

695

MOWRY AVENUE,
NEWARK, CA

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

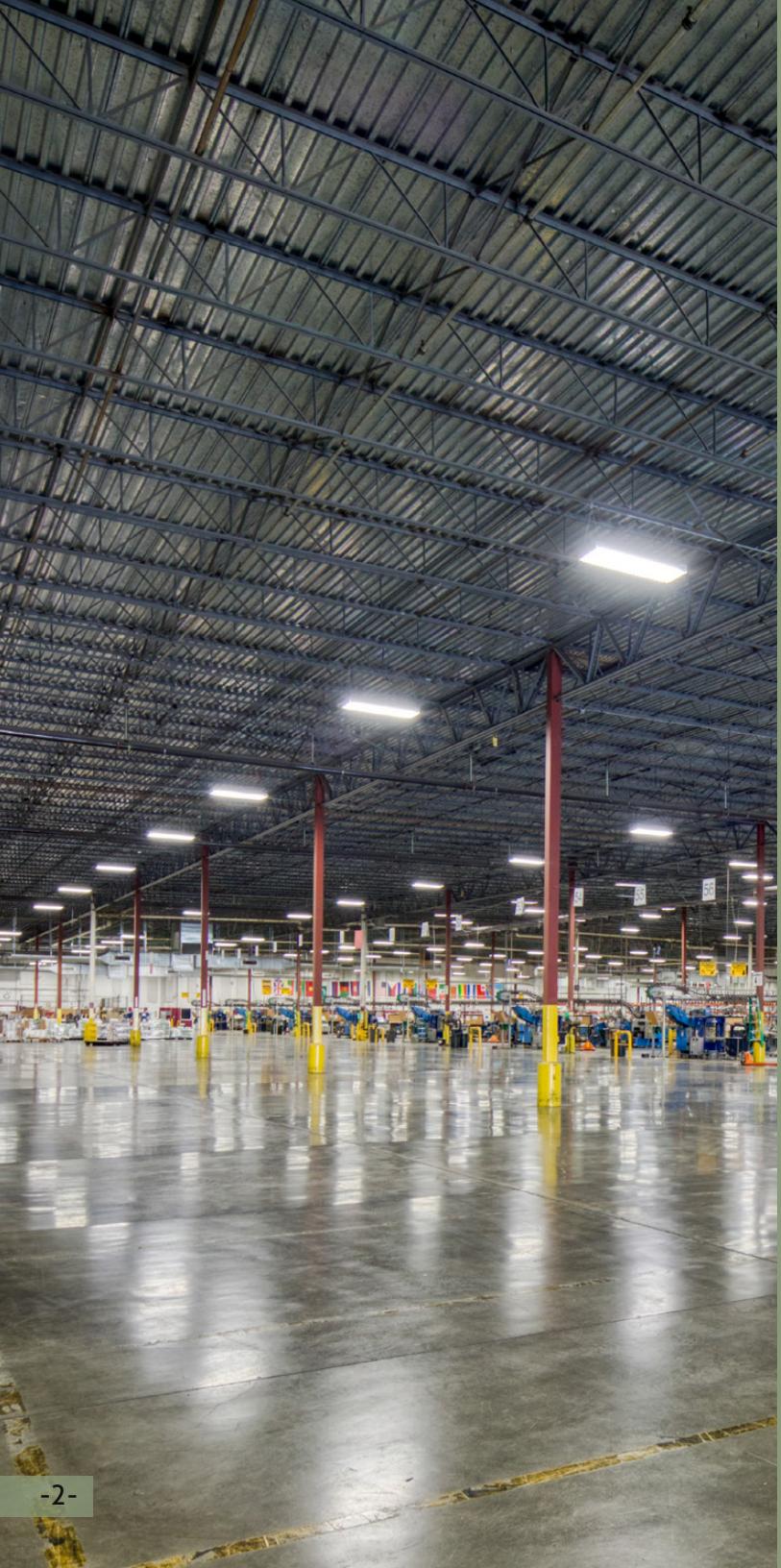


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property highlights

6955 mowry avenue, newark, california



± '25 Clear Height



.33 GPM over 3,000 SF
Sprinkler Calcs



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

*See Page 5 for hypothetical
office floor plan



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

*Subject to Certification
by an Electrician



Partially Conditioned
Production Area



18 Loading Docks
1 Drive-In Ramp



Typical Column Spacing:
48' x 48'



