

# MOWRY BUSINESS CENTER

FOR LEASE

**±31,067 SF**  
Unit 6815



Bay Area

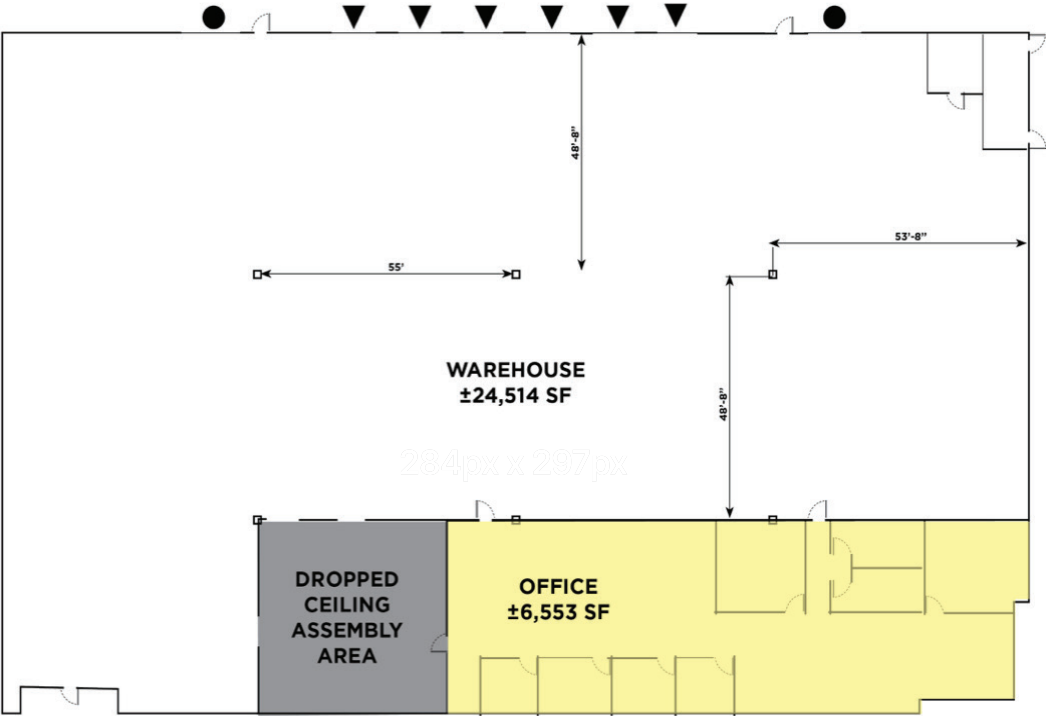
6815 Mowry Avenue  
Newark, CA 94560



# OVERVIEW

6815 Mowry Avenue  
Newark, CA 94560

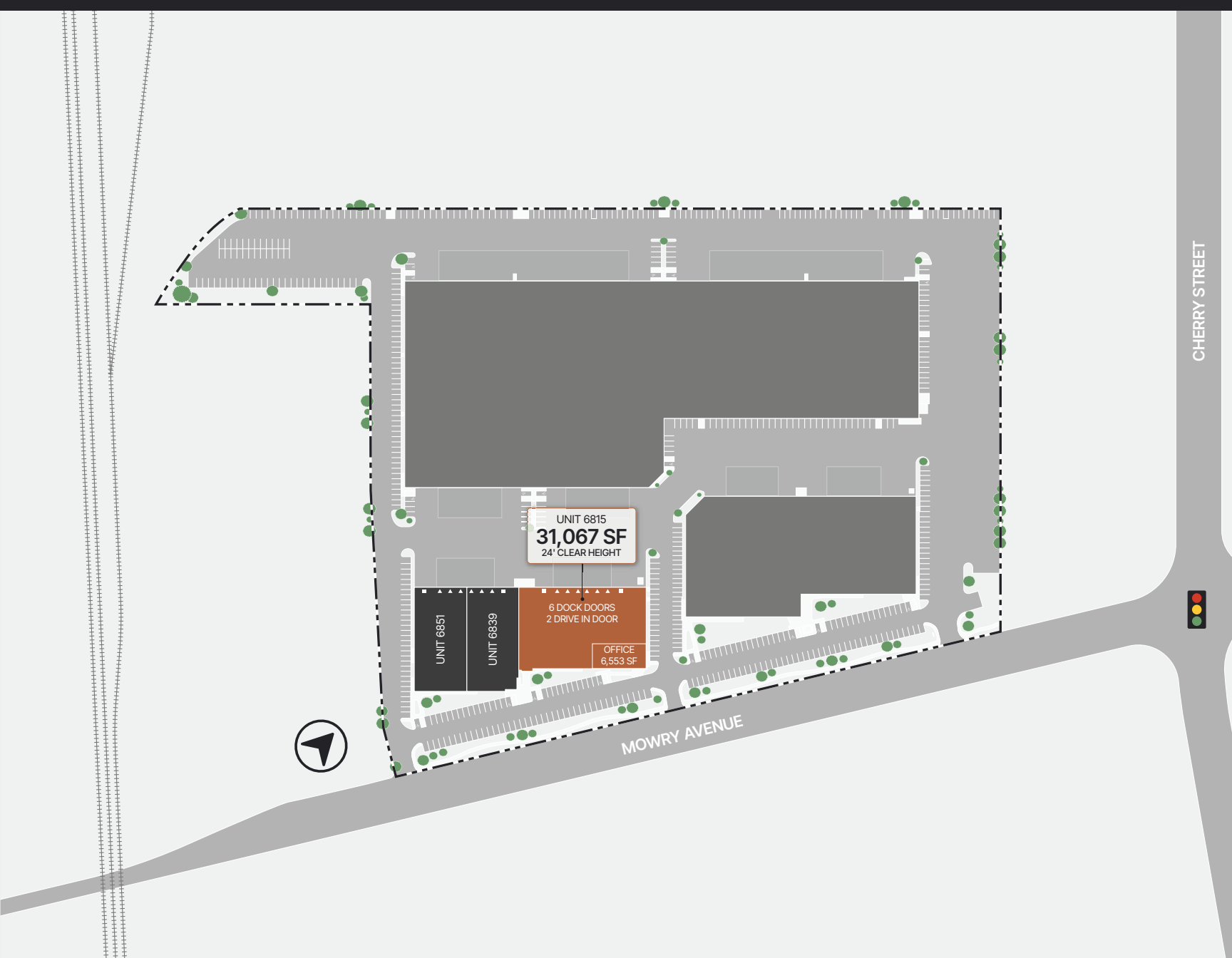
Bay Area



- - Grade Level Loading
- ▼ - Dock High Loading

## PROPERTY SPECIFICATIONS

Available SF	±31,067 SF
Office SF	±6,553 SF
Power	1,000 Amps @ 277/480 Volts
Clear Height	24'
Dock Doors	6
Drive-In Doors	2
LED Lighting	Yes
Auto Parking	123
Fire Protection	.6/3,000 GPM Sprinkler System
Truck Court Depth	168'
Rate	\$1.45 NNN



