

8311 Central Avenue

NEWARK, CA 94560



INDUSTRIAL SPACE FOR LEASE | AVAILABLE Q3 2026

±198,768 SF



Project Highlights

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



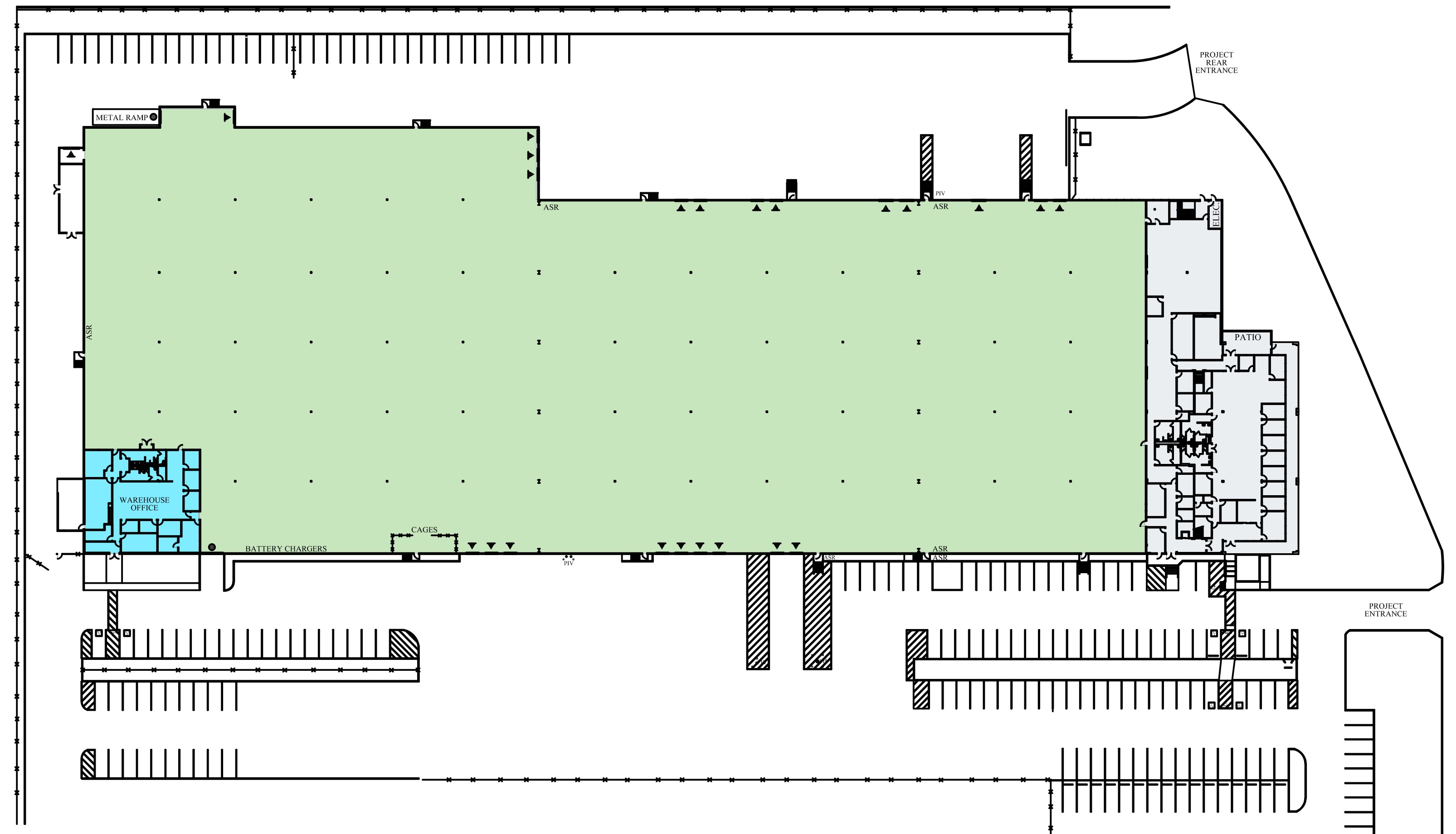
Unlock the full potential of your warehouse with one strategic partner.

