



FOR LEASE

7095 CENTRAL AVE

Newark, CA 94560

**±80,258 SF Warehouse
Advanced Manufacturing**

MICHAEL KARP

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Address:

7095 Central Avenue Newark, CA 94560

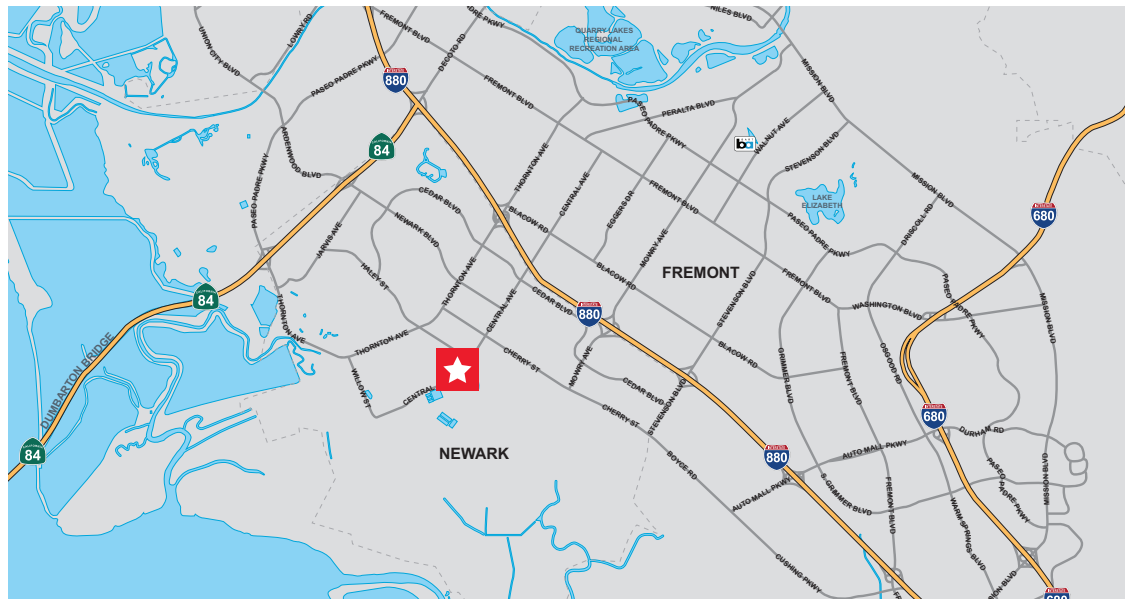
Building Size:

±80,258 SF

Operating Expenses:

±\$0.28 PSF

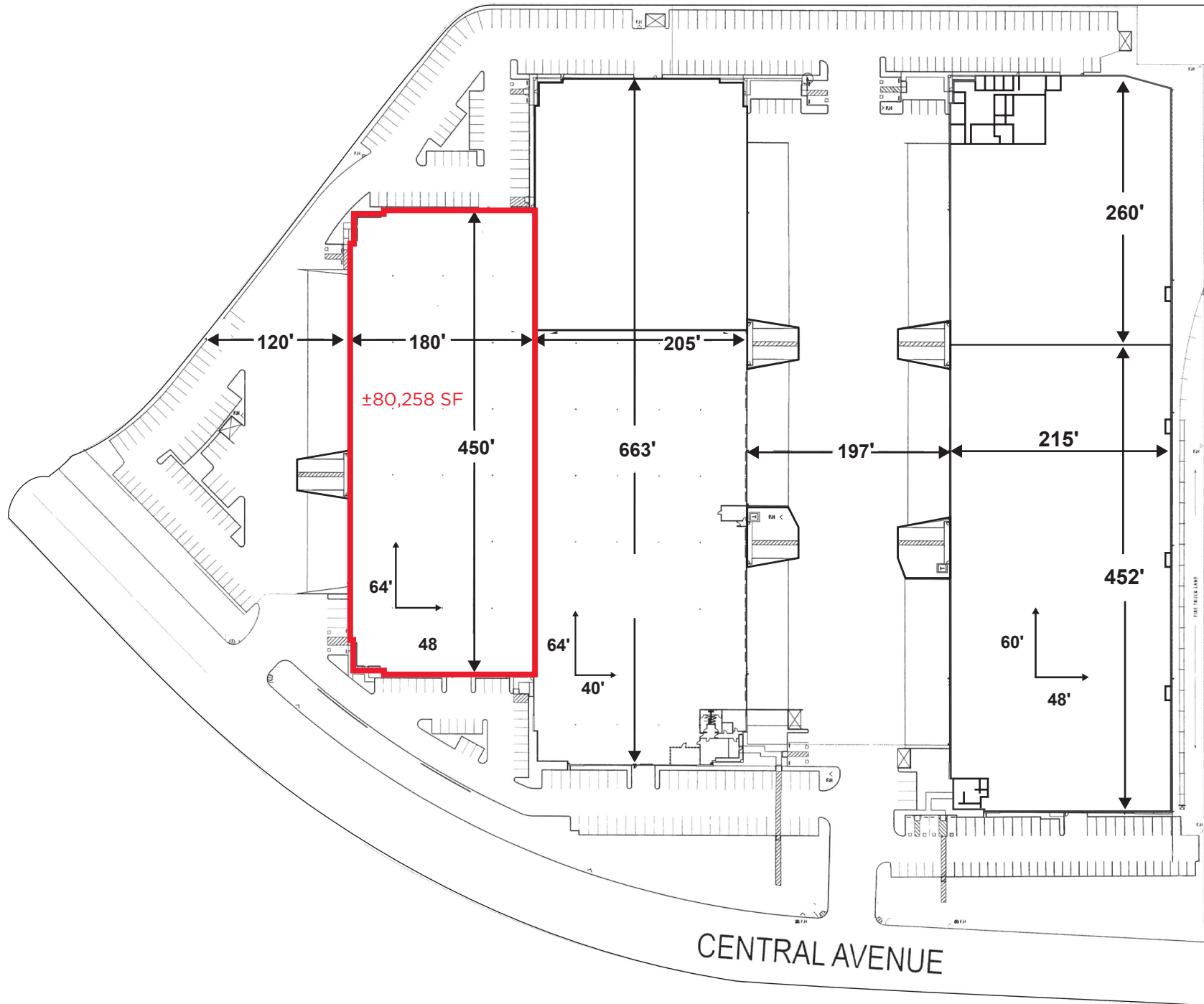
For asking rate and touring instructions
please contact Exclusive Listing Brokers



PROPERTY 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

SITE PLAN





CONTACT

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