192 Vehicle Stalls and
25 Trailer Stalls



Shipping & Receiving
Offices and Restrooms



Available May 1, 2026

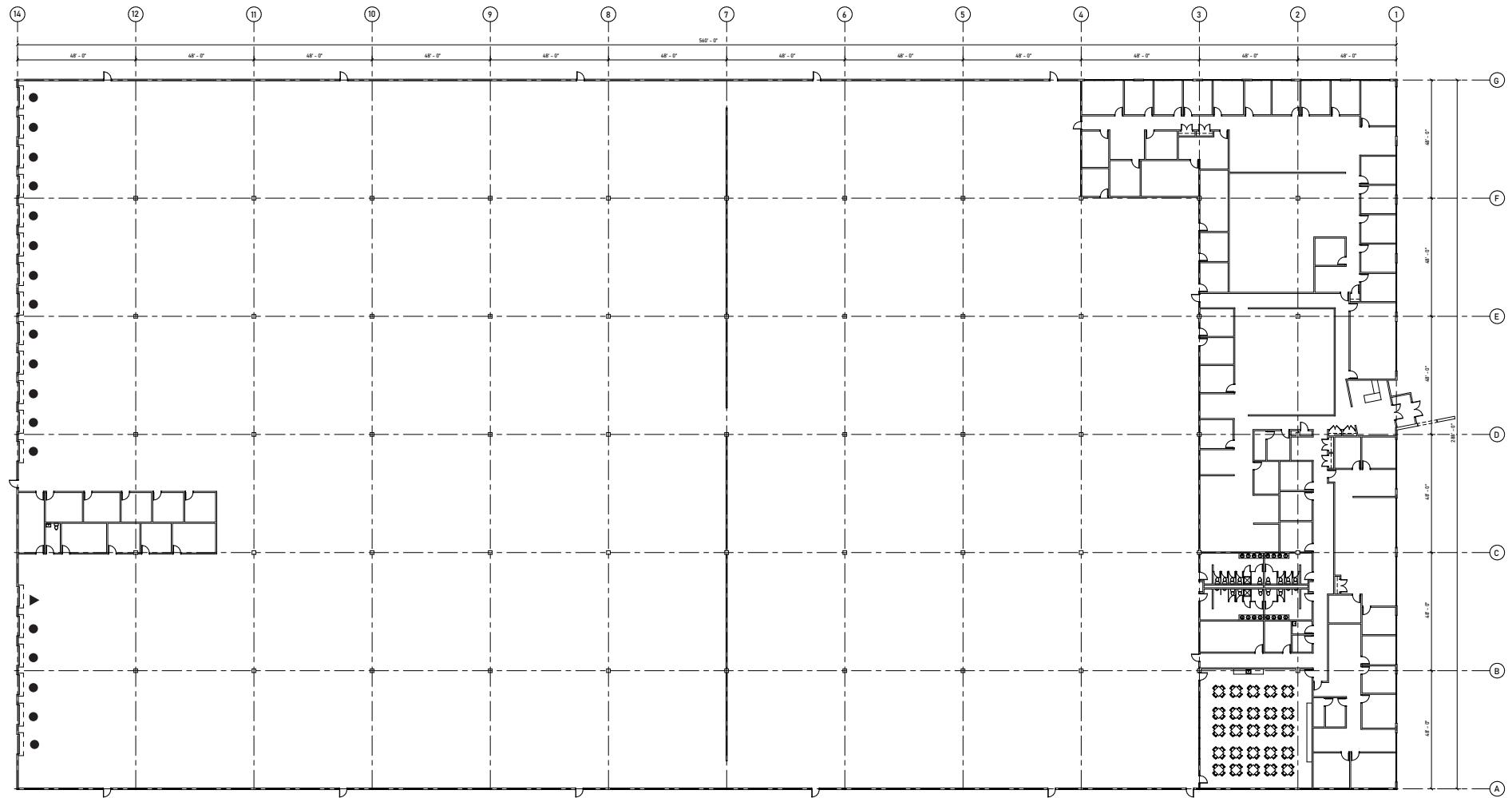