- ✓ ±198,768 SF Free-Standing Industrial Building
- ✓ Power: 1,600 Amps @ 480 Volts
(Power upgrade to 4,000 amps being explored. More info to come.)
- ✓ True Class A+ Second Story Office Interiors
 - 2nd Story: ±17,184 SF True Class A+ Interiors and Elevator Served
 - 1st Story: ±17,184 SF (Can be converted to accommodate Manufacturing, Assembly, R&D uses)
- ✓ Easy access to I-880 & CA Hwy. 84



Property Specs

Industry-leading features to empower your business.

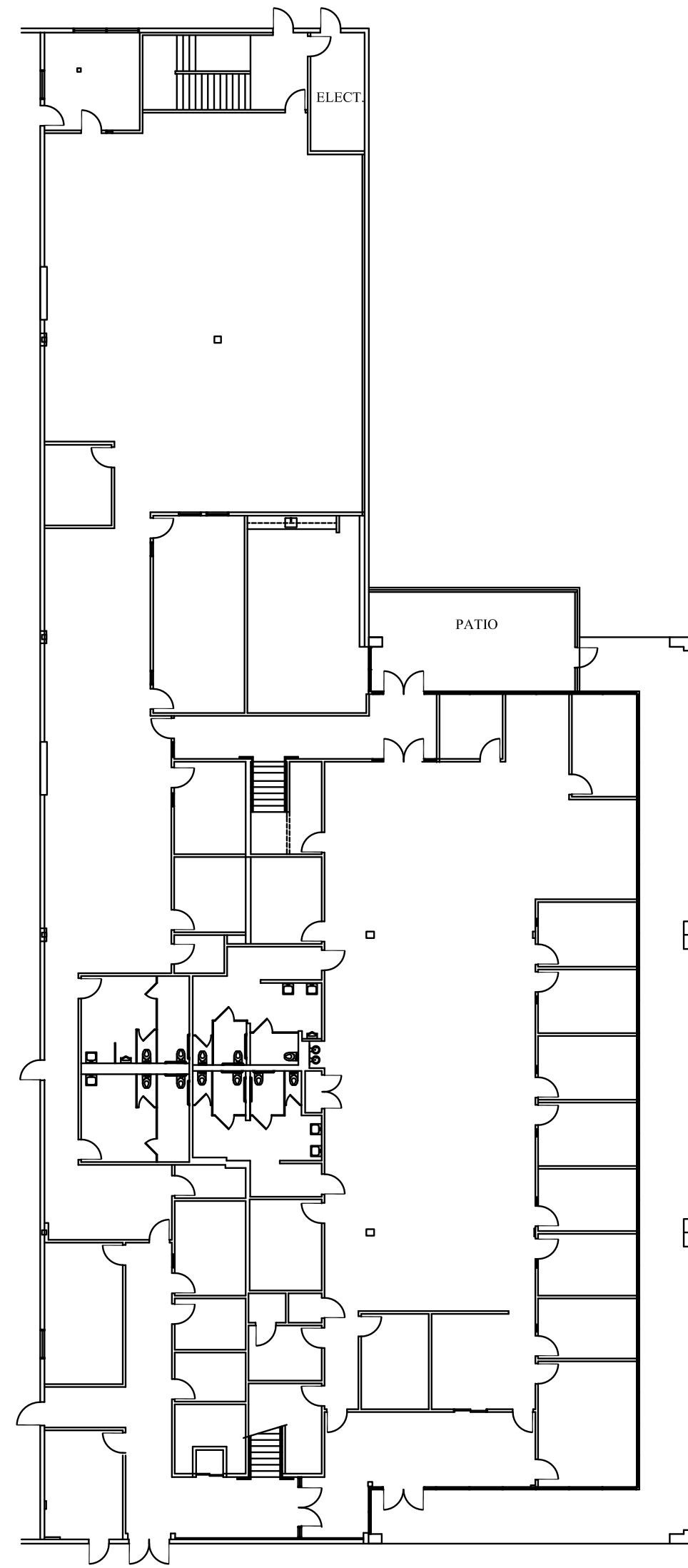


Available Space	±198,768 SF
First Floor Office:	±17,184 SF
Second Floor Office:	±17,184 SF
Warehouse Office	±4,803 SF
Warehouse	±159,597 SF
Dock Doors	20
Grade Level Doors	1
Clear Height	27'
Electrical Service	1,600 amps, 277/480v
Sprinkler	.35/3,000 GPM
Typical Column	48' x 44'
Vehicle Parking	189 Stalls

