MORTON
COMMERCE CENTER

±141,275 SF of State-of-the-Art
Industrial Space For Lease

POWER UPGRADES PLANNED FOR Q1-2027

AVAILABLE JANUARY 1, 2027



CUSHMAN & WAKEFIELD

TERRENO

7375 MORTON AVENUE, NEWARK, CA 94560

MORTON
COMMERCE CENTER

STRATEGIC.
STATE-OF-THE-ART.

Morton Commerce Center in Newark, California offers a premier Bay Area location strategically positioned between Silicon Valley and Oakland, with convenient access to the San Francisco Peninsula via the nearby Dumbarton Bridge. The state-of-the-art, Class A buildings are designed for flexibility and performance, featuring heavy power, gas service, expansive vision glass, skylights for abundant natural light, and 100% solar-ready roofs. With outdoor collaboration spaces, the ability to super-park for high employee counts, and robust infrastructure to support advanced manufacturing, life sciences, automation, and R&D uses, Morton Commerce Center delivers a future-ready environment for innovative companies.



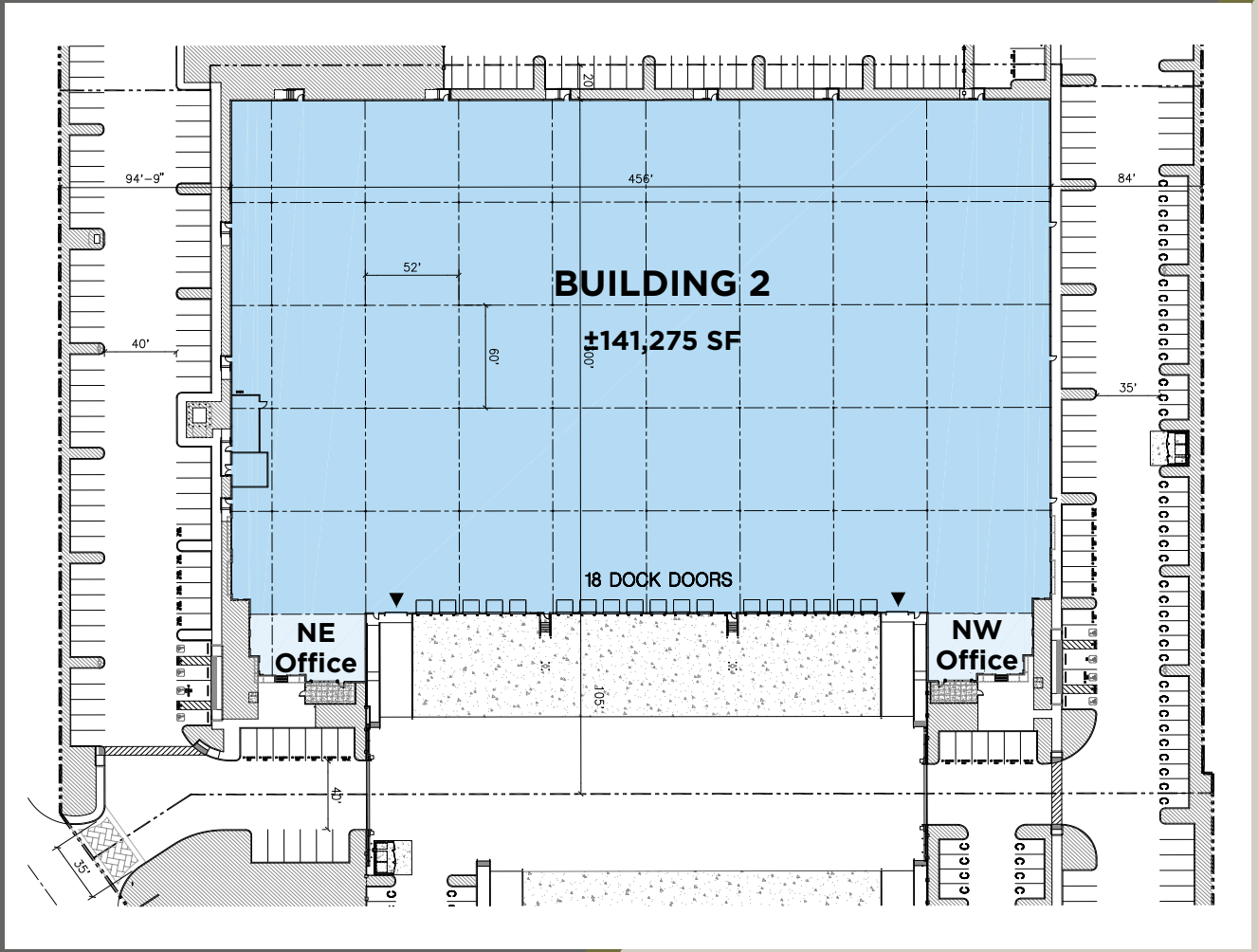
7375 MORTON AVENUE
±141,275 SF

Building Features

- **Available January 1, 2027**
- 141,275 SF
- 18 Dock Doors / 2 Grade Level Doors
- 159 Parking Spaces
- 32’ Clear Height
- ESFR Sprinkler System
- Existing Office Buildout:
  NW Corner: 2,598 SF
  NE Corner: 2,338 SF
- Column Spacing: 52’ x 60’

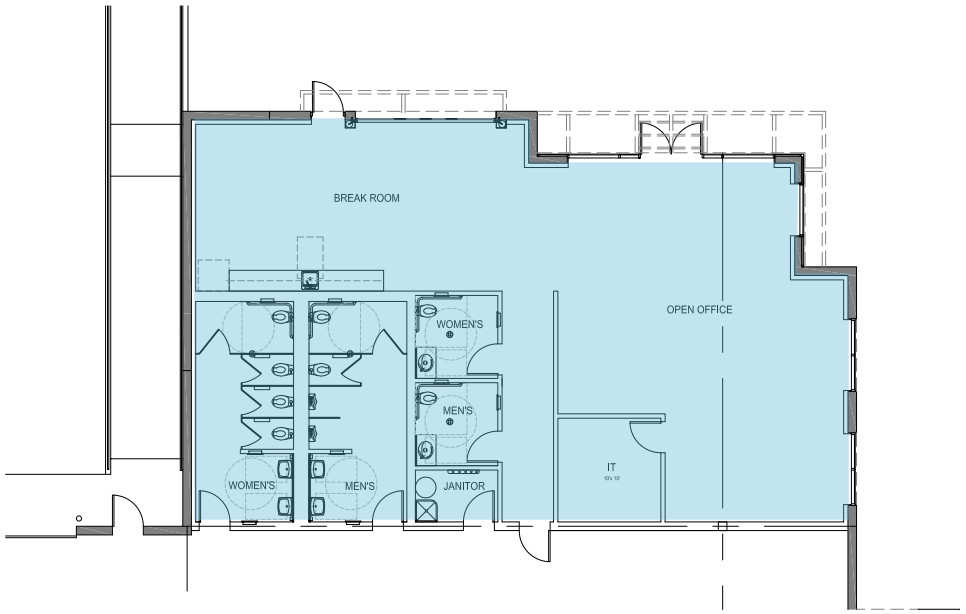
Existing Power Capacity:
- Switchgear - 1,600A @ 480V
- Transformer - 1,000 kVA

Planned Power Upgrades for Q1 - 2027
- New Switchgear Installation - 4,000A @ 480 V (via One Meter)
- New Transformer Installation - 2,500 kVA
- Equipment Installation Scheduled for Q1-2027.
- New Transformer Installation and Meter Set/Energization Timelines are Subject to PG&E.

