

MOWRY BUSINESS CENTER

FOR LEASE

±16,377 SF

Unit 6851



Bay Area

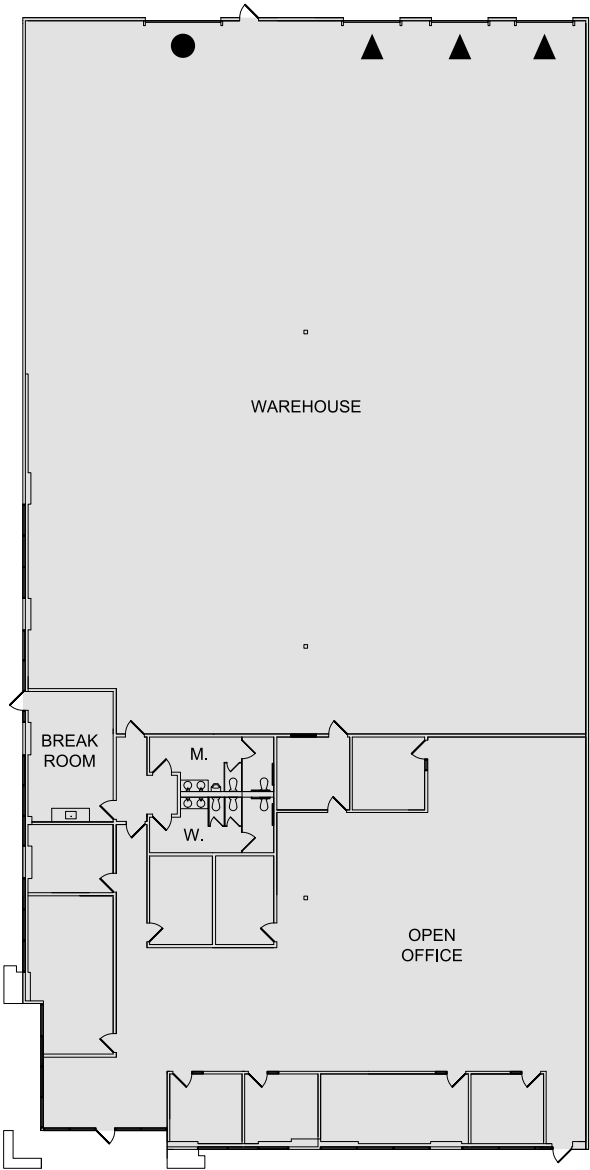
6851 Mowry Avenue
Newark, CA 94560



OVERVIEW

6851 Mowry Avenue
Newark, CA 94560

Bay Area

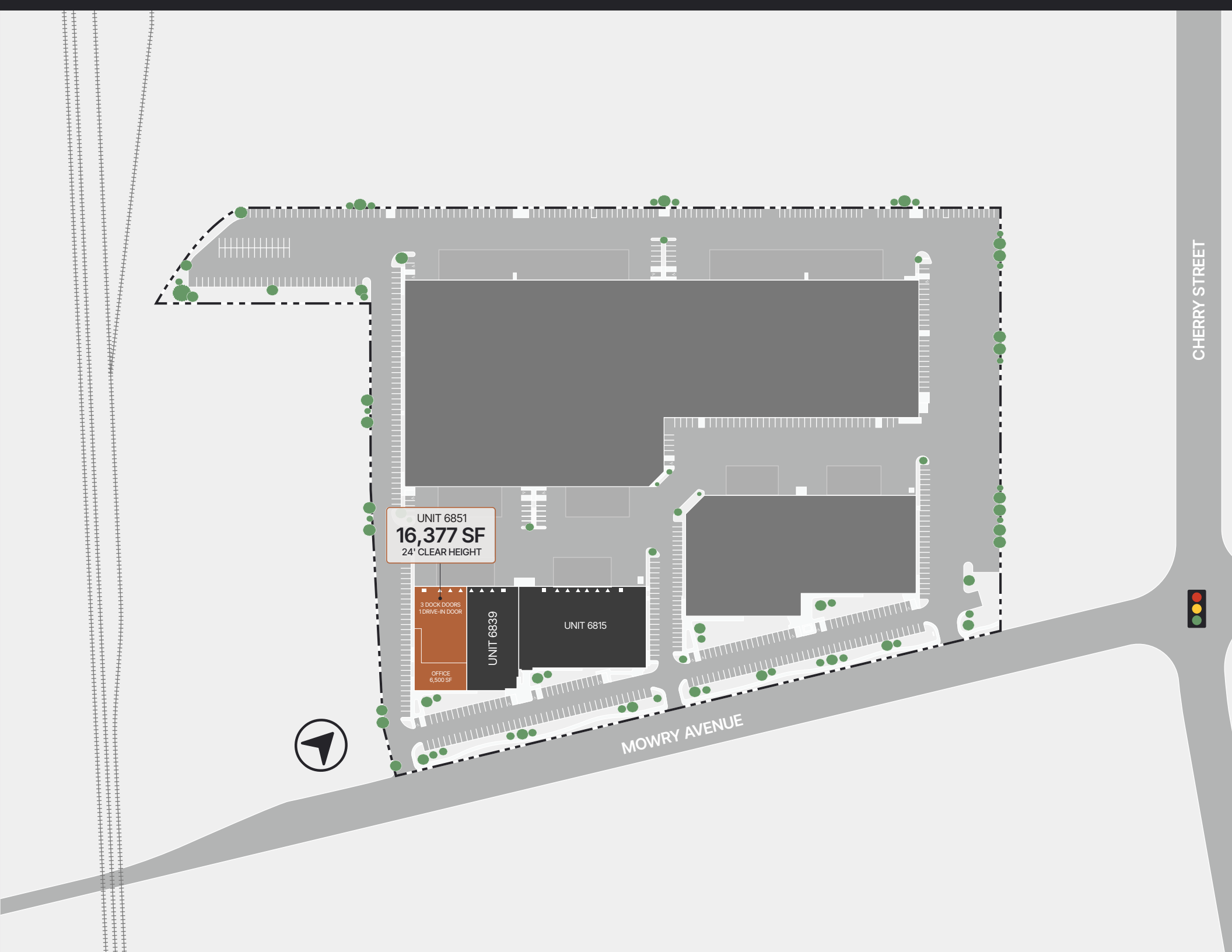


- ▲ Dock Door
- Drive-In Door

Plans not to scale & subject to change.

PROPERTY SPECIFICATIONS

Available SF	±16,377 SF
Office SF	±6,500 SF
Power	400 Amps (Tenant to Confirm)
Clear Height	24'
Dock Doors	3
