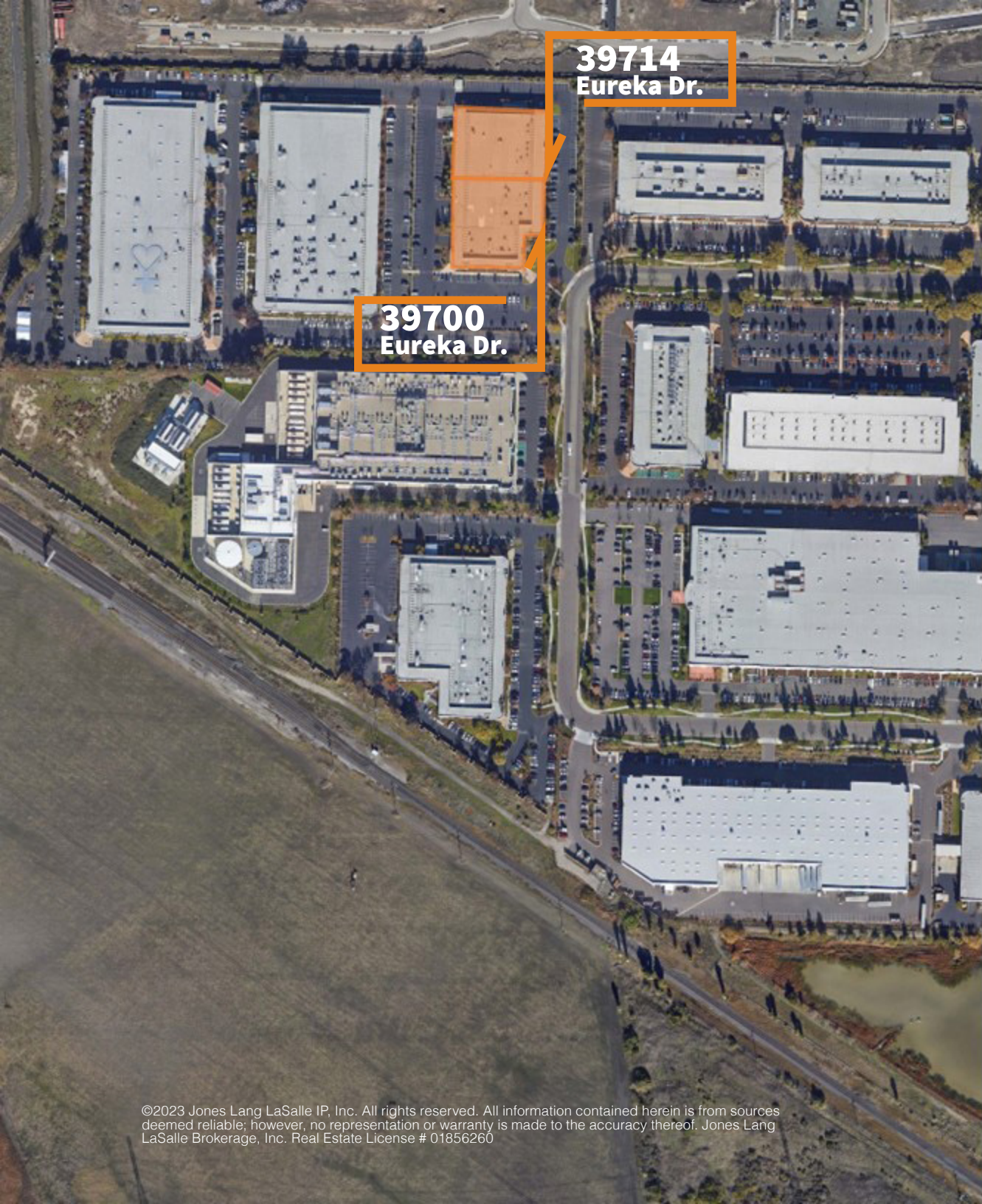


269,160
People who work in tech



33,958
People who work in
life sciences





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