

6701 MOWRY AVENUE

NEWARK, CA

RATE REDUCED!

6701-6737

AVAILABLE FOR SUBLEASE

±16,000 SF Industrial Corner Unit in Newark

NEWMARK

MIKE SPIRO // 510.681.7918 // mike.spiro@nrmk.com // CA RE Lic #01433395

AARON GILLESPIE // 415.445.5153 // aaron.gillespie@nrmk.com // CA RE Lic #01971974

PROJECT HIGHLIGHTS



±16,000 SF Available for Sublease



Corner Unit in Professionally Managed Industrial Business Park



±3,400 SF of Brand-New Offices with Modern Finishes



Restrooms with New Fixtures



Three (3) Dock Doors / One (1) Grade Level Door



24' Clear Height



0.6 / 3000 GPM Sprinkler System



50' x 50' Column Spacing



New LED Lighting System



Fully Insulated 100% Dump Air HVAC in Warehouse Area



±0.9 miles (4 minutes) to I-880 Freeway via Mowry Avenue



Master Lease Expires July 31, 2028
PLEASE DO NOT DISTURB TENANT –
Contact Brokers to Tour

\$1.20/SF

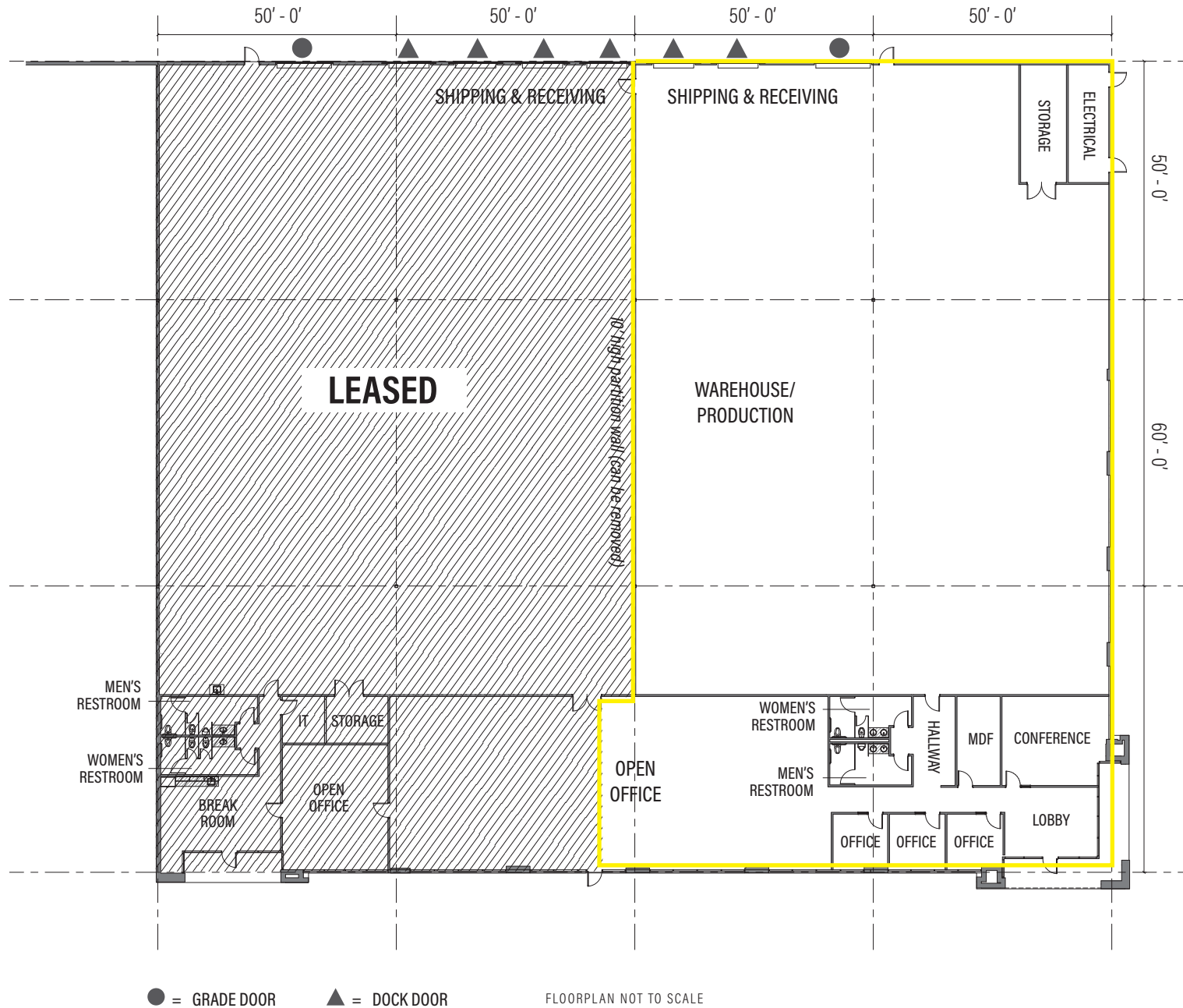


**Lease Rate: \$1.45/SF per Month NNN
(est \$0.32 opex)**

6701
MOWRY
AVENUE
NEWARK, CA

FLOORPLAN

6701 MOWRY AVENUE // NEWARK, CA



LOCATION MAP



AERIAL MAP

← HIGHWAY 84
TO PENINSULA

Meta

Mission
Linen Supply

R.B. High Tech Transport, Inc.

safety-kleen
A Clean Harbors Company

3-WAY
Three Way
Logistics, Inc.

United Logistic Solutions, Inc.

INNOVATED
PACKAGING

amazon

BASF
We create chemistry

RKLogistics
LOGISTICS FOR INNOVATION

GOLDENSTATE

6701
MOWRY
AVENUE
NEWARK, CA

YAMATO
TRANSPORT
U.S.A.