Drive-In Doors	1
LED Lighting	Yes
Auto Parking	±2/1,000 SF
Fire Protection	0.60/3,000 GPM Sprinkler System
Truck Court Depth	168'
Lease Rate	\$1.65 NNN (\$0.30 OpEx)



UNIT 6851
16,377 SF
24' CLEAR HEIGHT

3 DOCK DOORS
1 DRIVE-IN DOOR
OFFICE
6,500 SF

UNIT 6839

UNIT 6815

MOWRY AVENUE

CHERRY STREET





Well-Landscaped Business Park Setting



Move-In Ready



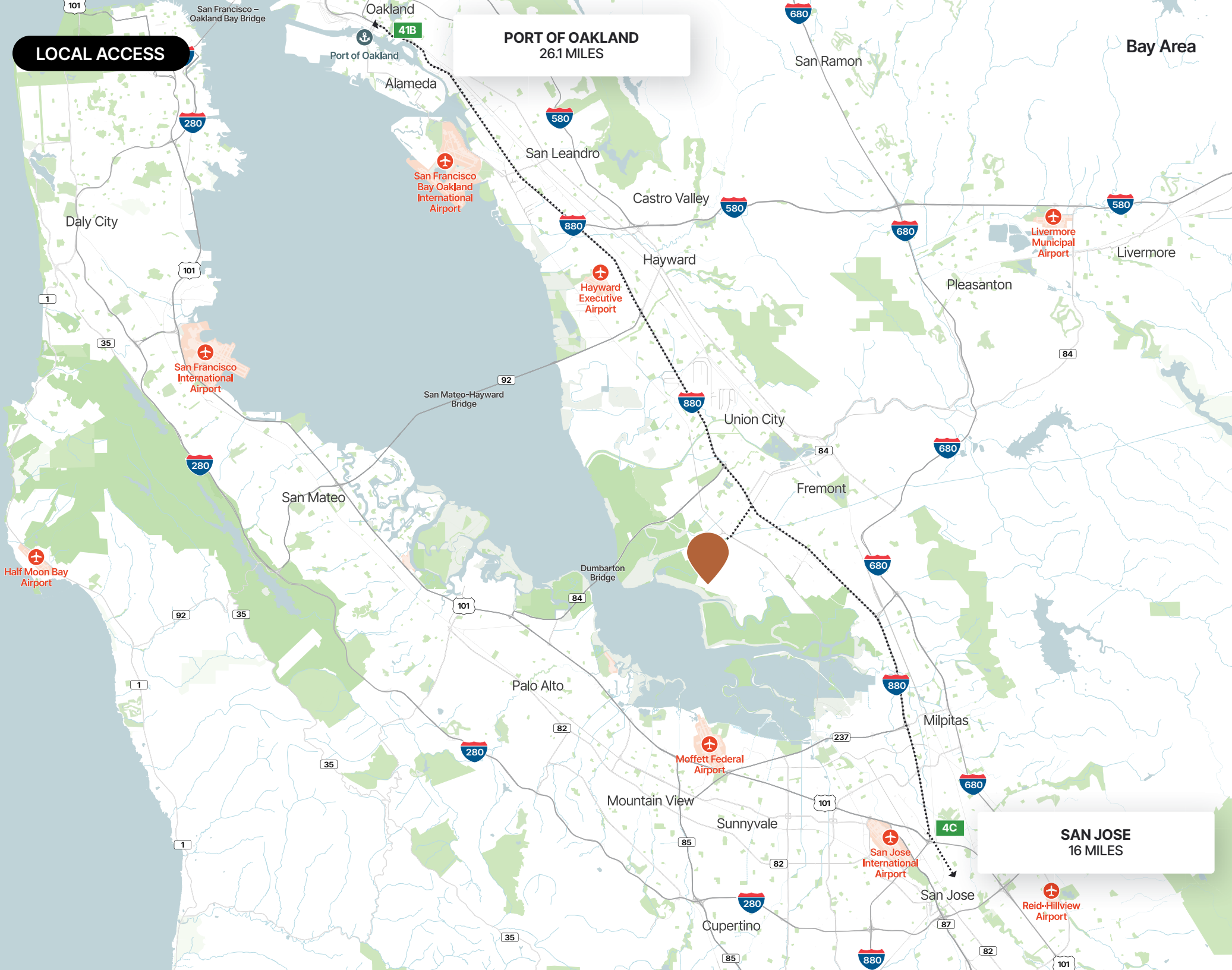
Easy Access to I-880 & Highway 84/Dumbarton Bridge