UNIT 6815  
**31,067 SF**  
24' CLEAR HEIGHT

UNIT 6851

UNIT 6839

6 DOCK DOORS  
2 DRIVE IN DOOR  
OFFICE  
6,553 SF



MOWRY AVENUE

CHERRY STREET









Power Upgrade Recently Completed



Move-in Ready



Newly Installed Air Compressor

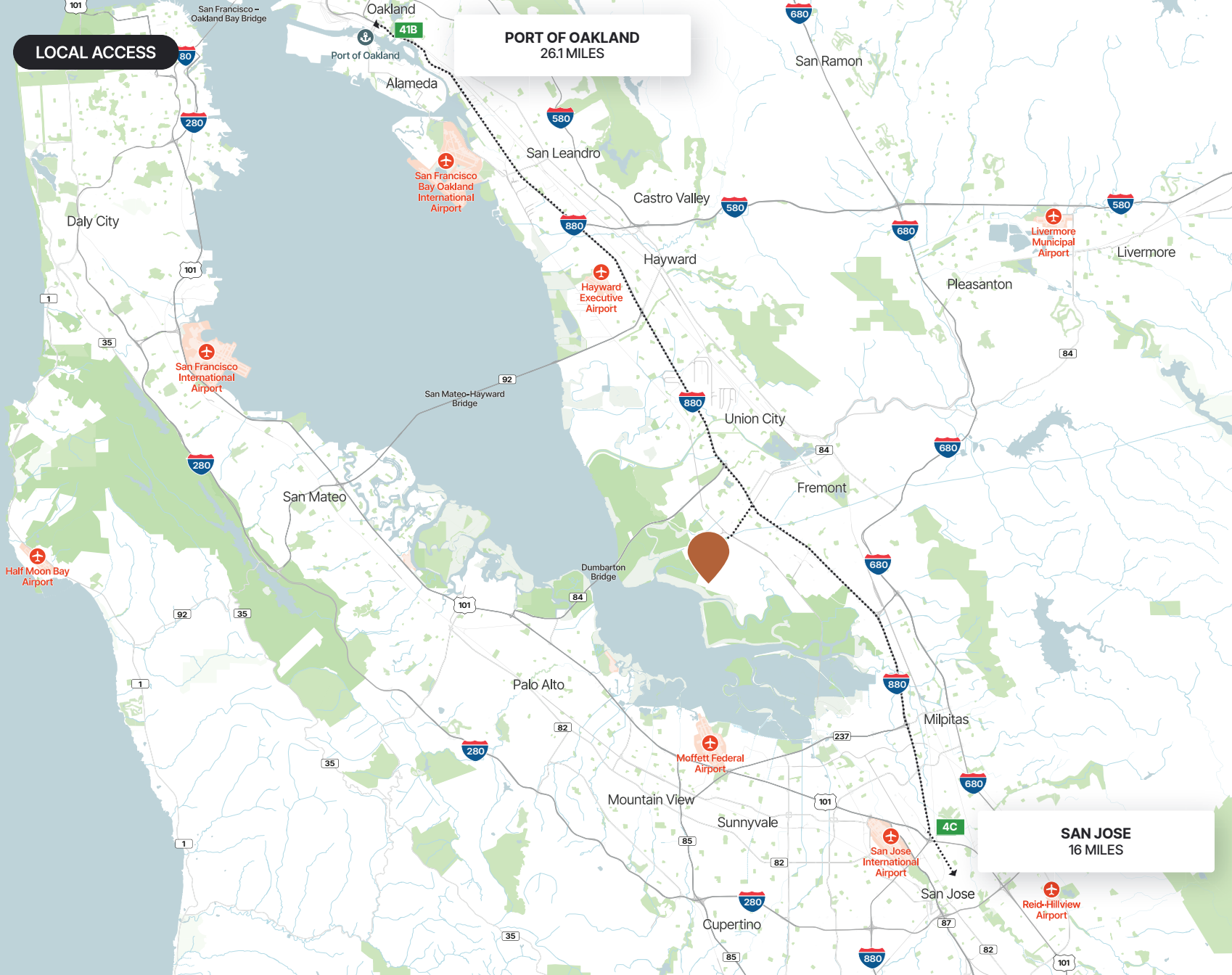
**LOCAL ACCESS**

Port of Oakland

26.1 MILES

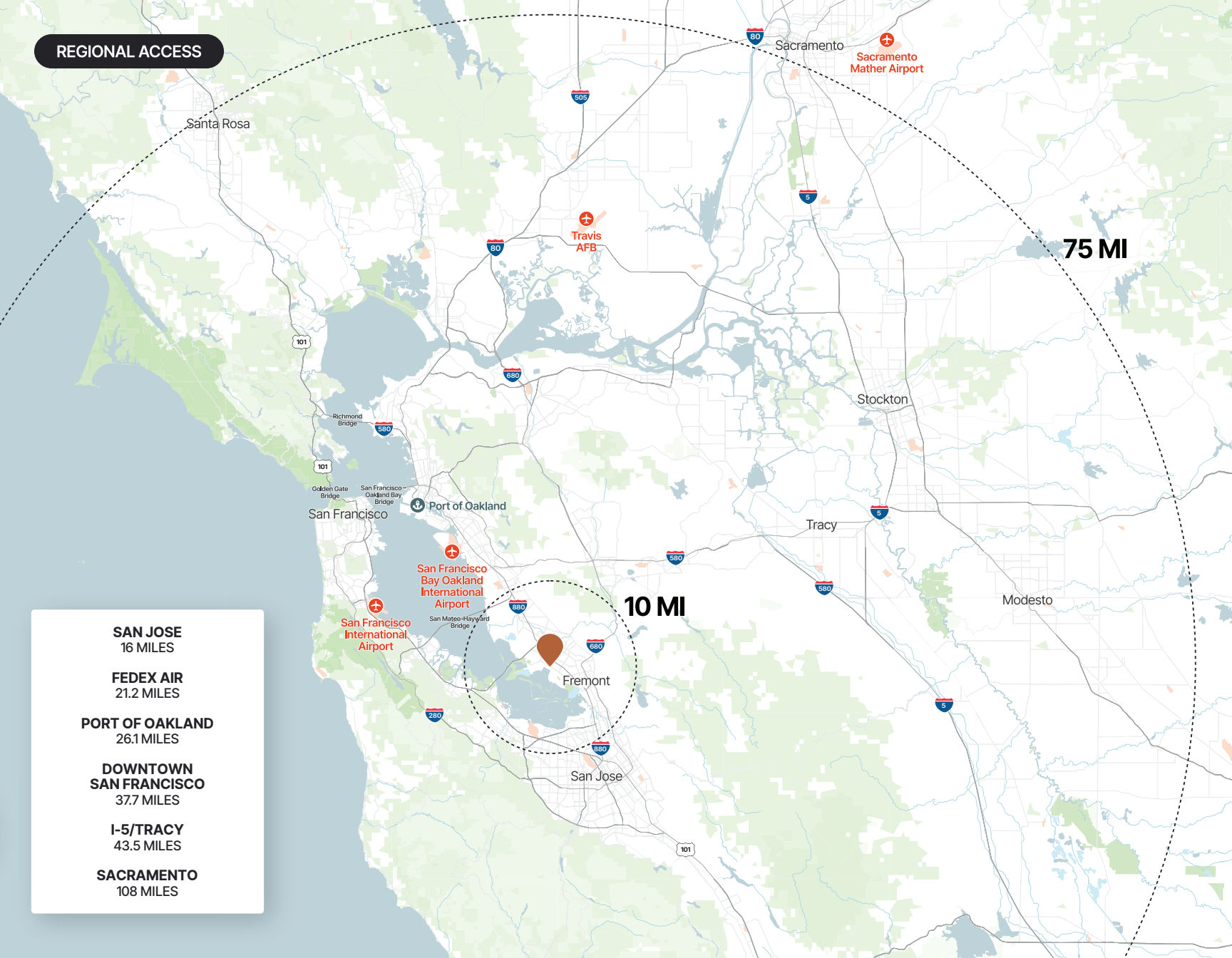
A map showing the Port of Oakland, 26.1 miles from the local access point. The map includes a scale bar for 0, 10, and 20 miles, and a legend for 'LOCAL ACCESS' and 'PORT OF OAKLAND 26.1 MILES'.

**SAN JOSE**  
16 MILES



## REGIONAL ACCESS

<b>SAN JOSE</b>
16 MILES
<b>FEDEX AIR</b>
21.2 MILES
<b>PORT OF OAKLAND</b>
26.1 MILES
<b>DOWNTOWN SAN FRANCISCO</b>
37.7 MILES
<b>I-5/TRACY</b>
43.5 MILES
<b>SACRAMENTO</b>
108 MILES



# CONTACT INFORMATION



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