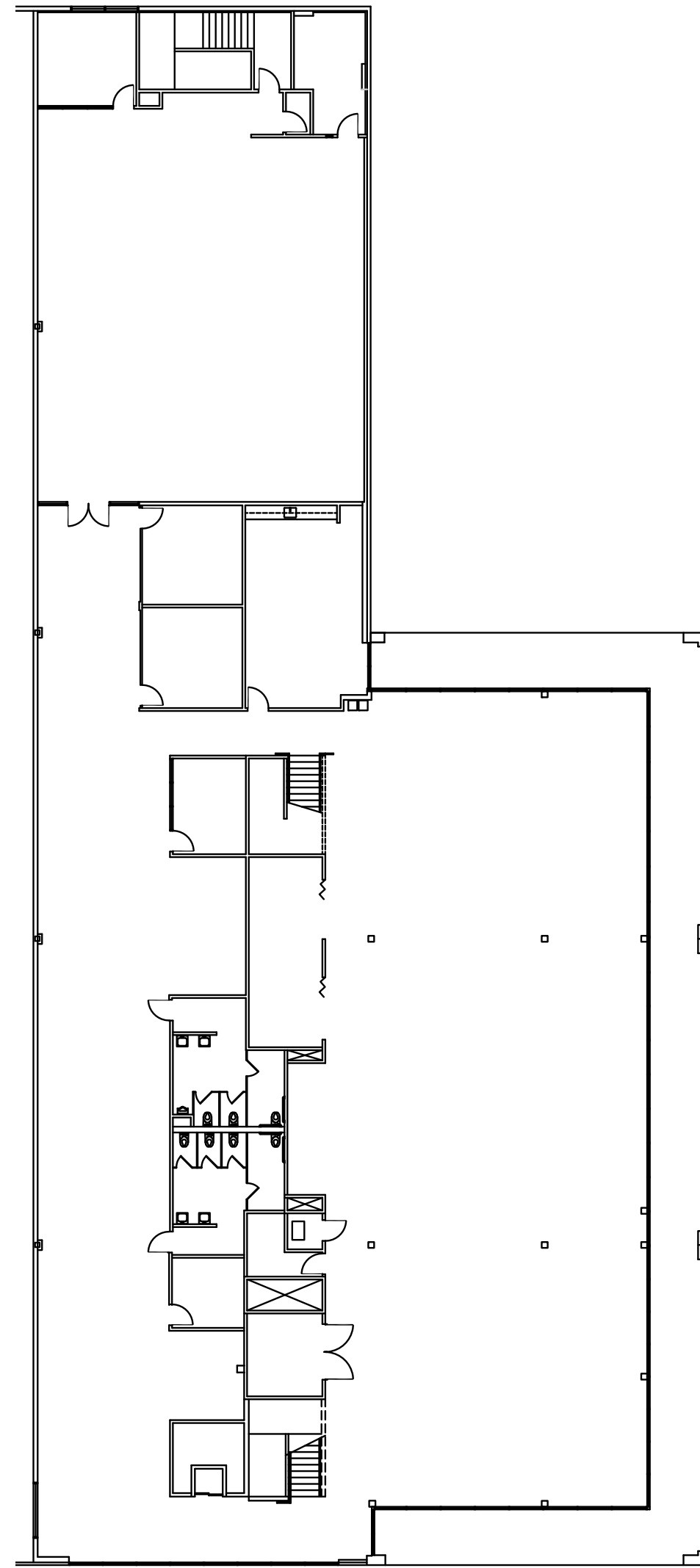


- MAIN OFFICE SPACE
- WAREHOUSE
- WAREHOUSE OFFICE
- DOCK DOORS
- DRIVE-IN DOORS

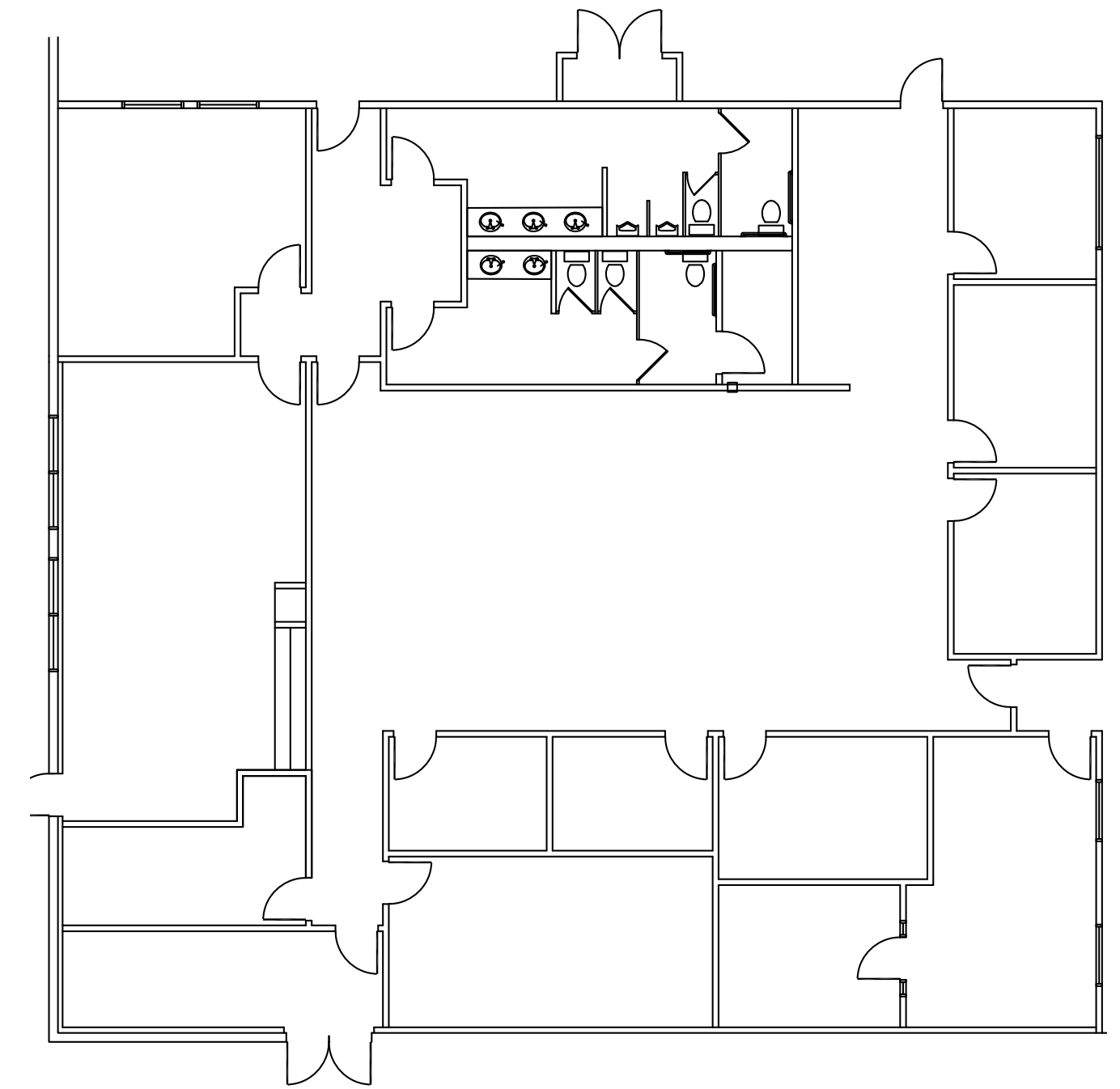
Office Floor Plans



