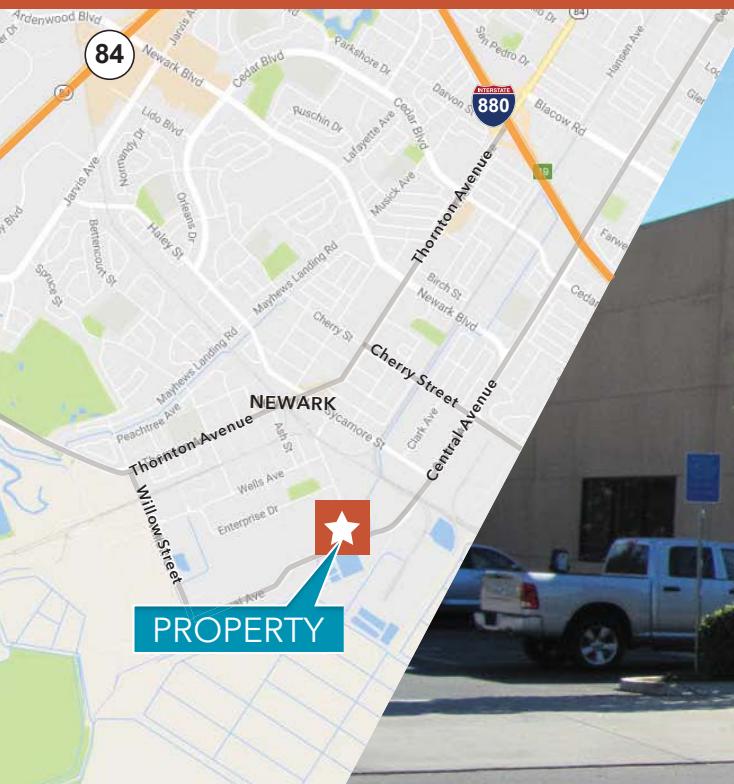


FOR LEASE

37840 Filbert Street

Newark, California



±50,095 SF HIGH BAY MANUFACTURING/WAREHOUSE FACILITY

Property Highlights:

- Located in the Dumbarton Business Center
- Corner location / Excellent image
- Good access to major freeways, Dumbarton Bridge, Peninsula and all Bay Area Airports
- Centrally located to all nine Bay Area Counties
- Office area ± 2,500 SF includes, 4 private offices, 1 conference room, lunch room, open office area, 1 storage room, 2 office restrooms and 1 manufacturing restroom
- Manufacturing power 277/480 3 phase power distributed in dedicated areas
- Alarm system
- 24' clear height
- Four covered 10' high dock high loading doors / two 14' high grade level doors
- Skylights
- Parking 1.65 / 1,000
- Sprinkler system .6/3000 GPM
- Low NNN operating expenses
- Available June, 2021

Brian McCarthy

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LIC #00766816

Windy Pacific Partners II

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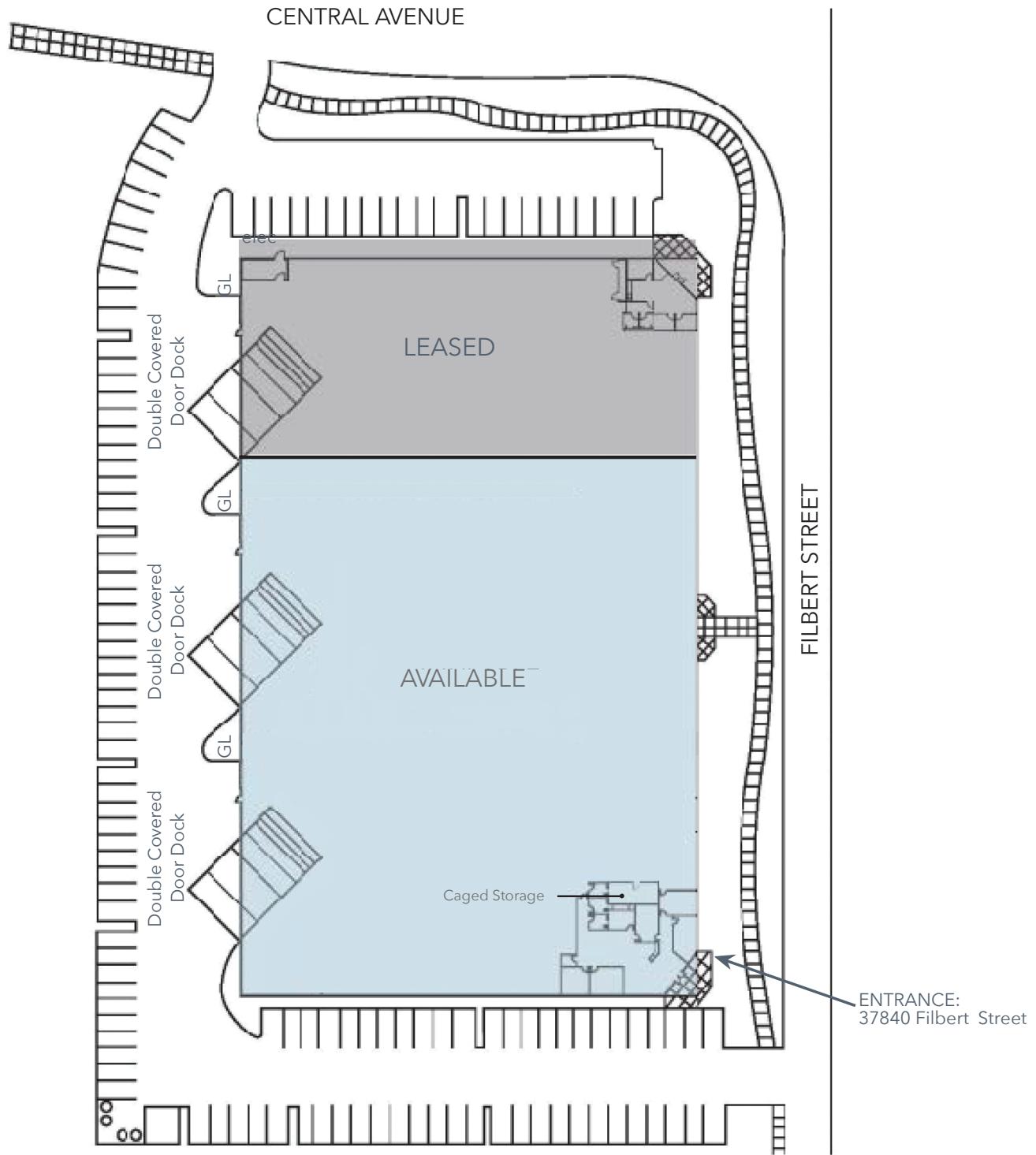
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Site Plan:



Site Plan not to Exact Scale

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