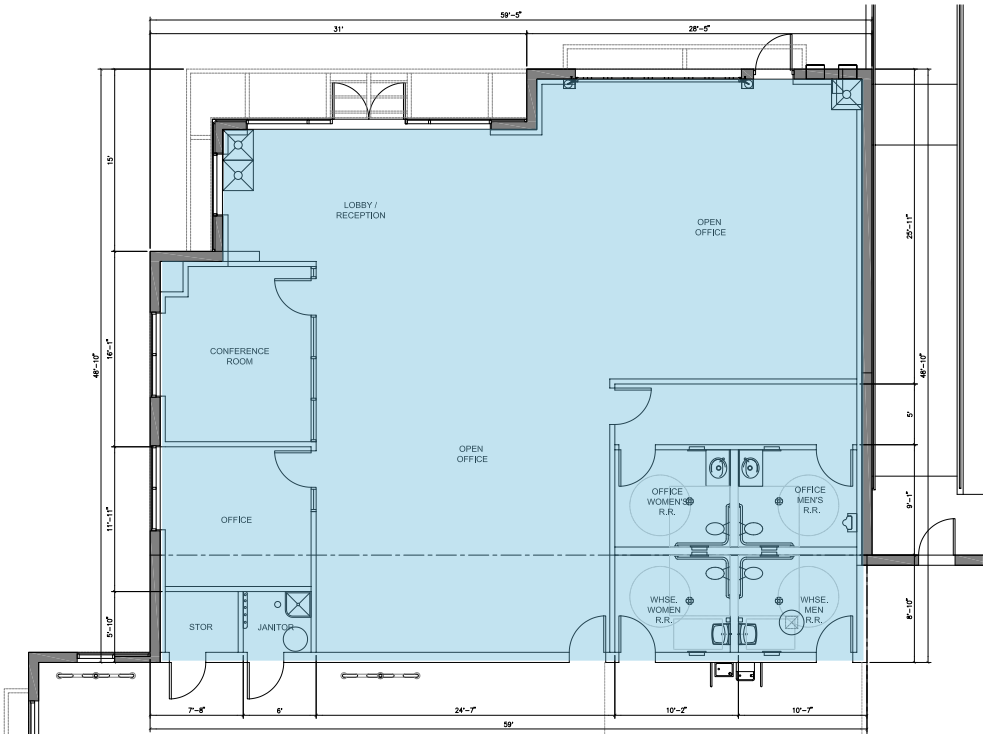


OFFICE PLANS

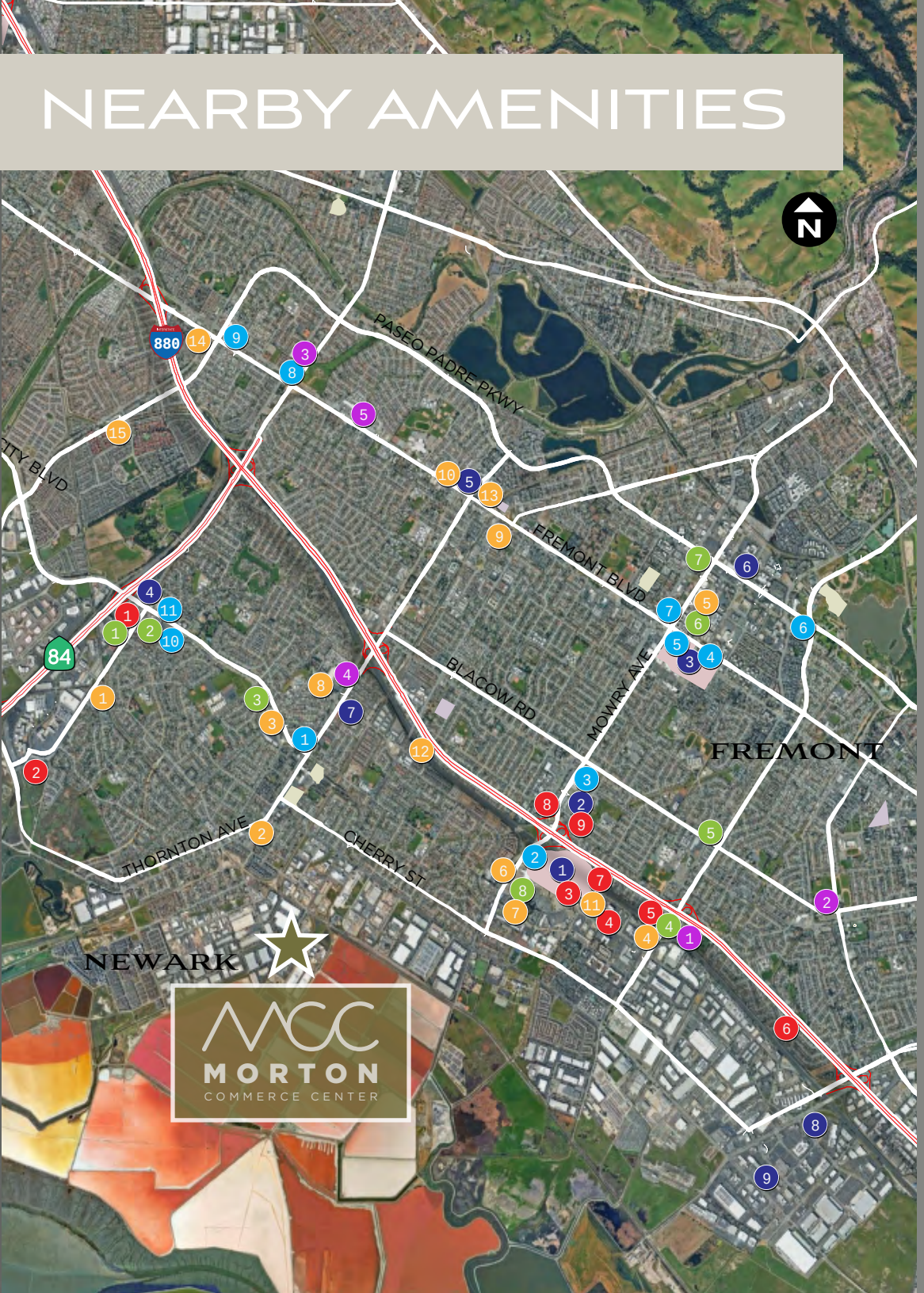
NE Corner Office | 2,338 SF



NW Corner Office | 2,598 SF



NEARBY AMENITIES



SHOPPING CENTERS

1 **NEWPARK MALL**
MACY'S, JACK'S, 24 HOUR FITNESS, JOHN'S INCREDIBLE PIZZA, AMC 12, SEARS, CHASE SUITE HOTEL

2 **MOWRY EAST**
BEST WESTERN PLUS, OLIVE GARDEN, CITY SPORTS, SAKOON, PLANET FITNESS

3 **FREMONT HUB**
CVS, DAISO, SAFEWAY, JACK'S, TRADER JOE'S, TARGET, PARTY CITY, CHILI'S, BED BATH & BEYOND, PETSMART, STAPLES, ROSS DRESS FOR LESS

4 **NEWARK MARKETPLACE**
NGUYEN VU, IHOP, MR. PICKLE'S, STARBUCKS, SAFEWAY, O' SUSHI, HARUMI, WELLS FARGO, DINO'S GRILL

5 **SUNSET VILLAGE**
SATOMI SUSHI, KYAIN KYAIN, GANGNAM TOFU HOUSE, PIZZA GUYS

6 **GATEWAY PLAZA**
RALEY'S, FRODO JOE'S, 24 HOUR FITNESS, DOSA HUT, PHILZ, GO CHAATZZ, MIKI BISTRO, PET FOOD EXPRESS, INCHIN'S, EDEN SILK ROAD, U.S. BANK, PANERA BREAD, POKI RUN, WALGREENS, 1ST UNITED CREDIT UNION, STRIZZI'S