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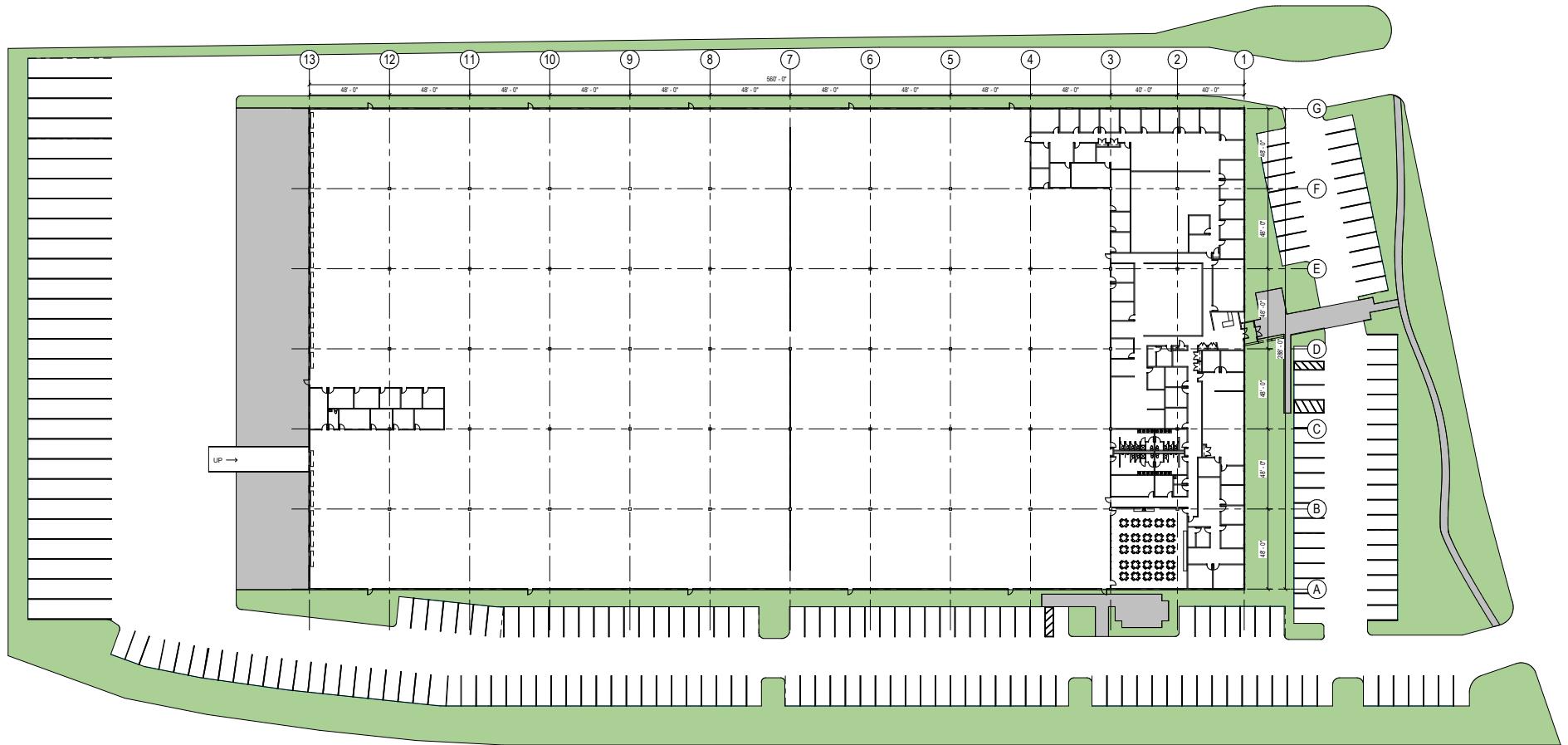
6955
MOWRY AVENUE,
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existing floor plan

