

6691
CLARK AVENUE
NEWARK | CALIFORNIA

High-Flow-Through Industrial Facility

±20K SF Building situated on ±2.84 Acres



30 MINUTES
to Port of Oakland
& Silicon Valley



Property Features

- › ±20 loading positions (accommodating multiple vehicle types)
- › Large paved and secured parking / staging area
- › Excellent access to I-880, I-680, Hwy 84 & Hwy 92
- › Fully sprinklered with ample power
- › Existing cooler and freezer space

Potential User Types *(Tenant to verify with City)*

- › Food & Beverage Distribution
- › Last Mile Delivery & Services
- › LTL & Parcel Delivery
- › Building Material Supply & Distribution
- › Secured storage & fleet parking

PLEASE CONTACT EXCLUSIVE BROKERS FOR MORE INFO



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REALTERM
LOGISTICS



Property Specifications

- ±20K SF Freestanding Building
- ±2.84 acre parcel – fully paved and secured
- ±2,000 SF Office Area
- Twenty-two (22) loading positions along covered and sprinklered platform:
 - » Seven (7) dock high loading positions
 - » Fifteen (15) pony dock loading positions
 - » Three (3) grade level access doors into building
 - » Multiple 30-amp 240 volt truck plug-ins
- One (1) additional dock high door and one (1) additional grade level door
- ±20'-22' clear height
- Fully sprinklered with energy efficient lighting
- ±400 amps @ 480 volt power (*Tenant to verify*)
- ±2,850 SF of cold storage:
 - » ±1,600 SF cooler
 - » ±1,250 SF freezer
- Central Bay Area location:
 - » ±19 miles to Silicon Valley
 - » ±3 miles to HWY-84
 - » ±25 miles to the Port of Oakland
 - » ±36 miles to downtown San Francisco
- Limited Industrial (LI) zoning, City of Newark
- Available for Occupancy: March 2021
- **Please contact brokers for pricing and touring instructions (Do Not Disturb Tenant)**

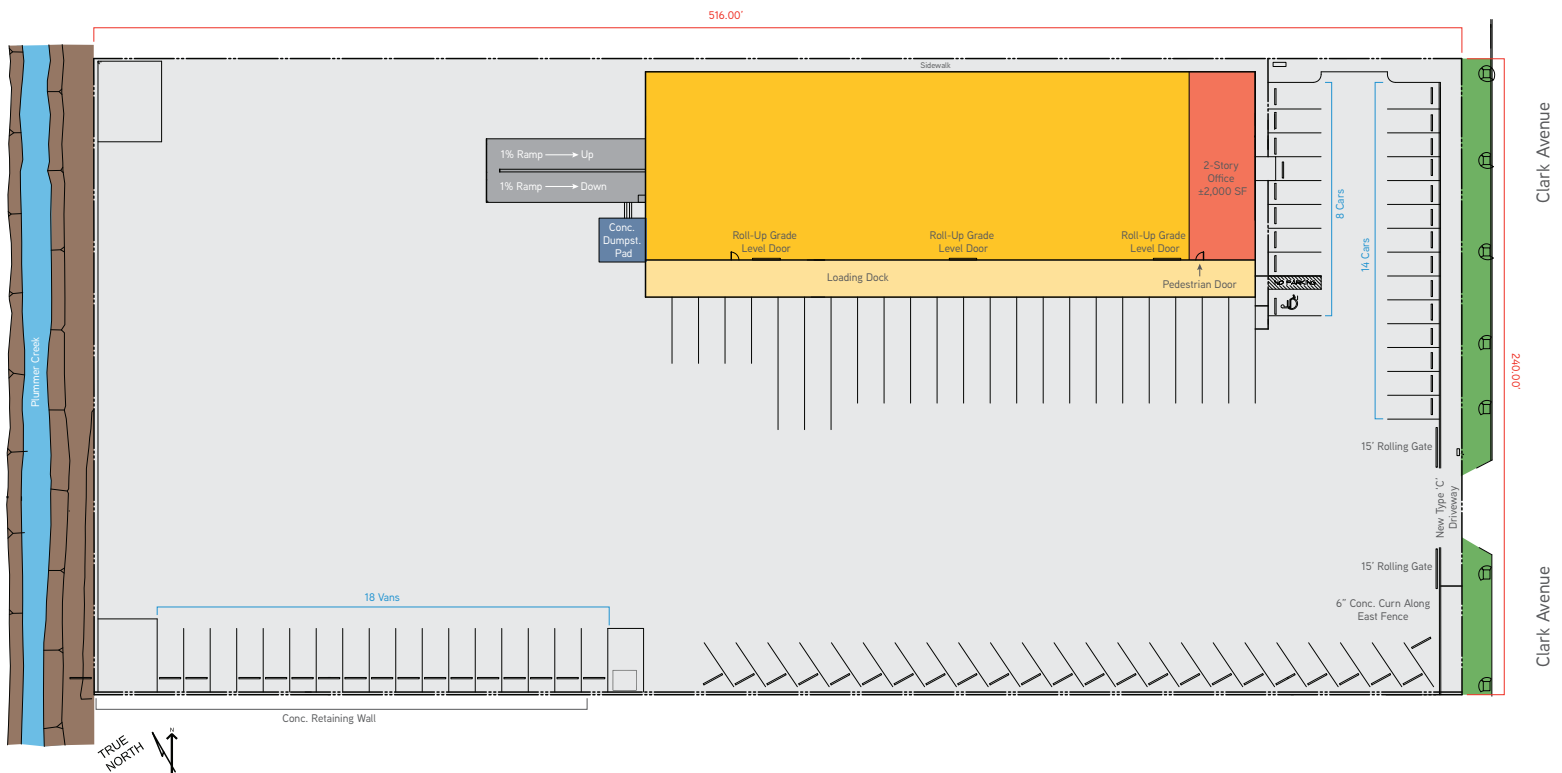
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Site Plan