LOCAL ACCESS

PORT OF OAKLAND
26.1 MILES

Bay Area

SAN JOSE
16 MILES



REGIONAL ACCESS

SAN JOSE
16 MILES

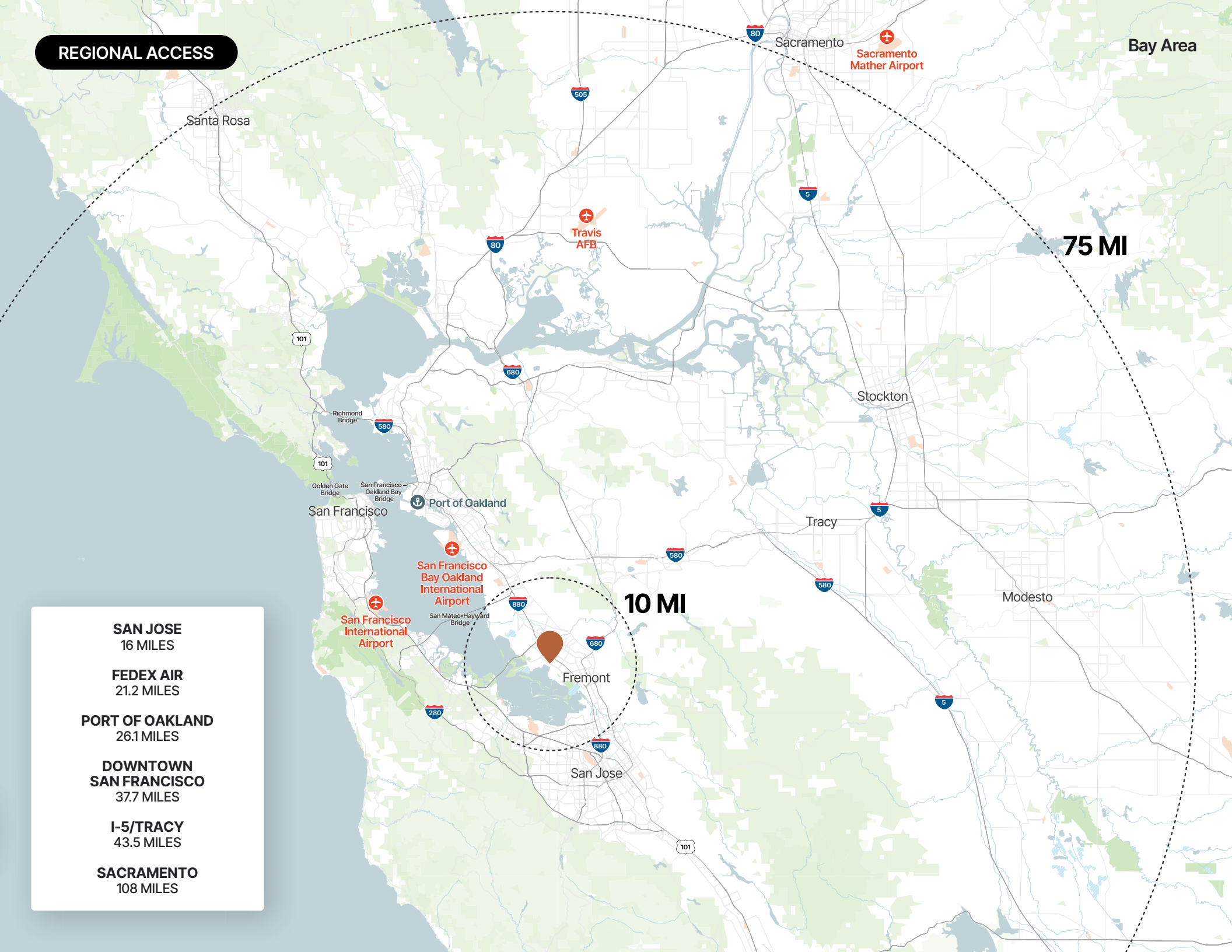
FEDEX AIR
21.2 MILES

PORT OF OAKLAND
26.1 MILES

**DOWNTOWN
SAN FRANCISCO**
37.7 MILES

I-5/TRACY
43.5 MILES

SACRAMENTO
108 MILES



CONTACT INFORMATION



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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.