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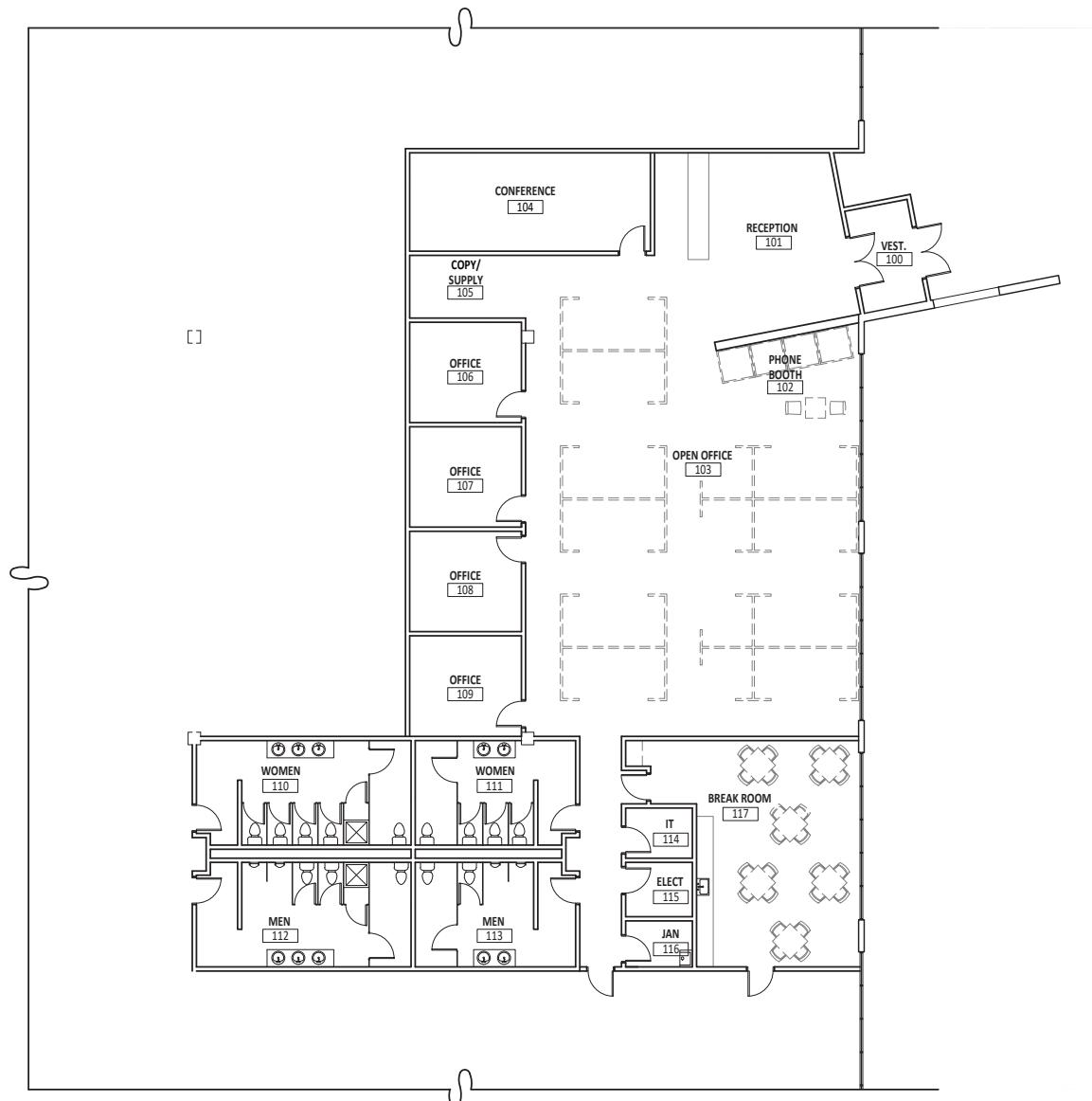


