

CHERRY COMMERCE CENTER



AVAILABLE NOW

38875 CHERRY STREET // NEWARK, CALIFORNIA // 94560

FOR MORE INFORMATION:

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PROPERTY FEATURES

- » ±16,327 SF Available For Lease
- » ±9,834 SF Existing Office
- » ±6,493 SF Warehouse
- » ±24' Clear Height
- » 2 Docks High Doors
- » 1 Grade Level Door
- » One (1) - 100 Amp Panel @ 277/480 Volts
- » Two (2) - 225 Amp Panels @ 120/240 Volts
- » 0.60/3000 SF Sprinkler Capacity
- » Parking Ratio: 2.06 Per, 1000 SF
- » Immediate Access to 880 via Mowry Avenue
- » Asking Rate: \$1.75 NNN Per SF
- » Estimated Operating Expenses \$0.4267 Per SF



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FLOOR PLAN



FLOORING KEY

■ = Polished Concrete

■ = Luxury Composite Tile

■ = Vinyl Composite Tile

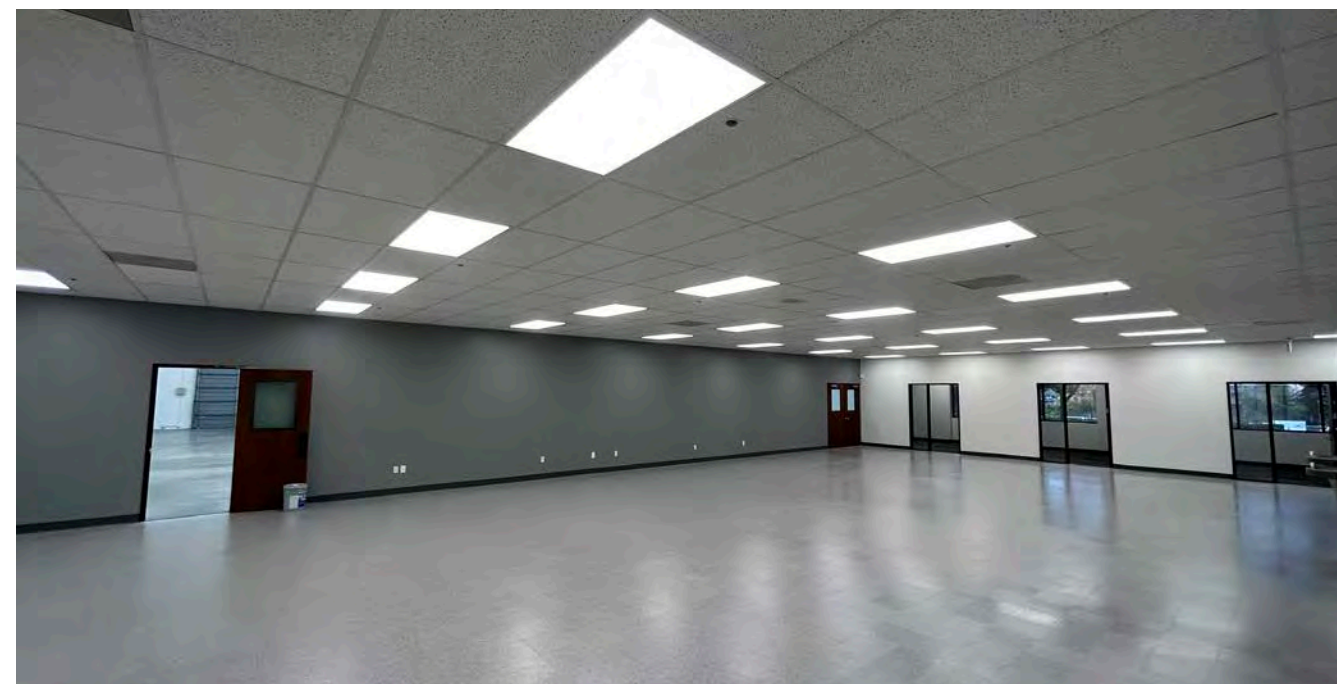
■ = Carpet

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PROPERTY PHOTOS



CHERRY COMMERCE CENTER

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UNPARALLELED FREEWAY ACCESSIBILITY



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ACCESSIBILITY

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Oakland	25 miles
San Francisco	39 miles
Palo Alto	12 miles
San Jose	18 miles
Tri- Valley	28 miles



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