vector
LABORATORIES

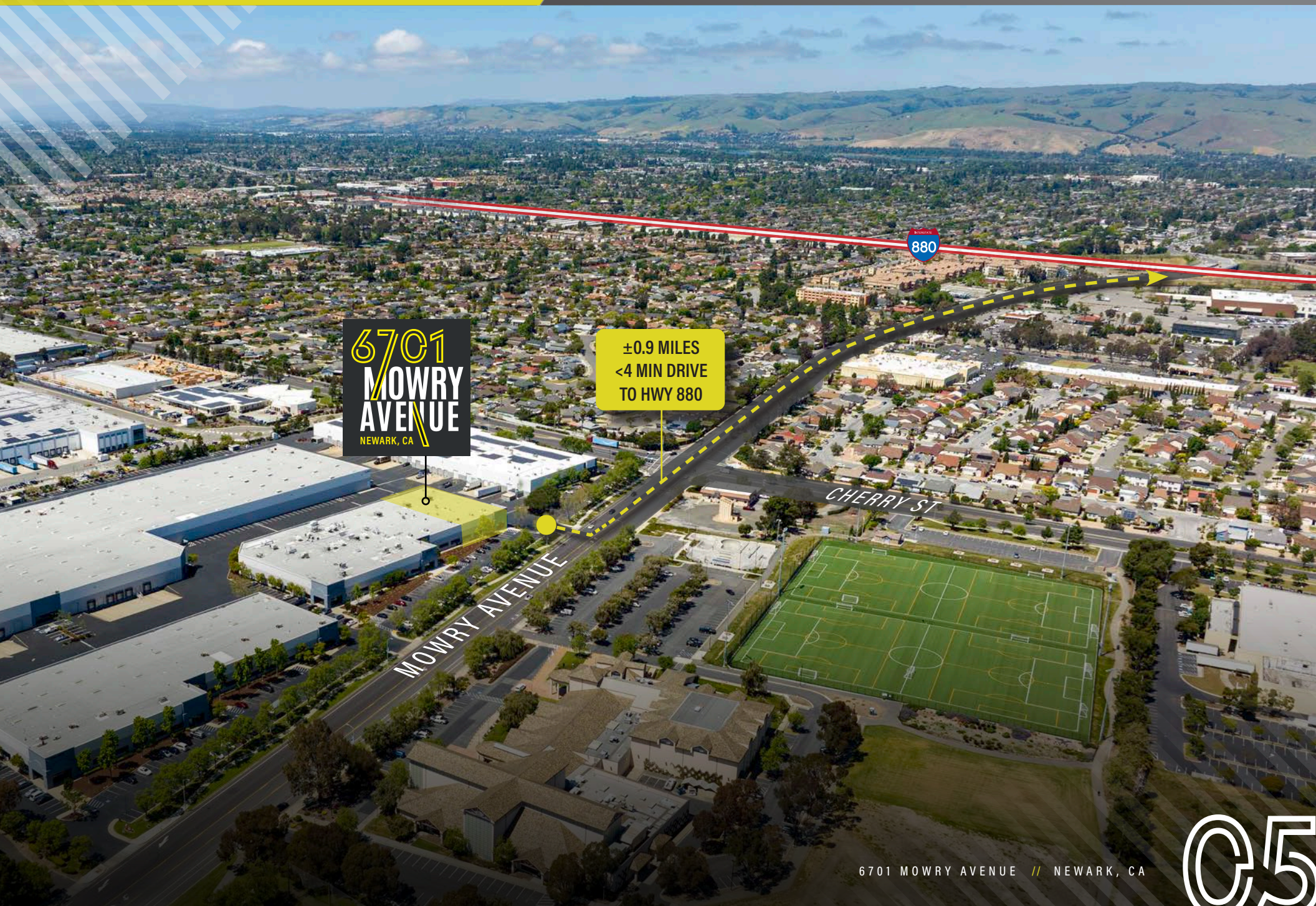
NTS

CHERRY ST

MOWRY AVENUE



AERIAL MAP



6701
MOWRY AVENUE
NEWARK, CA

±0.9 MILES
<4 MIN DRIVE
TO HWY 880

880

CHERRY ST

MOWRY AVENUE

AMENITIES MAP

RESTAURANTS




- | | | | |
|--|--|--|--|
| 1. Sala Thai 2 | 11. BJ's Restaurant
Ray's Crab Shack
Swiss Park
Bombay Garden | 20. Elite Restaurant
Bob Sang
Sushi Tango
Teo Chow Noodle Shack
Qochon | 29. Break Your Fast
Wingstop
New Sakura Buffet |
| 2. Spin A Yarn | 12. Vung Tau Restaurant
Ninji Hot Pot
Happy Kitchen
Papaya Thai Restaurant
Beque Koren Grill
My Tho Restaurant
Jay Bharat Restaurant
King of Dumplings
Sia Fusion Eatery
Biryani Pot
Sushi Yoshi | 21. Ajisen Ramen
Arka Indian Restaurant | 26. Little Shen Yang
Pho Tuong Lai
Mayflower
Little Sheep |
| 3. Green Champa | 13. La Cabana
All Star Hamburgers
New Ocean Chinese Restaurant
La Pinata
New King Eggroll
Chef Wu Restaurant | 22. Mioki Sushi
Mr. Taco | 27. Rose Garden
Mr. Pickle's
Mexico Lindo |
| 4. La Casita Restaurant
Pakwan Restaurant
Biryani Bowl | 14. Dino's Family Restaurant
Satomi Sushi | 23. Tea Six
Pho 99 | 28. Chowking
Popeyes
New Luk Yuen
Pho Pasteur
Thai Kitchen |
| 5. Mirchi Cafe
New Yong Kang
Tandoori & Curry | | 24. Peacock | |
| 6. Yuki | | | |
| 7. Chaat Bhavan
Country Way | | | |
| 8. Salang Pass Restaurant | | | |
| 9. Peach Garden
Chandni Restaurant
Isla Restaurant
Com Tam Thanh
Nijo Castle | | | |
| 10. Fu Lam Moon
World Gourmet
PhoAppetit | | | |