▲ Ramp Door ● Dock Door



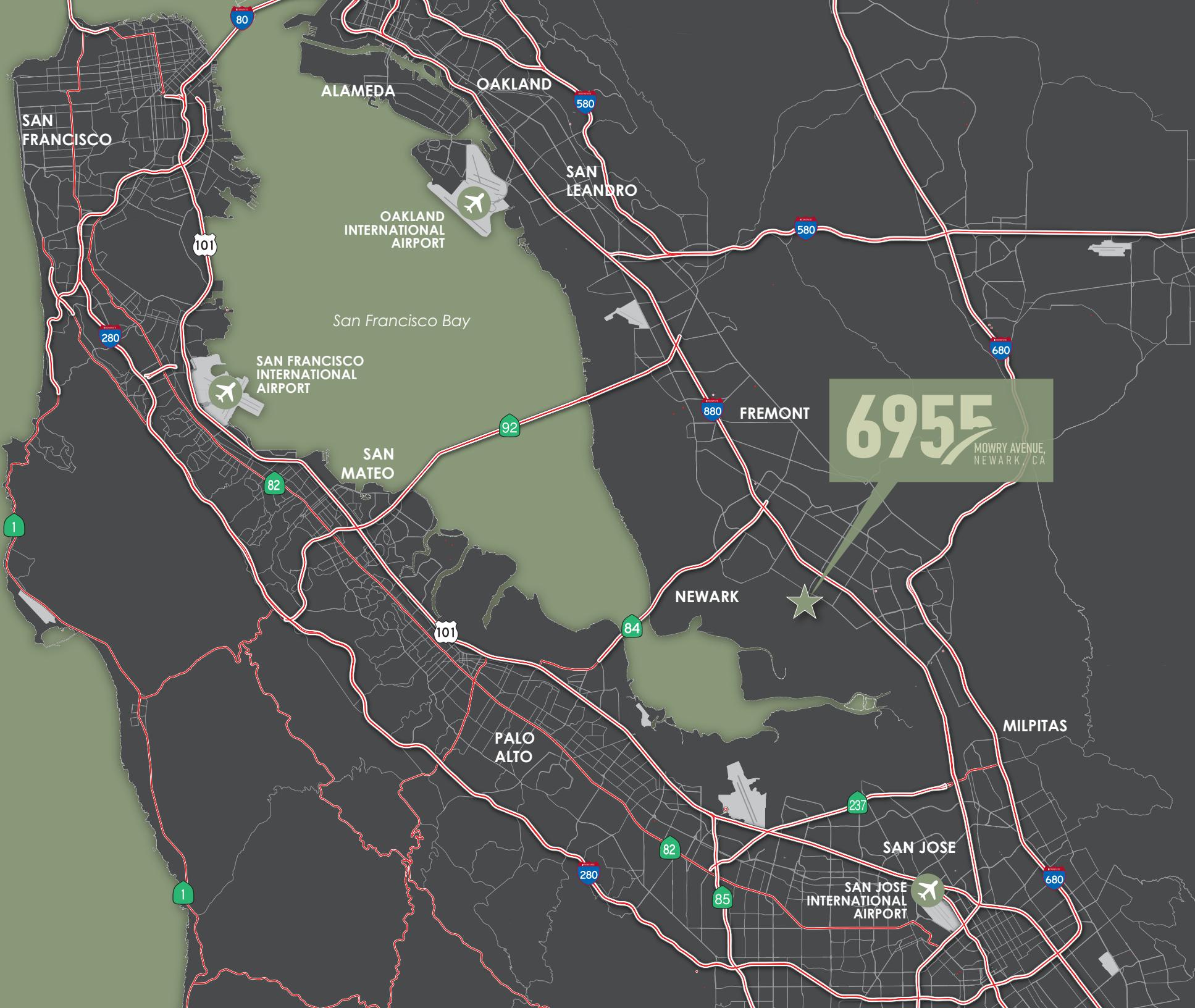
hypothetical office floor plan

695
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± 6,204 SF

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695E
MOWRY AVENUE
NEWARK, CA



