



**±141,275 SF OF STATE-OF-THE-ART**  
**INDUSTRIAL SPACE FOR LEASE**



7375 MORTON AVENUE, NEWARK, CA 94560





# 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.

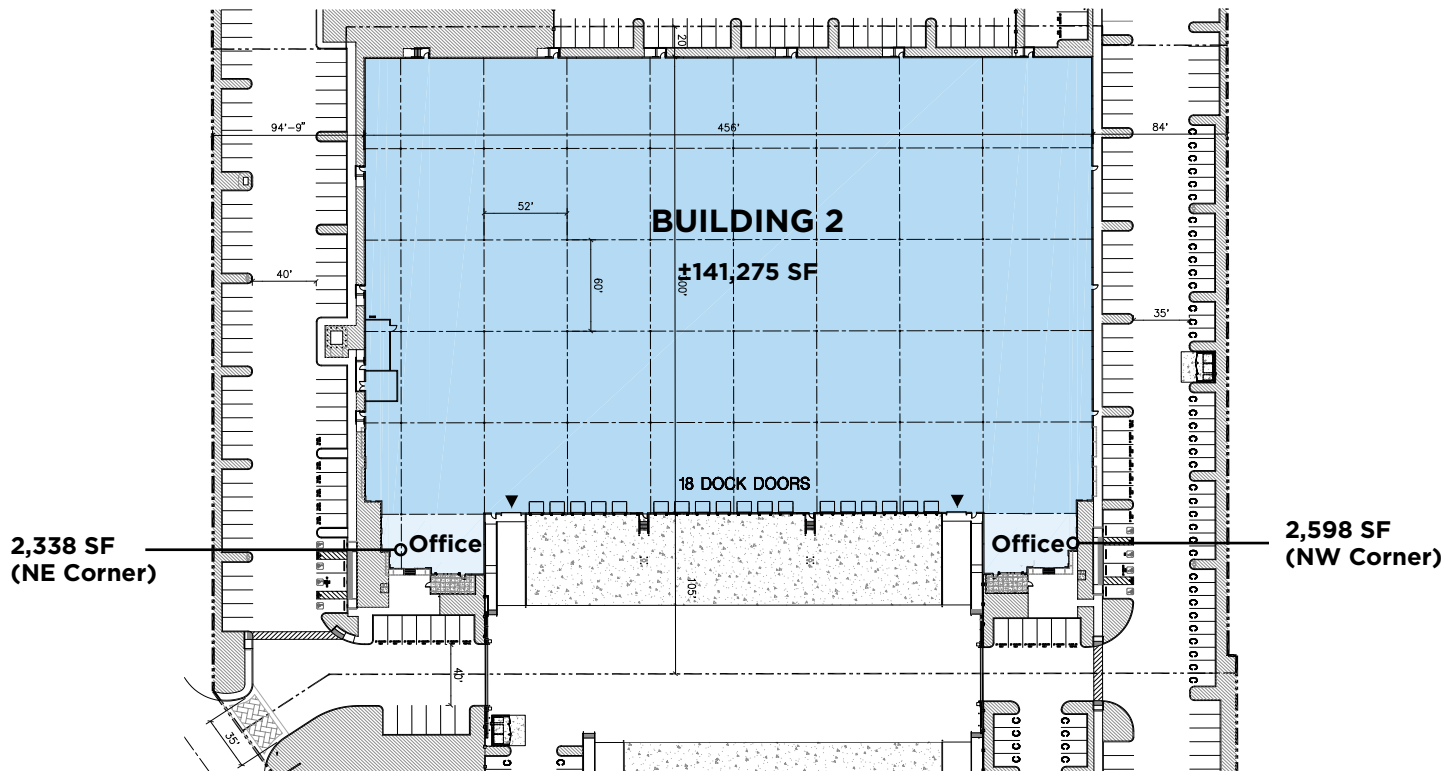


# 7375 MORTON AVENUE

## ±141,275 SF

### Building Features

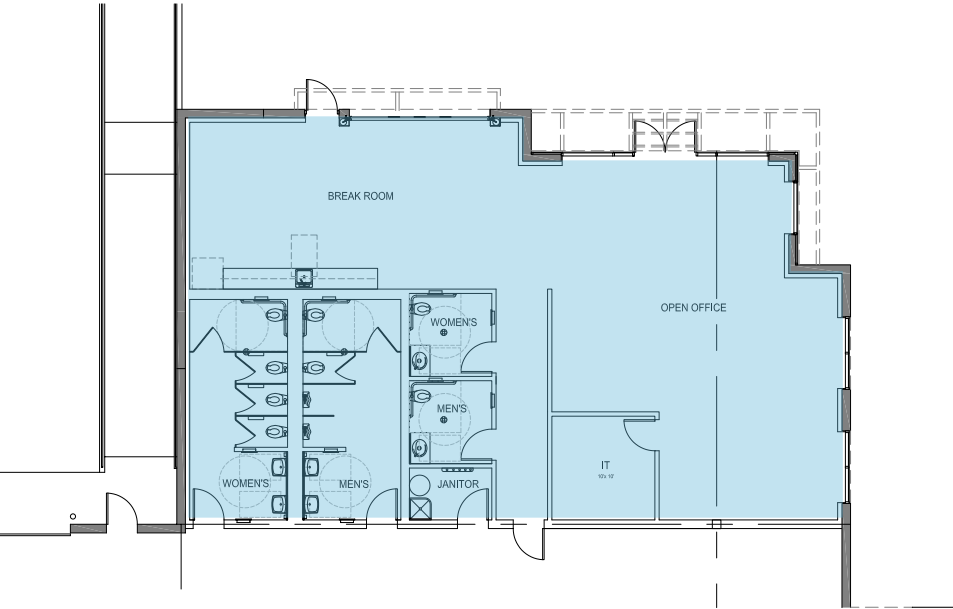
- 141,275 SF (Divisible)
- 18 Dock Doors / 2 Grade Level Doors
- 159 Parking Spaces
- 32' Clear Height
- ESFR Sprinkler System
- 2 Office Pods:  
NW Corner: 2,598 SF  
NE Corner: 2,338 SF
- Column Spacing: 52' x 60'
- Existing Power: 1,600A @ 480V
- Electrical Capacity: Building switchgear is rated for 4,000A @ 480V
- **Available October 1, 2026**