MAIN OFFICE FIRST FLOOR | 17,184 SF

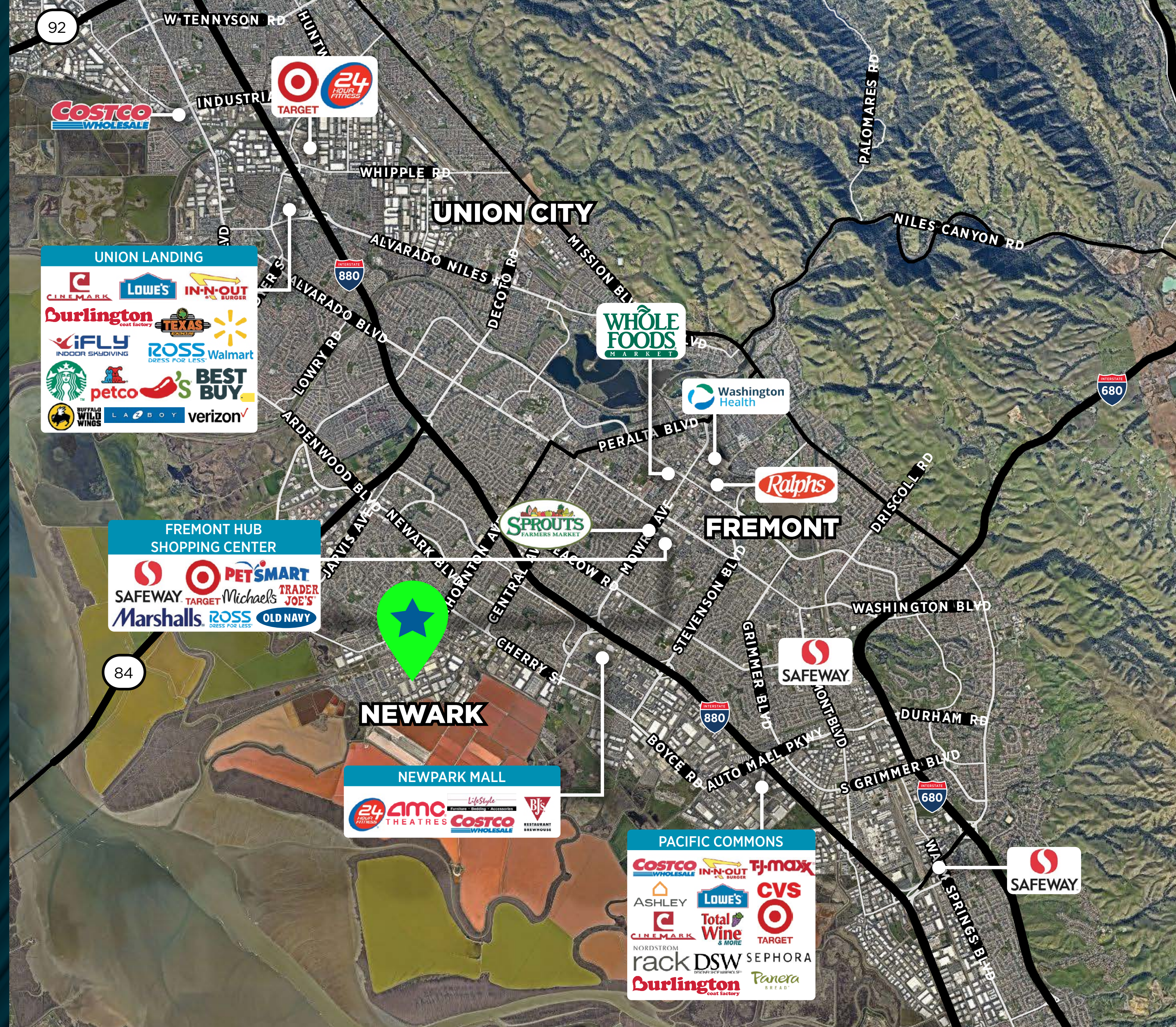


MAIN OFFICE SECOND FLOOR | 17,184 SF



WAREHOUSE OFFICE | 4,803 SF

Area Amenities



8311 Central Avenue



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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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