*floor plan not to scale/not exact



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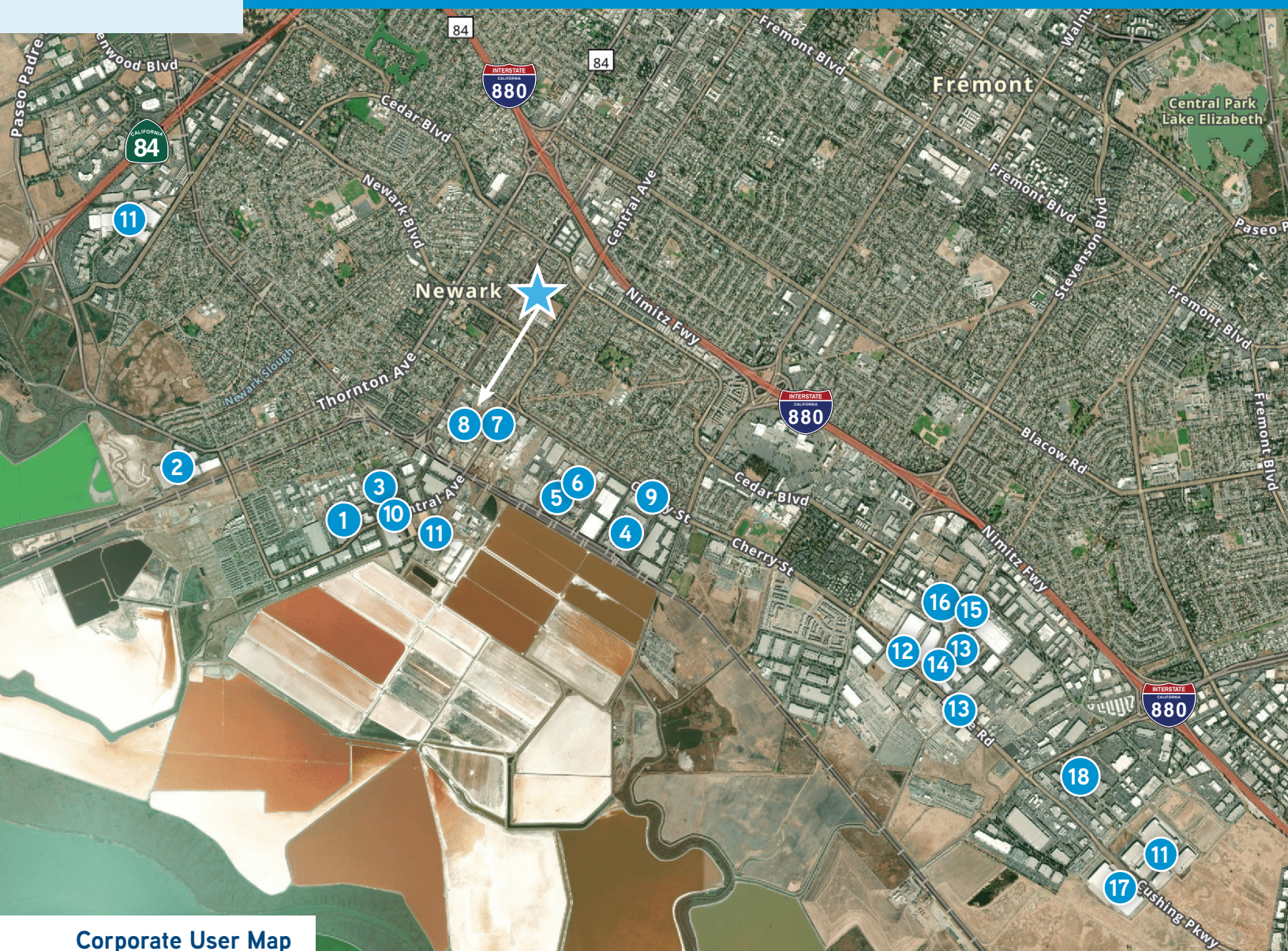
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Corporate User Map



Subject Site

- | | | |
|--------------------------------|-------------------------------|----------------------------------|
| 1 FedEx Ground/Landsberg Orora | 7 Mission Linen Supply | 13 Walters & Wolf |
| 2 WorldPac | 8 Harvest Distributors | 14 XPO Logistics |
| 3 Nordstrom | 9 Golden State Lumber | 15 Sysco |
| 4 Amazon | 10 United Logistics Solutions | 16 Home Depot |
| 5 Ferma Corporation | 11 Facebook | 17 UPS |
| 6 Oak Harbor Freight Lines | 12 Living Spaces | 18 Pacific Commons Retail Center |

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