



695E

MOWRY AVENUE,  
NEWARK, CA

±161,280 SF on ±8.17 ACRES

Free-Standing Advanced Manufacturing Building  
Available January 2026



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cushmanwakefield.com

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## property highlights

**6955 mowry avenue,**  
newark, california

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± '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



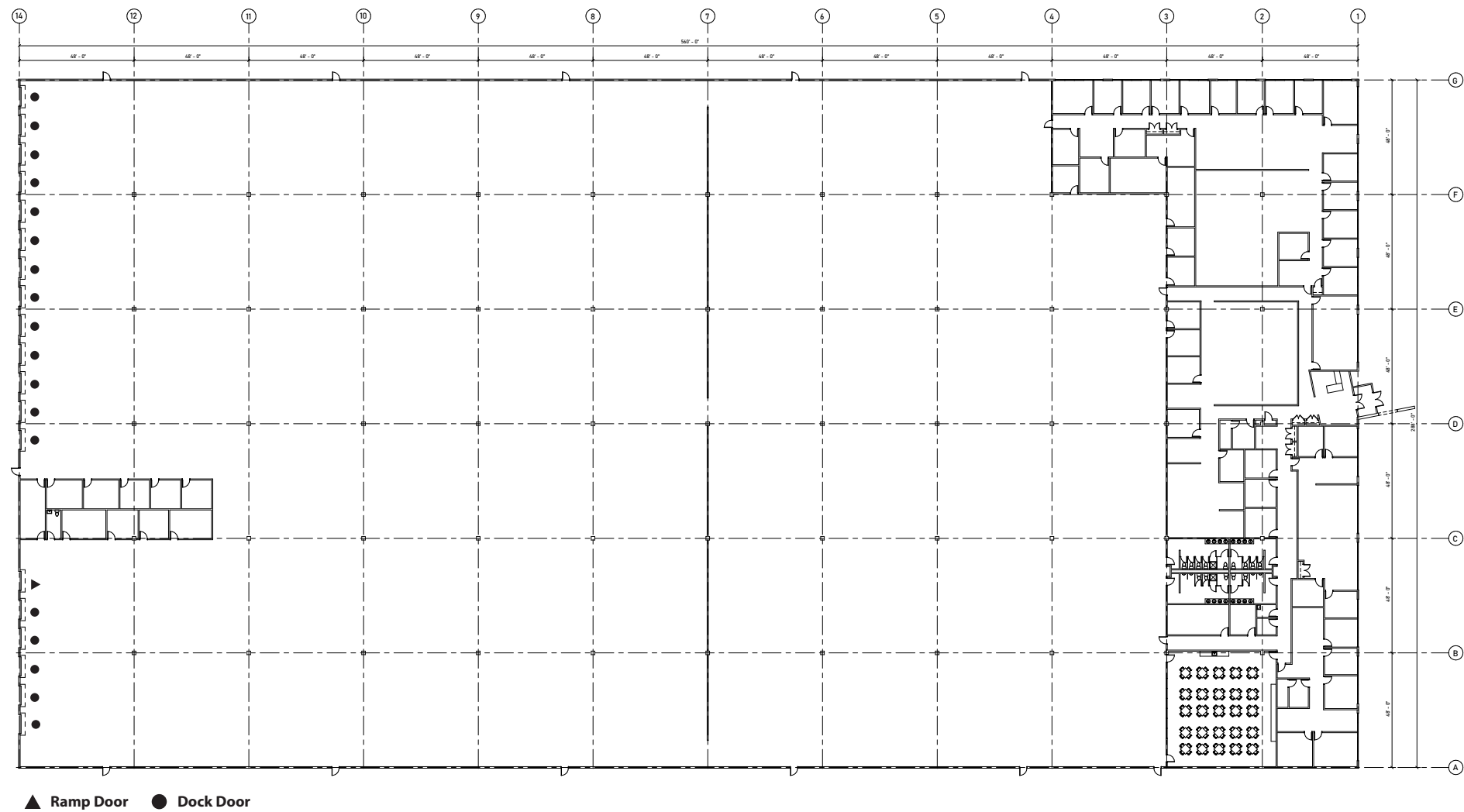
Partially Conditioned  
Production Area

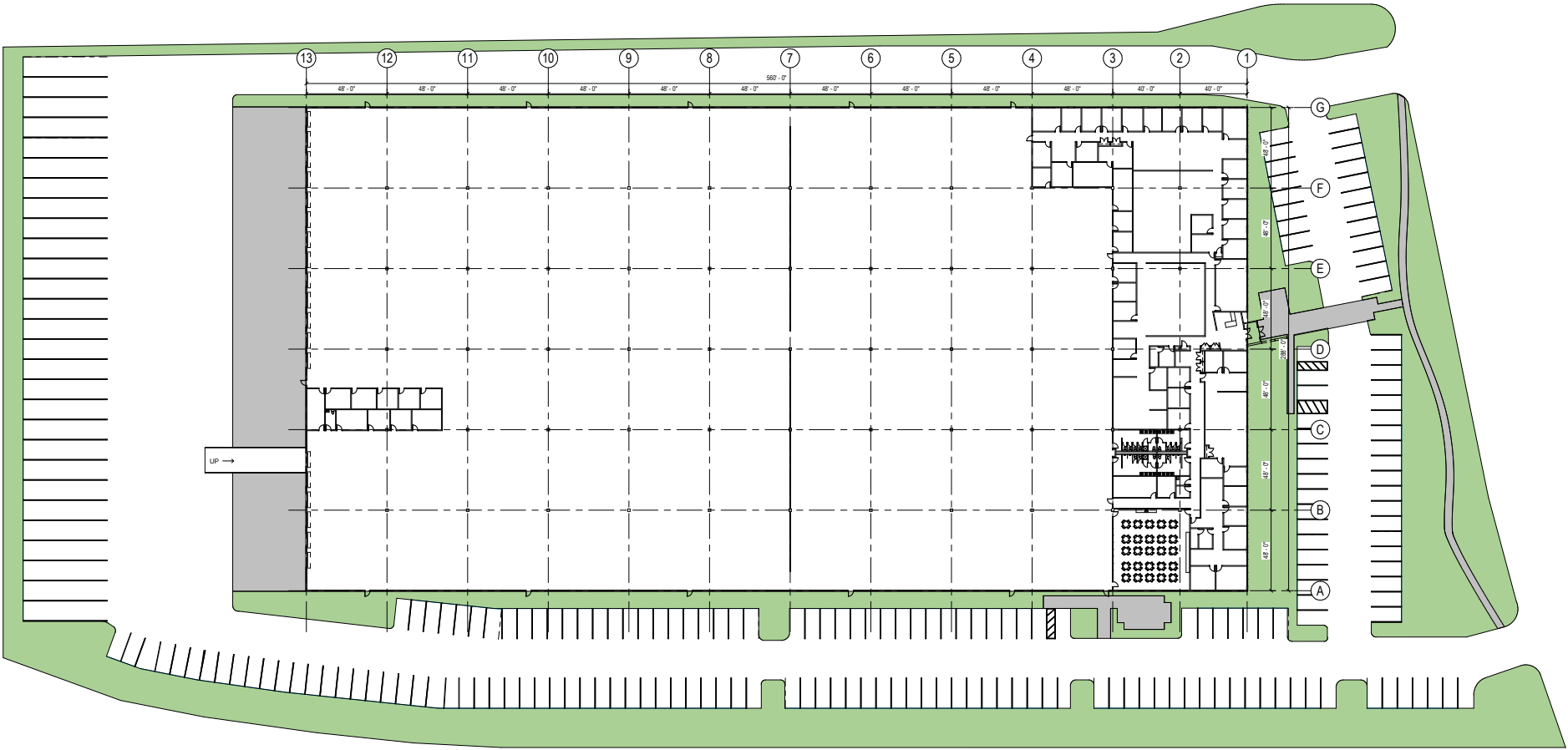