7 **NEWARK SQUARE**
MAIWAND VILLAGE, O'SULLIVAN'S, ARTEAGA'S FOOD CENTER, ROUND TABLE

8 **PACIFIC COMMONS**
LOWE'S, TJ MAXX, JOANN FABRICS, KOHL'S, MARKET BROILER, DISH N DASH, OLD NAVY, SEPHORA, DSW, NORDSTROM RACK, CITIBANK, CLAIM JUMPER, GEN BBQ, TOTAL WINE & MORE, COSTCO, BUFFALO WILD WINGS, THE HABIT, MAS FUEGO, TARGET, ULTA, DICK'S, PANERA BREAD, RUBIOS, WINGSTOP

9 **AUTO MALL**
CADILLAC, AUDI, TOYOTA, CHEVROLET, HONDA, HYUNDAI, NISSAN, PORSCHE, BMW, MERCEDES-BENZ, ACURA, LEXUS, SUBARU

BANKS

1 BANK OF AMERICA
2 CITIBANK
3 BANK OF THE WEST WELLS FARGO
4 CALIFORNIA BANK
5 FREMONT BANK
6 BANK OF THE WEST
7 CHASE BANK
8 FREMONT BANK
9 EAST WEST BANK
10 EAST WEST BANK
11 CITIBANK

HOTELS

1 RESIDENCE INN COURTYARD BY MARRIOTT
2 ALOFT
3 HOMEWOOD SUITES
4 TOWNEPLACE SUITES
5 DOUBLETREE
6 HOLIDAY INN EXPRESS
7 STAYBRIDGE SUITES
8 EXTENDED STAY RESIDENCE INN
9 BEST WESTERN PLUS