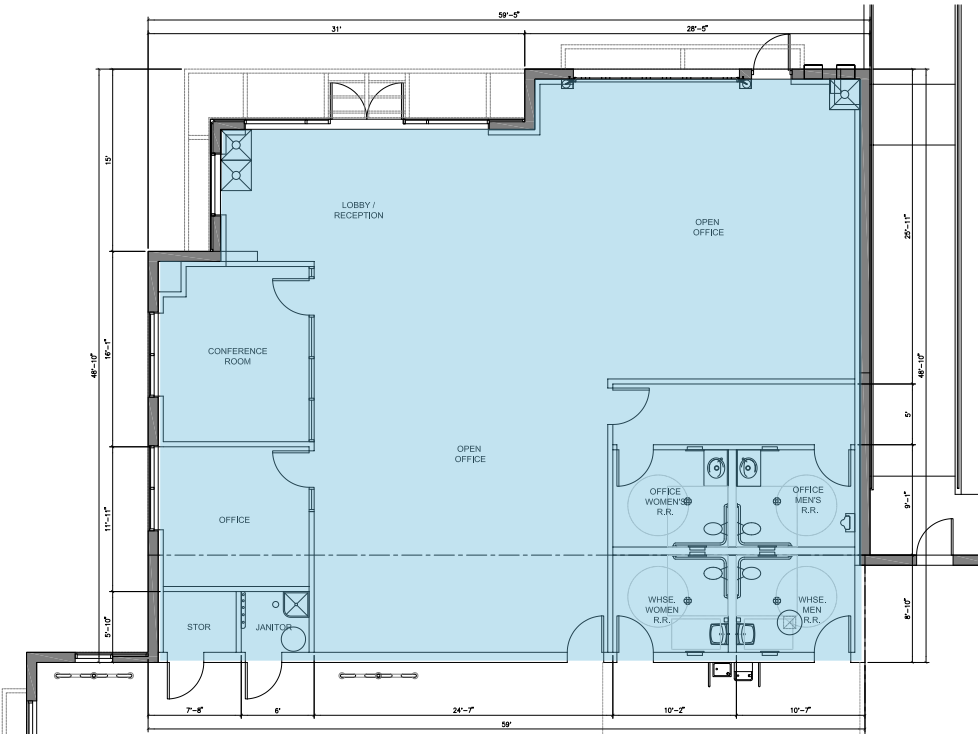
# OFFICE PLANS



**NE Corner Office | 2,338 SF**

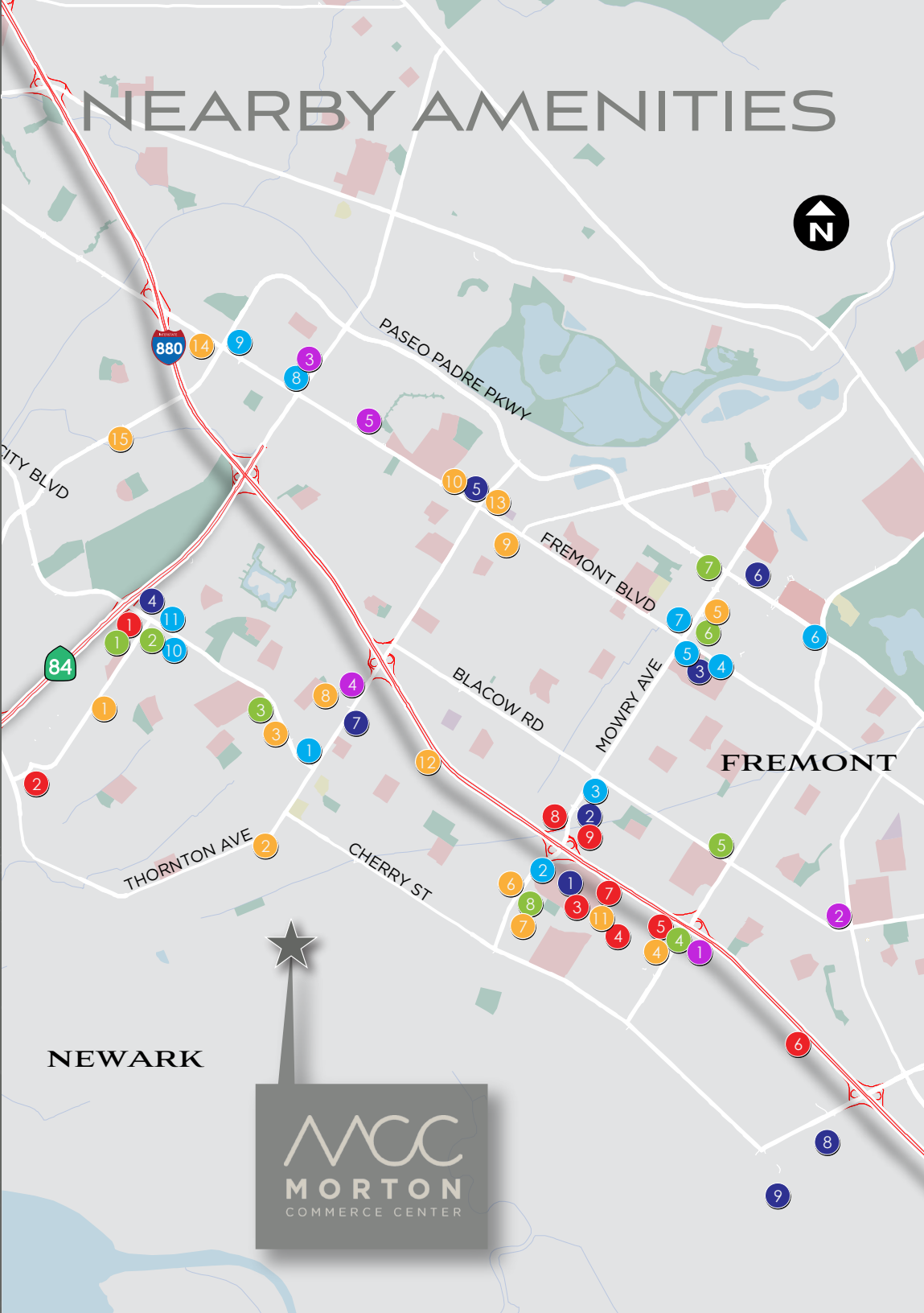


**NW Corner Office | 2,598 SF**





# NEARBY AMENITIES



## SHOPPING CENTERS

- NEWARK MALL**  
MACY'S, JACK'S, 24 HOUR FITNESS, JOHN'S INCREDIBLE PIZZA, AMC 12, SEARS, CHASE SUITE HOTEL
- MOWRY EAST**  
BEST WESTERN PLUS, OLIVE GARDEN, CITY SPORTS, SAKOON, PLANET FITNESS
- FREMONT HUB**  
CVS, DAISO, SAFEWAY, JACK'S, TRADER JOE'S, TARGET, PARTY CITY, CHIL'I'S, BED BATH & BEYOND, PETSMART, STAPLES, ROSS DRESS FOR LESS
- NEWARK MARKETPLACE**  
NGUYEN VU, IHOP, MR. PICKLE'S, STARBUCKS, SAFEWAY, O' SUSHI, HARUMI, WELLS FARGO, DINO'S GRILL
- SUNSET VILLAGE**  
SATOMI SUSHI, KYAIN KYAIN, GANGNAM TOFU HOUSE, PIZZA GUYS
- 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
- NEWARK SQUARE**  
MAIWAND VILLAGE, O'SULLIVAN'S, ARTEAGA'S FOOD CENTER, ROUND TABLE