Available January 1, 2026

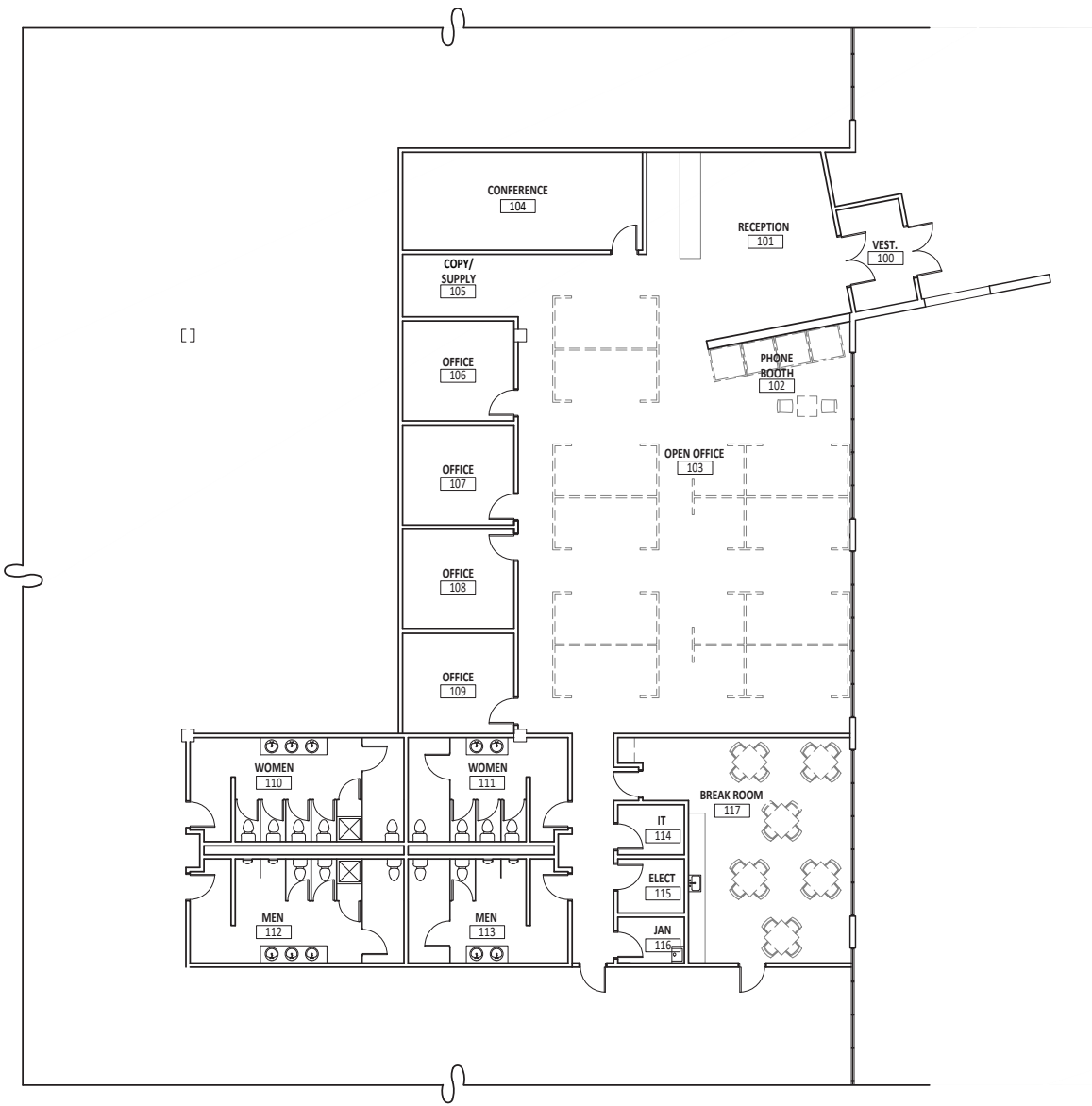
**CUSHMAN &  
WAKEFIELD**

existing floor plan





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

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## contact us

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