6955

MOWRY AVENUE

CA



6955

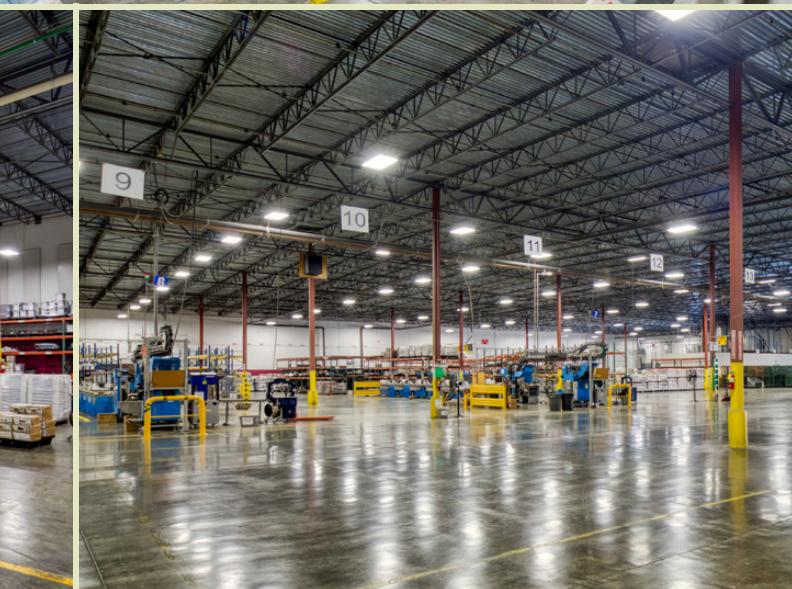
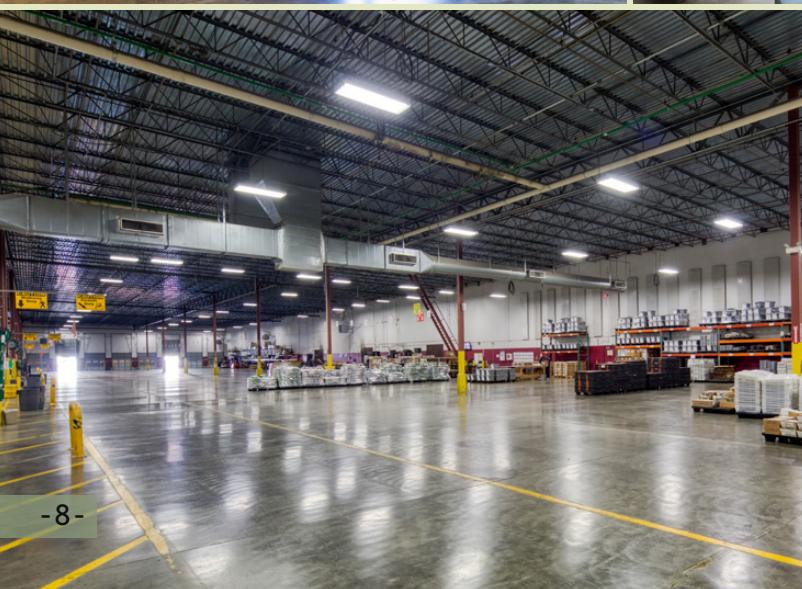
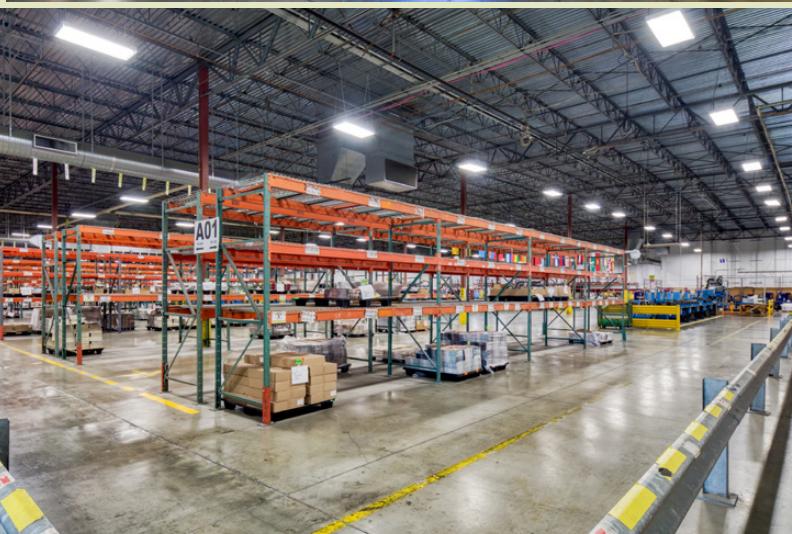
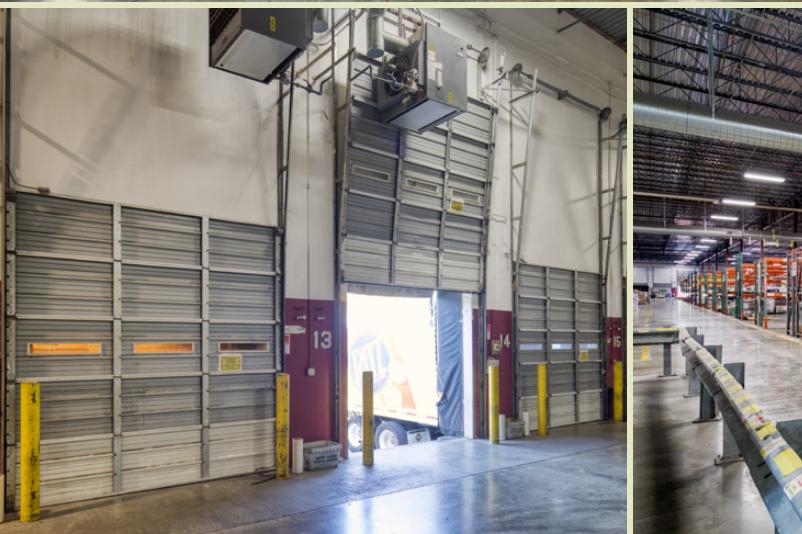
MOWRY AVENUE,
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