- 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
- AUTO MALL**  
CADILLAC, AUDI, TOYOTA, CHEVROLET, HONDA, HYUNDAI, NISSAN, PORSCHE, BMW, MERCEDES-BENZ, ACURA, LEXUS, SUBARU

## BANKS

- BANK OF AMERICA
- CITIBANK
- BANK OF THE WEST WELLS FARGO
- CALIFORNIA BANK
- FREMONT BANK
- BANK OF THE WEST
- CHASE BANK
- FREMONT BANK
- EAST WEST BANK
- EAST WEST BANK
- CITIBANK

- WHOLE FOODS
- LION FOOD CENTER

## RESTAURANTS

- RICE AND SPOON
- LA CABANA
- JADE PALACE
- NIJO CASTLE
- MIGA KOREAN
- BOMBAY GARDEN
- ENGLAND ROSE
- PAPAYA THAI
- SEOUL TOFU
- SIA FUSION
- BIRYANI POT
- URBAN SPICE
- EL PATIO
- DINO'S
- CAL EATS
- DESI KITCHEN
- A SACK OF POTATOES
- FIRE POINT BBQ
- GOLDEN INDIA

## HOTELS

- RESIDENCE INN COURTYARD BY MARRIOTT
- ALOFT
- HOMWOOD SUITES
- TOWNEPLACE SUITES
- DOUBLETREE
- HOLIDAY INN EXPRESS
- STAYBRIDGE SUITES
- EXTENDED STAY RESIDENCE INN
- BEST WESTERN PLUS

