



695E

MOWRY AVENUE,
NEWARK, CA

±161,280 SF on ±8.17 ACRES
Free-Standing Advanced Manufacturing Building
AVAILABLE NOW. Market Ready Improvements Underway



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property highlights

6955
MOWRY AVENUE,
NEWARK, CA

6955 mowry avenue, newark, california



± '25 Clear Height



18 Loading Docks
1 Drive-In Ramp



.33 GPM over 3,000 SF
Sprinkler Calcs



Typical Column Spacing:
48' x 48'



± 25,000 SF Existing
Single-Story Office
Build-Out*



192 Vehicle Stalls and
25 Trailer Stalls

*See Page 5 for hypothetical
office floor plan



2500 Amps @480/277 volt,
3-Phase, 4-wire*



Shipping & Receiving
Offices and Restrooms

*Subject to Certification
by an Electrician



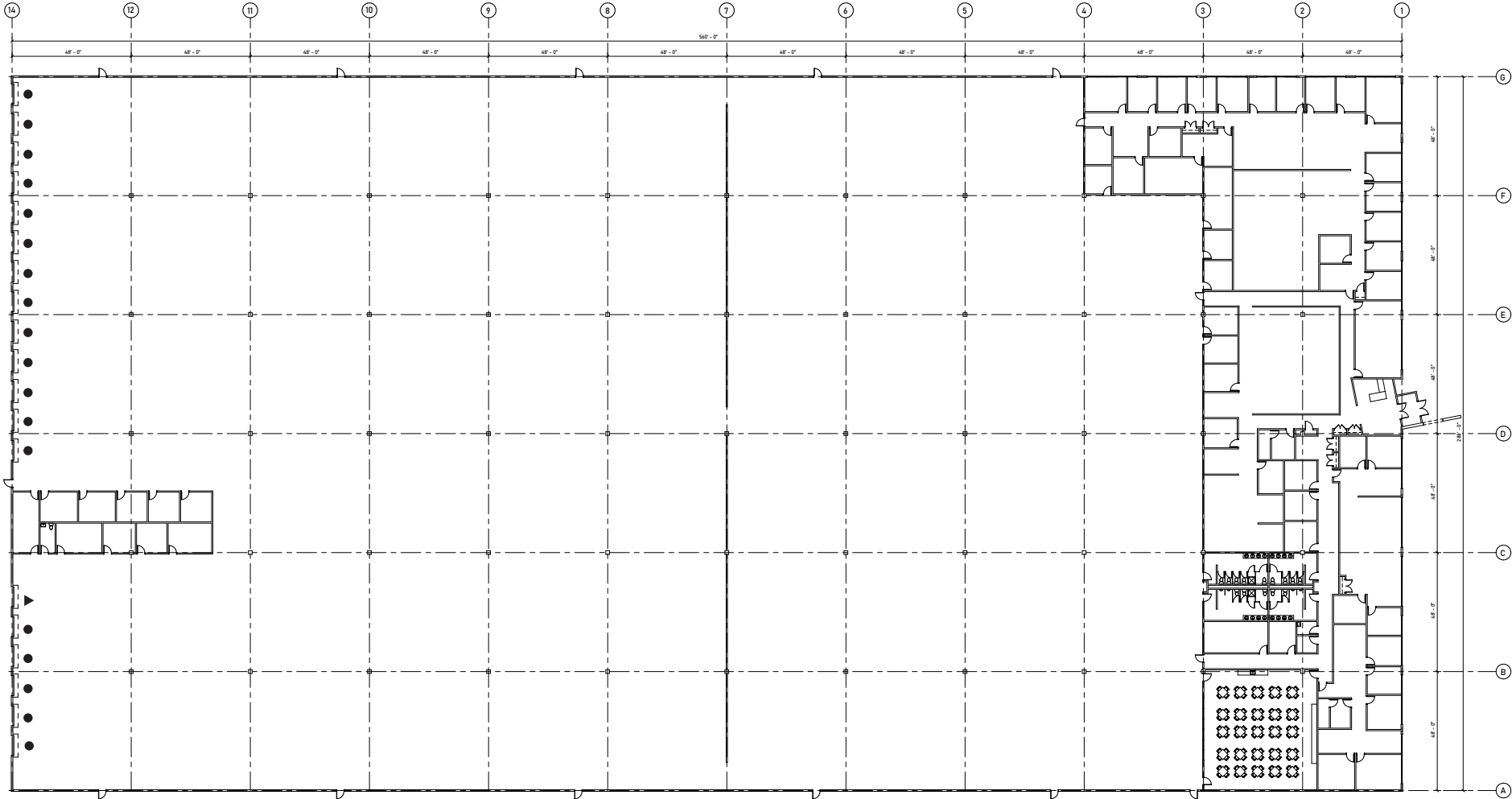
Partially Conditioned
Production Area

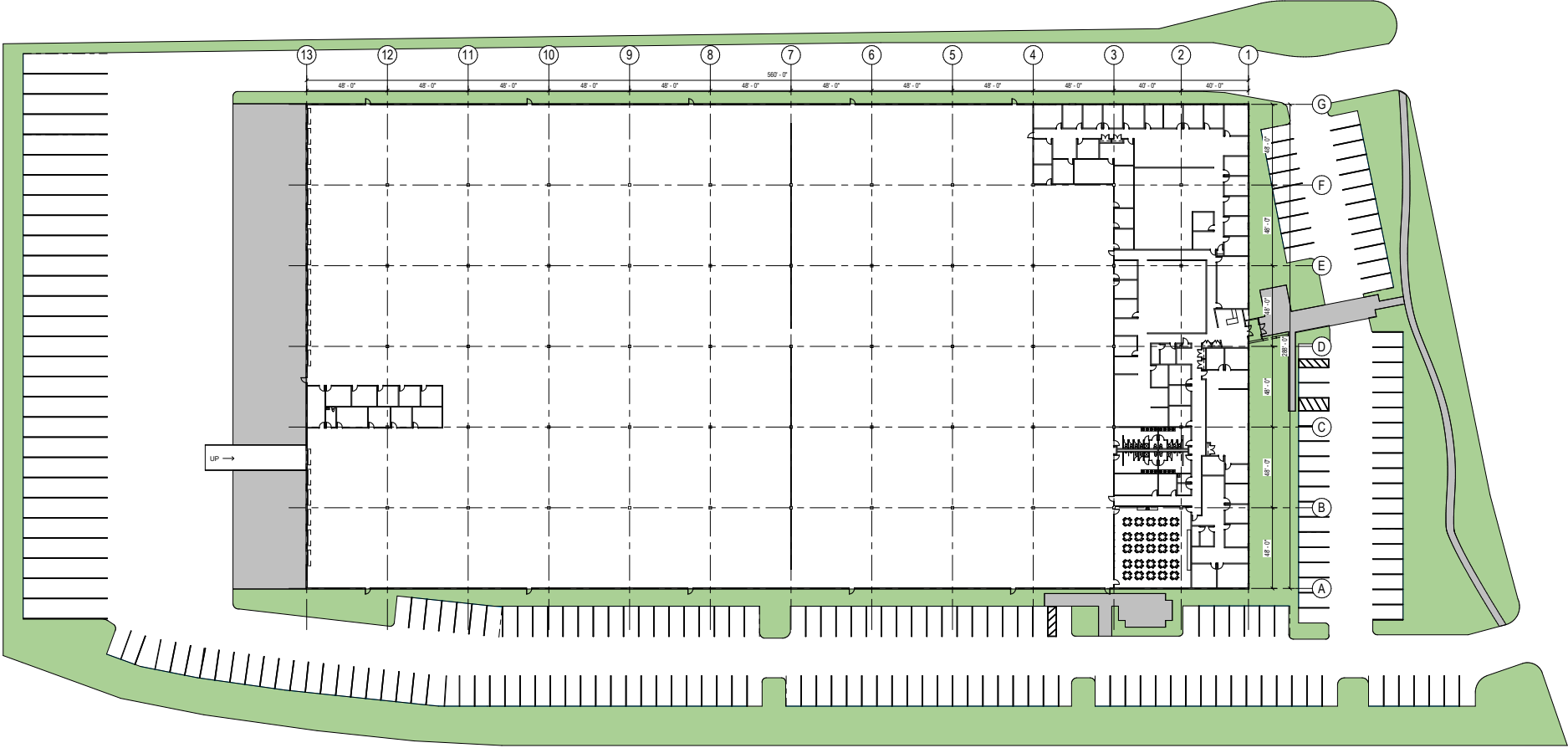


