



FOR LEASE

7055 CENTRAL AVE

Newark, CA 94560

±55,614 SF Warehouse
Advanced Manufacturing

MICHAEL KARP

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Address:

7055 Central Avenue Newark, CA 94560

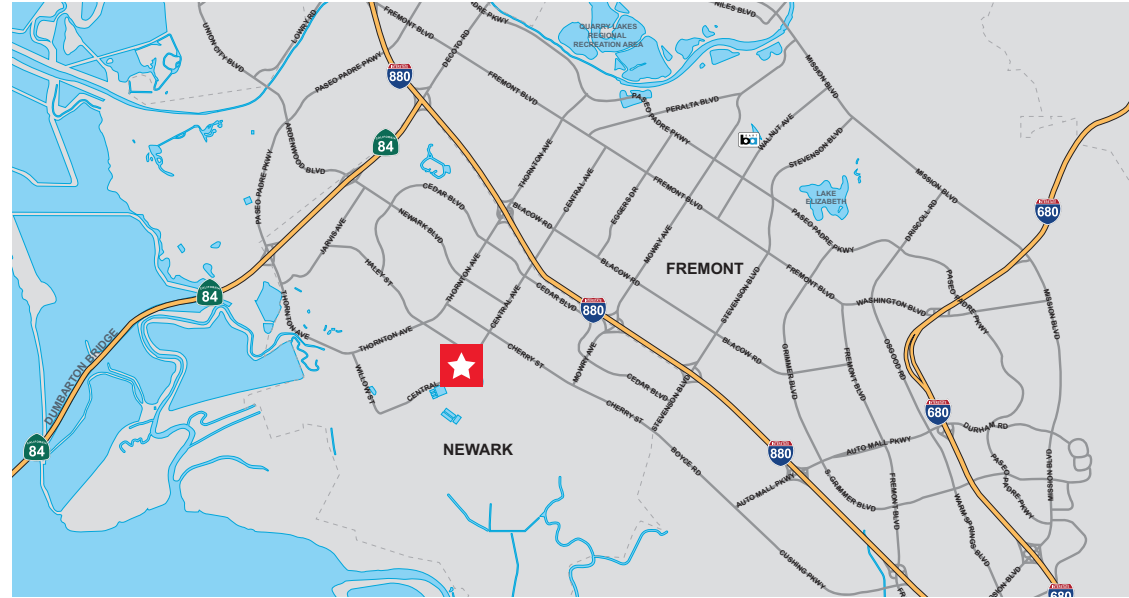
Building Size:

±55,614 SF

Operating Expenses:

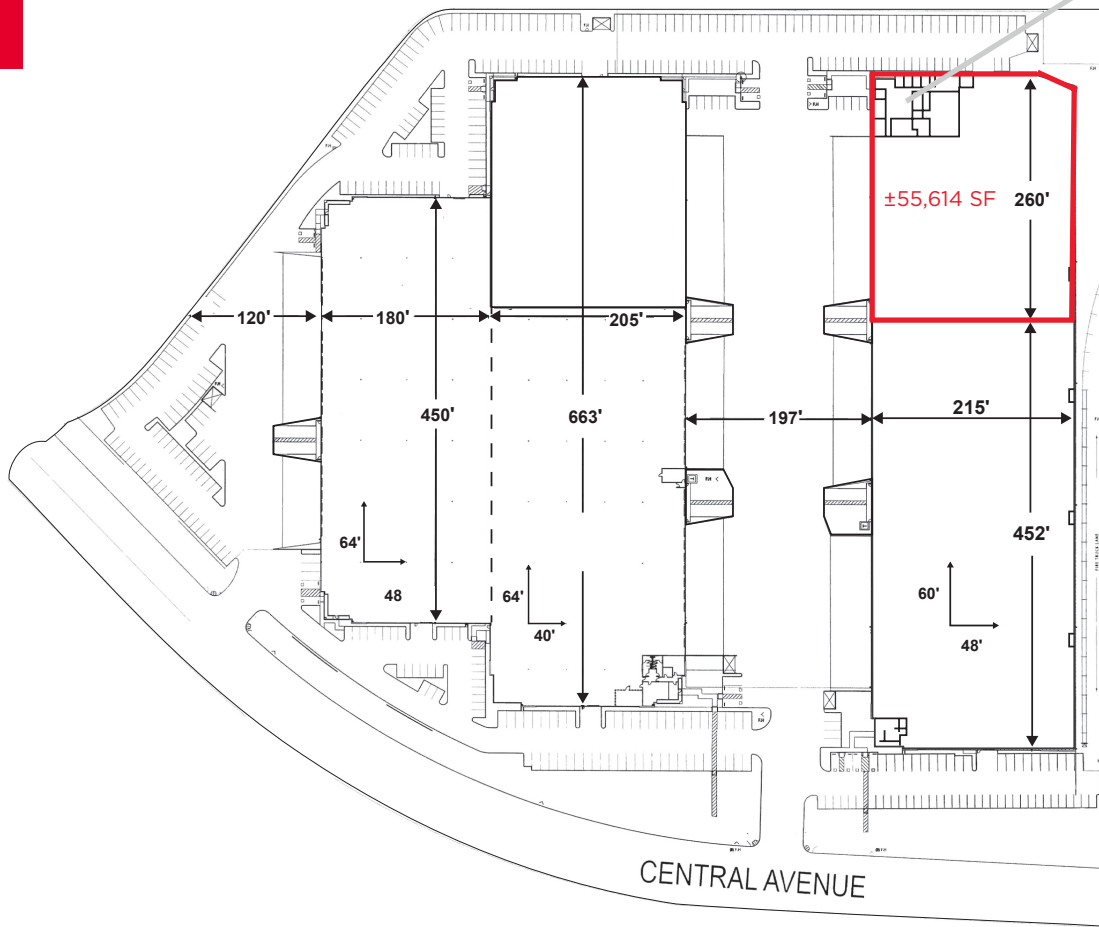
\$0.28 PSF

For asking rate and touring instructions please contact Exclusive Listing Brokers

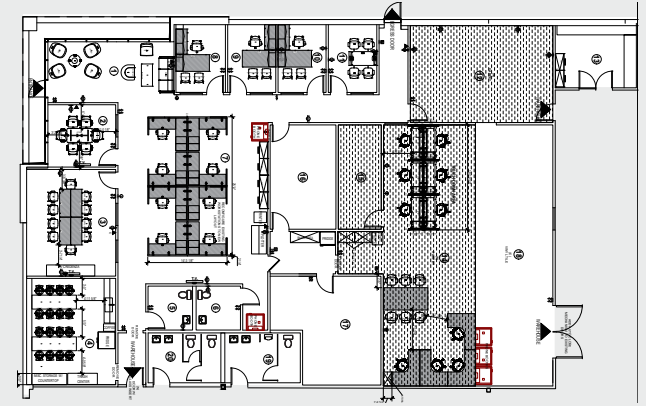


PROPERTY HIGHLIGHTS

- ±55,614 SF warehouse: high cube unit
- ±260' x 215' space dimensions
- ±5,980 SF HVAC office/assembly area
- 24' - 26' clear height
- Eleven (11) dock-high doors
- Two (2) grade level doors
- Sprinklered 0.60 GPM/3,000 SF
- End unit with side yard/parking
- High efficiency T-4 lighting enhanced
- 800 Amps, 227/480 Volts, 3-Phase power (to be verified)
- High quality concrete tilt-up building



OFFICE - $\pm 5,980$ SF





CONTACT

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