



6955

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 Single-Story
Office Build-Out*

*See page 4 for
hypothetical 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



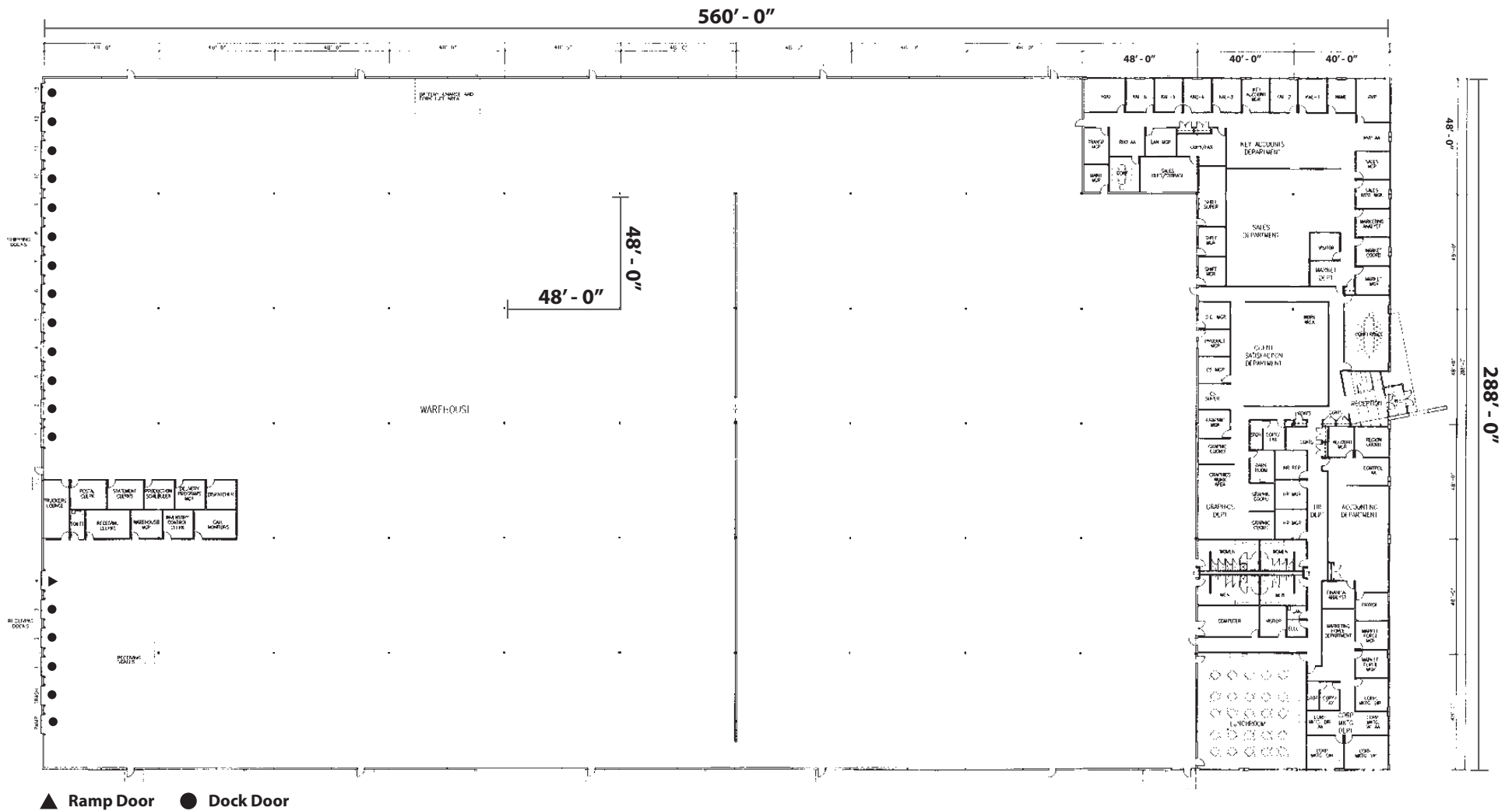
Partially Conditioned