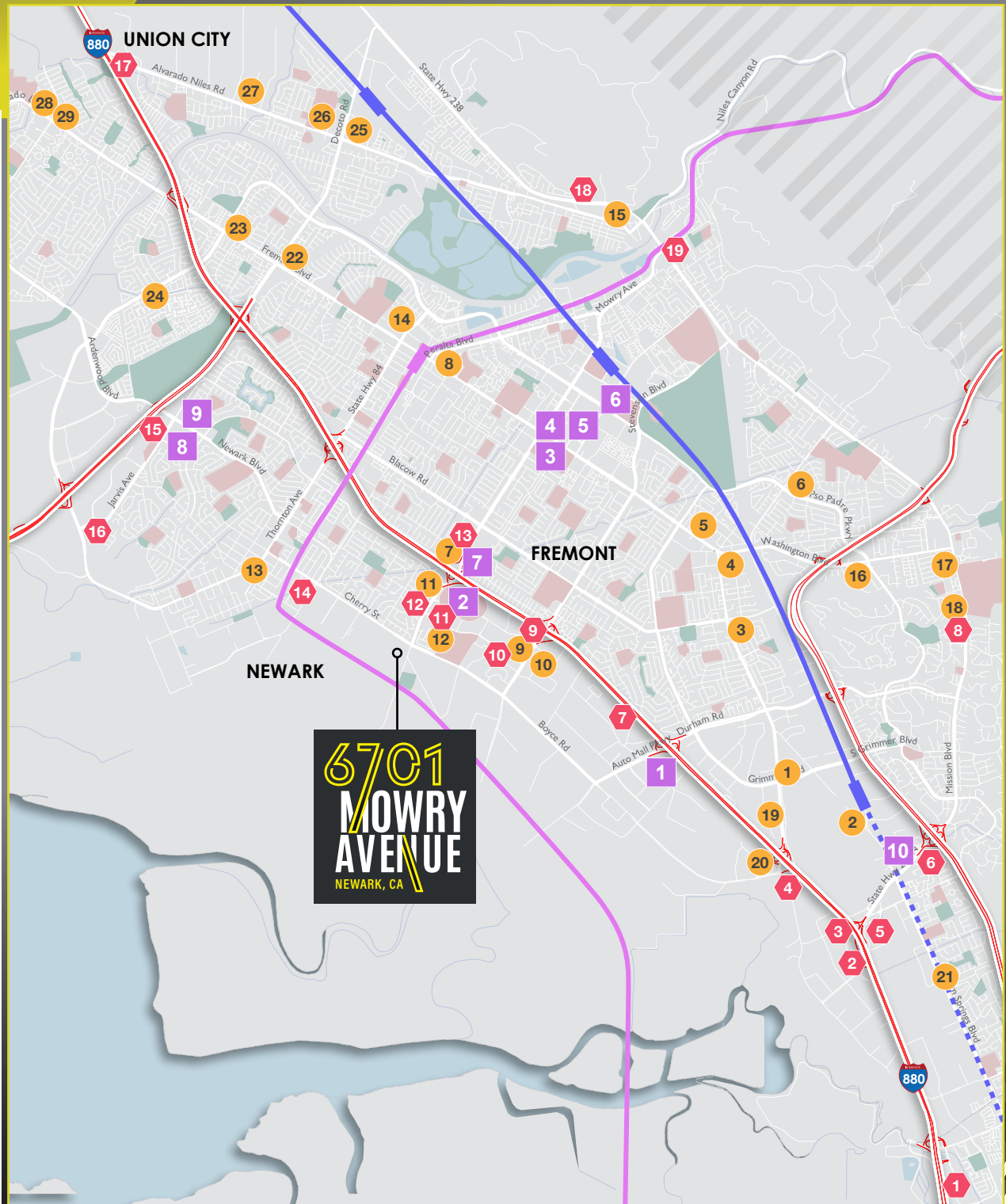
SHOPPING CENTERS

- PACIFIC COMMONS**
Market Broiler, Five Guys, PF Chang's, Panera Bread, Claim Jumper, In-N-Out Burger, Firehouse Subs, Applebee's, Dicky's, Fremont Asian Pearl, Shao Mountain, Krispy Kreme, Buffalo Wild Wings, Sno-Crave Tea House, The Habit Burger Grill, Bennigan's, Bowl of Heaven, Blaze Pizza, Ono Hawaiian BBQ, TKS, Pancheros, Spicy Town, The Little Hot Pot, Kaenyama, Wingstop, Dog Haus, Chipotle, Sunfish Poke Bar, Rubios, Little Madfish
- NEWARK MALL**
Andersen Bakery, Hibachi-San, Charley's Philly Steaks, Tasty Chinese, Phanthal Kitchen, HI Seoul
- FREMONT HUB**
Chili's Grill & Bar, Elephant Bar, Posh Bagel, Amia Bakery, MOD Pizza, Jack's, King Noodle, Popeyes
- FREMONT PLAZA**
Anik's Sushi, Noah's Bagel, Boston Market, Jamba Juice, Benh Thai, Miga Kitchen, Gaters, The Original Pancake House, Cherry Garden, Falafel, etc., Munchner Haus
- WALNUT PLAZA**
Din Ding Dumpling House, Los Cabos, Ristorante Il Porcino, Basil Leaf, Indian Chatkhara, Shalimar, Cracker Barrel Deli
- GATEWAY PLAZA**
Panera Bread, Strizzi's, Peet's Coffee, La Pinata, Just Falafel, Chinese Cuisine, Go Chaatzz, Dosa Hut, Frodo Joe's Petit Cafe
- MOWRY EAST**
Olive Garden, Sakoon, Applebee's, Massimo's, Denny's, Lloyd's Donuts, Sri Ananda Bhavan, Papa Murphy's, Coco Chicken, Semo Sushi
