



695E

MOWRY AVENUE,
NEWARK, CA

±161,280 SF on ±8.17 ACRES
Free-Standing Advanced Manufacturing Building
Available May 1, 2026



555 12th Street, Suite 100, Oakland CA 94607
1510.465.8000 | Lic. #00616335
cushmanwakefield.com

john mcmanus, mcr
510.891.5817
john.mcmanus@cushwake.com

victor deboer
510.891.5804
victor.deboer@cushwake.com



property highlights

6955 mowry avenue,
newark, california

6955
MOWRY AVENUE,
NEWARK, CA



± '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*

*See Page 5 for hypothetical
office floor plan



192 Vehicle Stalls and
25 Trailer Stalls



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

*Subject to Certification
by an Electrician



Shipping & Receiving
Offices and Restrooms



Partially Conditioned
Production Area

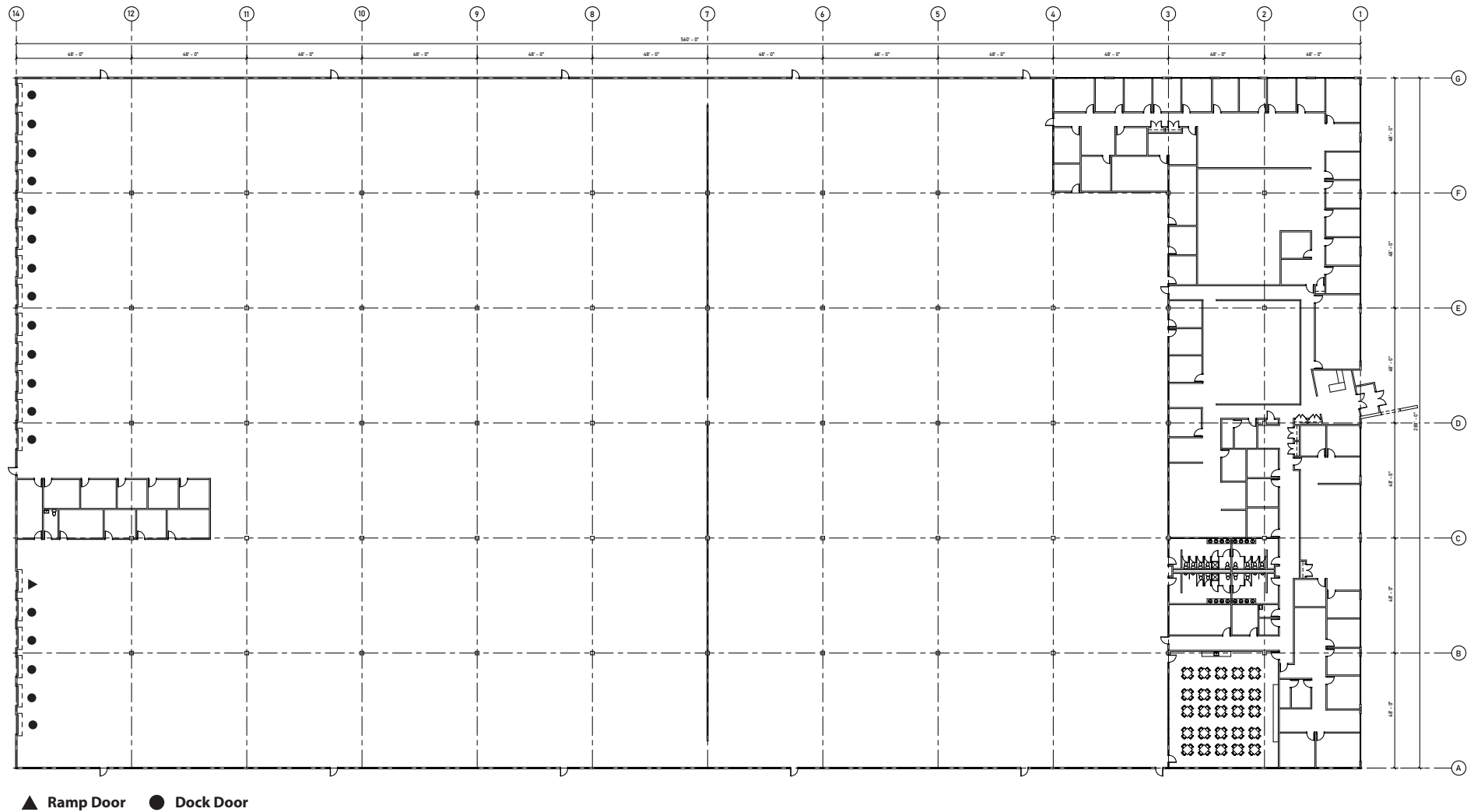


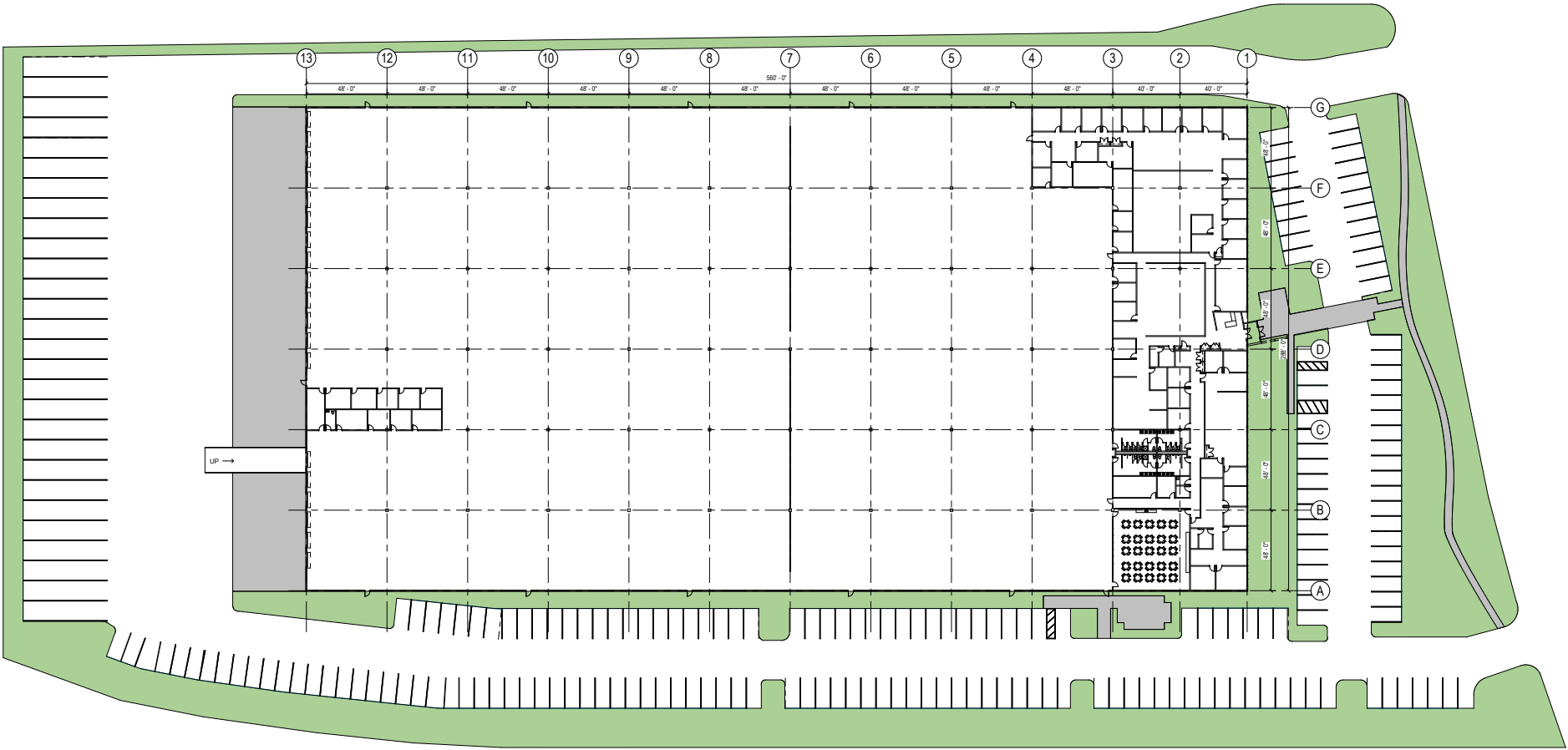
Available May 1, 2026

 **CUSHMAN &
WAKEFIELD**

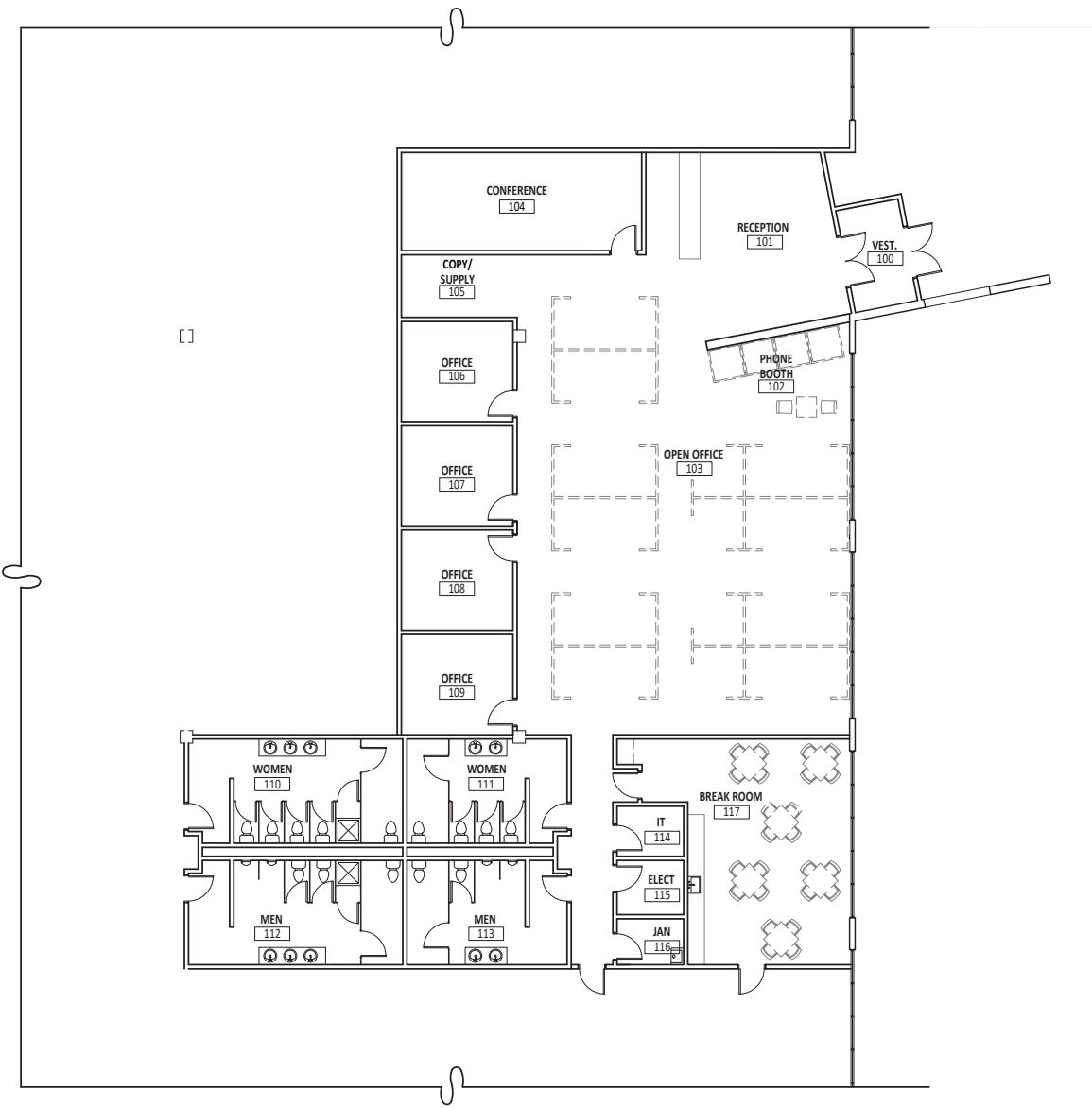
existing floor plan

6955
MOWRY AVENUE,
NEWARK, CA





hypothetical office floor plan



± 6,204 SF

Pacific Ocean

SAN FRANCISCO

ALAMEDA

OAKLAND

SAN LEANDRO

OAKLAND INTERNATIONAL AIRPORT

San Francisco Bay

SAN FRANCISCO INTERNATIONAL AIRPORT

SAN MATEO

FREMONT

NEWARK

PALO ALTO

MILPITAS

SAN JOSE

SAN JOSE INTERNATIONAL AIRPORT

6955
MOWRY AVENUE,
NEWARK, CA





6955
MOWRY AVENUE,
NEWARK, CA

contact us

john mcmanus, mcr
Vice Chairman
510.891.5802
john.mcmanus.com
CA RE License #01129064

victor deboer
Executive Director
510.891.5804
victor.deboer@cushwake.com
CA RE License #01910482

CUSHMAN & WAKEFIELD

555 12th Street, Suite 100, Oakland CA 94607
1.510.465.8000 | Lic. #00616335
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.