



CLARION PARTNERS

# For Lease



## Newark Distribution Center

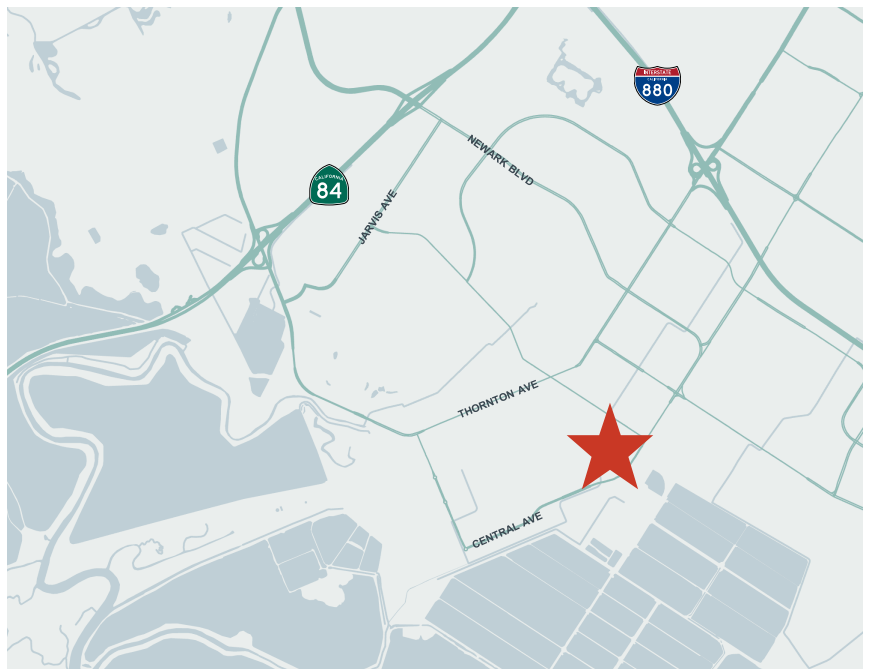
7093 Central Avenue  
Newark, CA 94560

**±80,258 Square Feet Available**



### BUILDING HIGHLIGHTS

- ±80,258 SF building size
- 180' x 450' space dimensions
- 64' x 48' column spacing
- ±1,500 SF HVAC office
- 24' – 28' clearance height
- 16 dock-high doors
- Four (4) grade-level doors
- Sprinklers: 0.60 GPM/3,000 SF
- End unit with side yard/parking
- High efficiency T-4 lighting on motion sensors
- 400 Amps, 227/480V, 3-Phase power (to be verified)
- High quality concrete tilt-up building

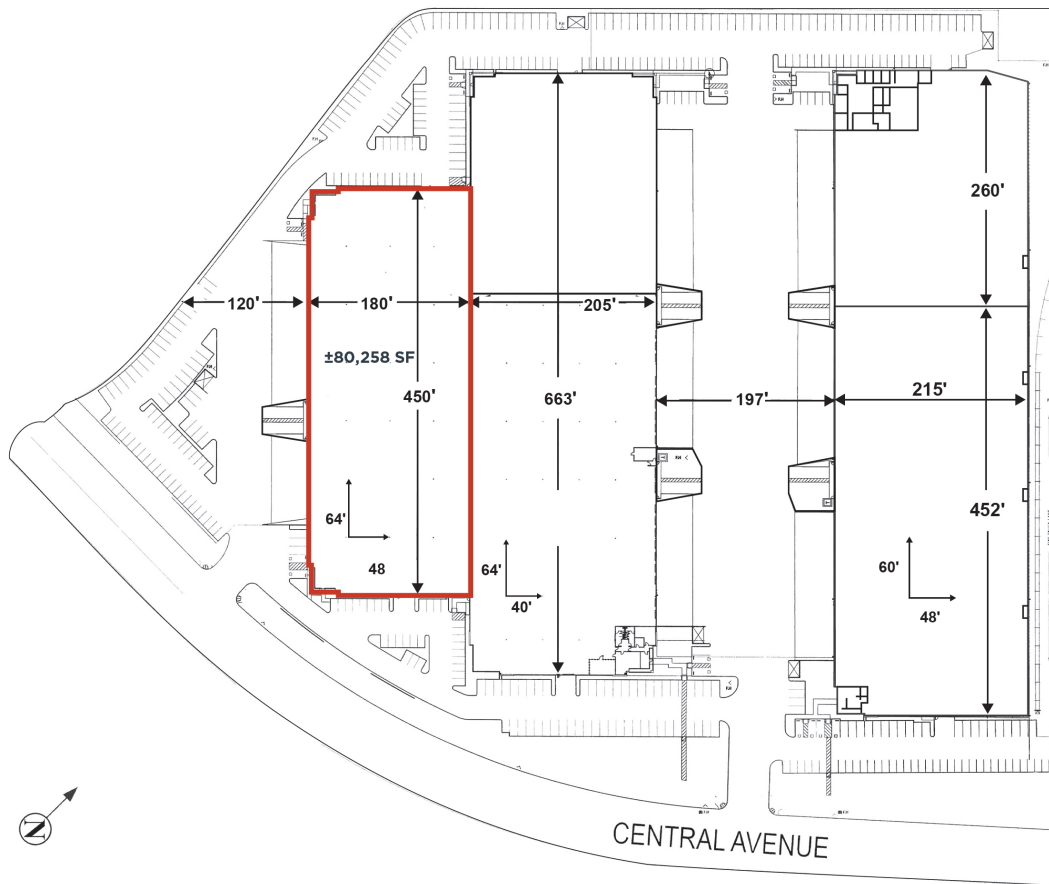


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## Newark Distribution Center

**Address:**

7093 Central Avenue  
Newark, CA 94560

**Building Size:**

±80,258 SF

**Operating Expenses:**

±\$0.27 PSF

For asking rate and touring  
instructions, please contact  
Exclusive Listing Brokers

For more information on this opportunity, please contact:

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