Production Area



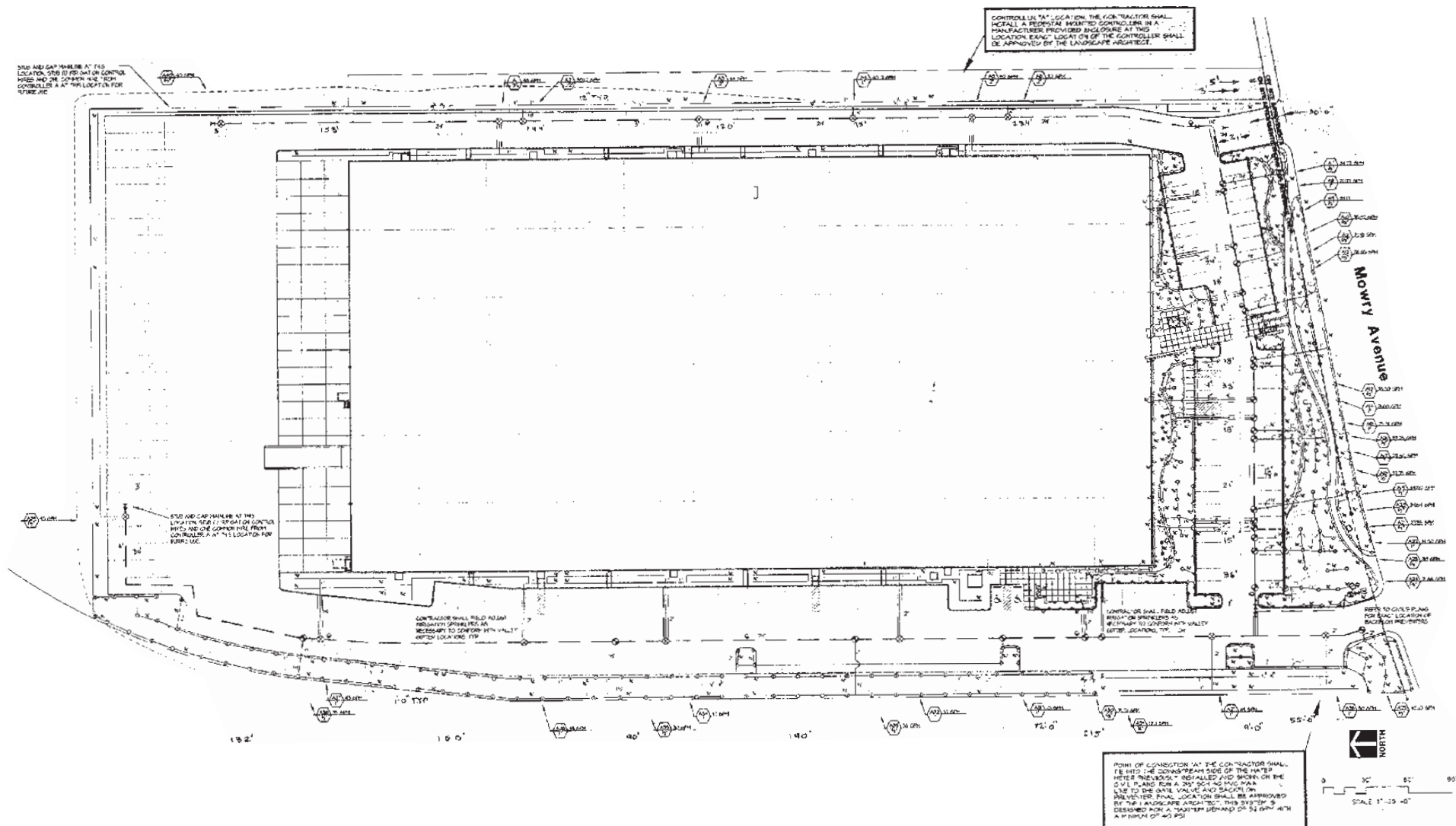
Available January 1, 2026

 **CUSHMAN &
WAKEFIELD**

existing floor plan



coming soon...



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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