GROCERY STORES

1 SPROUTS
2 99 RANCH MARKET
3 GROCERY OUTLET
4 FOODMAXX
5 GROCERY OUTLET
6 SPROUTS
7 WHOLE FOODS
8 LION FOOD CENTER

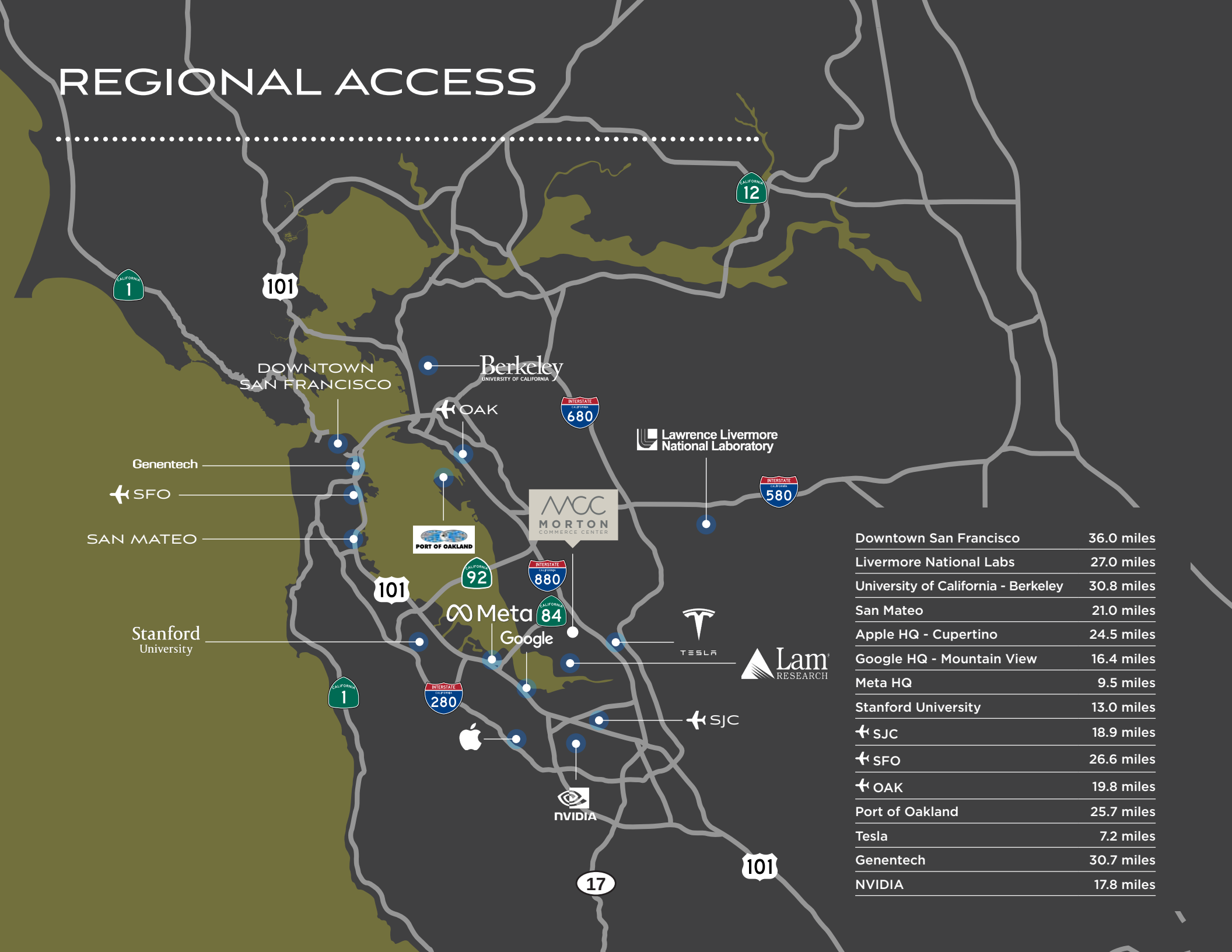
RESTAURANTS

1 RICE AND SPOON
2 LA CABANA
3 JADE PALACE
4 NIJO CASTLE
5 MIGA KOREAN
6 BOMBAY GARDEN
7 ENGLAND ROSE
PAPAYA THAI
SEOUL TOFU
SIA FUSION
BIRYANI POT
8 URBAN SPICE
9 EL PATIO
10 DINO'S
11 CAL EATS
12 DESI KITCHEN
13 A SACK OF POTATOES
14 FIRE POINT BBQ
15 GOLDEN INDIA

MAJOR RETAIL

1 WALMART
2 WALGREENS
3 WALGREENS
4 THE HOME DEPOT
5 CVS

REGIONAL ACCESS



Downtown San Francisco	36.0 miles
Livermore National Labs	27.0 miles
University of California - Berkeley	30.8 miles
San Mateo	21.0 miles
Apple HQ - Cupertino	24.5 miles
Google HQ - Mountain View	16.4 miles
Meta HQ	9.5 miles
Stanford University	13.0 miles
SJC	18.9 miles
SFO	26.6 miles
OAK	19.8 miles
Port of Oakland	25.7 miles
Tesla	7.2 miles
Genentech	30.7 miles
NVIDIA	17.8 miles

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