Available Now

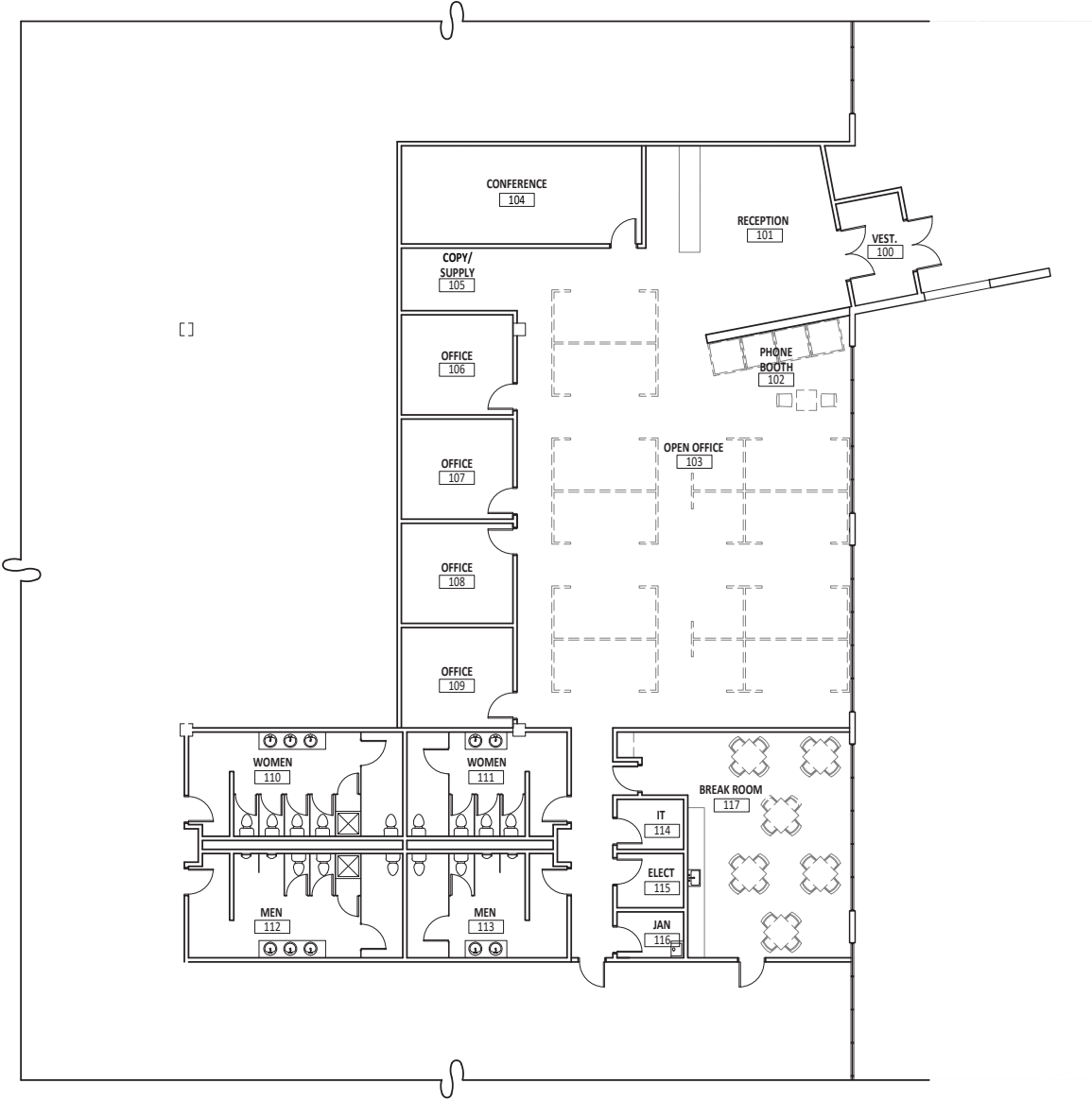
**CUSHMAN &
WAKEFIELD**

existing floor plan



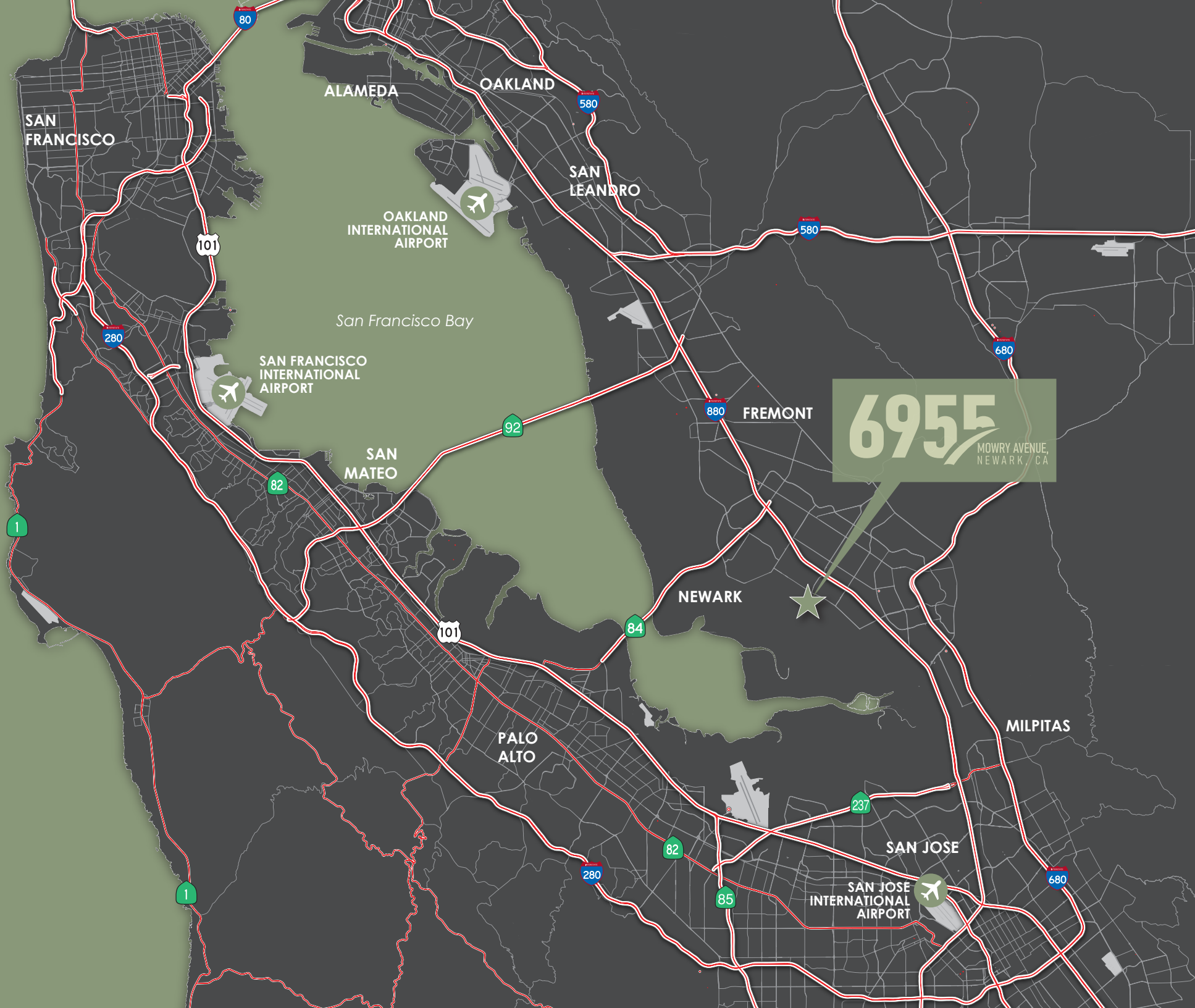


hypothetical office floor plan



± 6,204 SF

Pacific Ocean



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