## GROCERY STORES

- SPROUTS
- 99 RANCH MARKET
- GROCERY OUTLET
- FOODMAXX
- GROCERY OUTLET
- SPROUTS

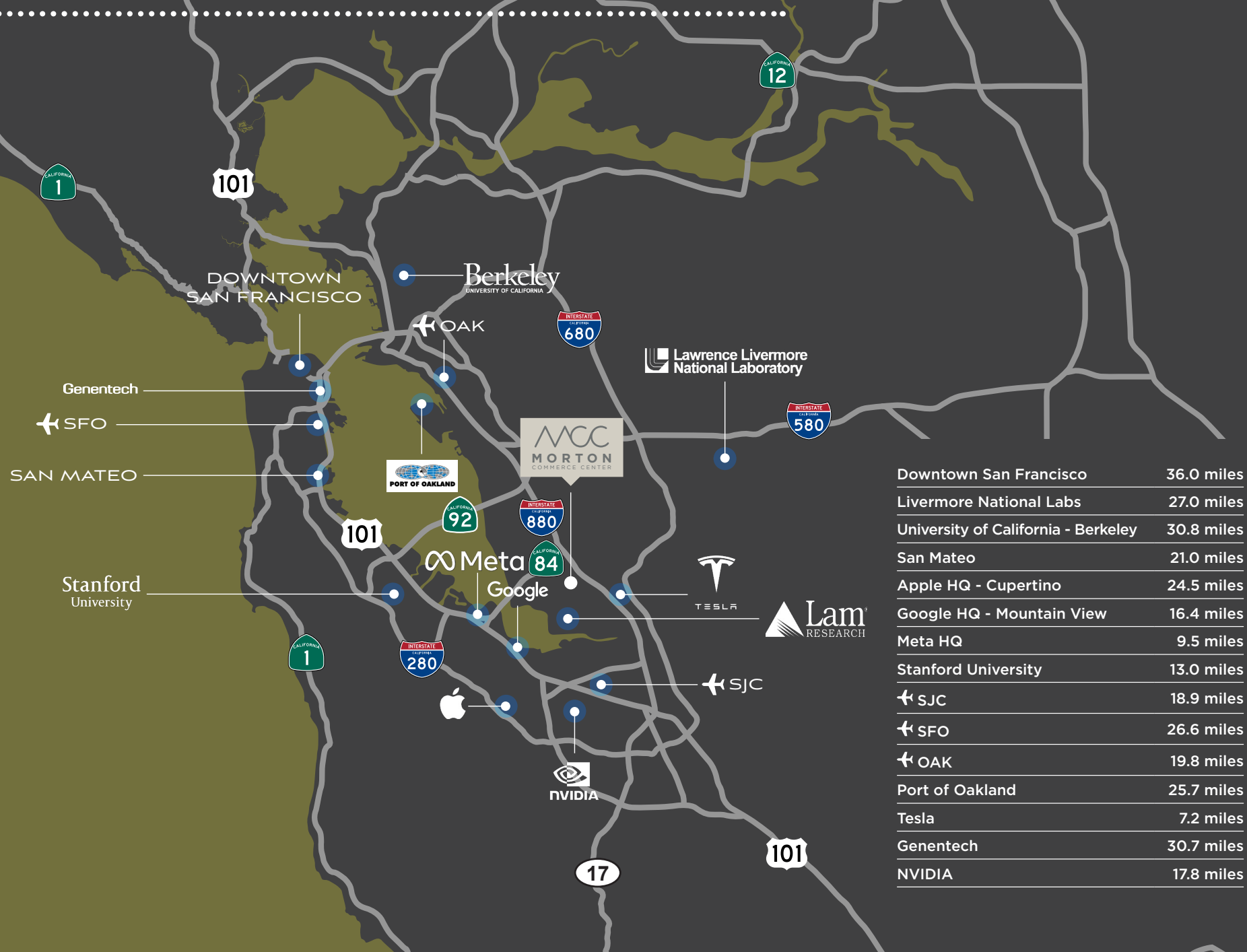
## MAJOR RETAIL

- WALMART
- WALGREENS
- WALGREENS
- THE HOME DEPOT
- CVS

NEWARK



# REGIONAL ACCESS





## LEASING CONTACTS

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