- LIDO FAIRE**
Zensen Sushi Express, Little Sichuan, Popeyes, Papa Lin, 85C Bakery Cafe, Newark Buffet, Kioku Sushi, Pho Saigon, booniepepper Islander Grill, Cocurry Thai Cuisine, Vitality Bowls
- ROSEMONT SQUARE**
Harumi Sushi, Good Neighbour, Mumbai Chowk, Taqueria Los Gallos
- WARM SPRINGS PLAZA**
Hong Kong Chef, Fusion House, Three Guys Pies, Sogo Bakery, Mango Garden, Chaat House, zpizza, Little Dipper, Una Mas, Seoul 2go, Donut House, Denny's

HOTELS

- Residence Inn
- Courtyard
- Hyatt Place
Hampton Inn
- Fremont Marriott
La Quinta Inn & Suites
Good Nite Inn
- Comfort Inn
- Extended Stay America
- Holiday Inn Express
- Mission Peak Lodge
- DoubleTree
- TownePlace Suites
- Homewood Suites
Chase Suite Hotel
- Comfort Inn & Suites
- Residence Inn
Extended Stay America
- Best Western Plus
- Courtyard
Residence Inn
- Aloft
- Crowne Plaza
- Belvoir Springs
- Fremont Frontier Motel

-  BART Stations
-  BART Proposed Line
-  ACE Stations



6701 MOWRY AVENUE

NEWARK, CA

// AVAILABLE FOR SUBLEASE



MIKE SPIRO // 510.681.7918 // mike.spiro@nmrk.com // CA RE Lic #01433395

AARON GILLESPIE // 415.445.5153 // aaron.gillespie@nmrk.com // CA RE Lic #01971974

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 23-0290.04/24