

MOWRY BUSINESS CENTER

6701-6737 Mowry Avenue, Newark, California

±75,997 SF Free-Standing
Manufacturing - Assembly - Warehouse
(Divisible to ±34,199 SF & ±41,798 SF)
Available Q1 2021



For more information, please contact:

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[Visit Site Specific COVID-19 Prevention Plan](#)

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MOWRY BUSINESS CENTER

FOR LEASE

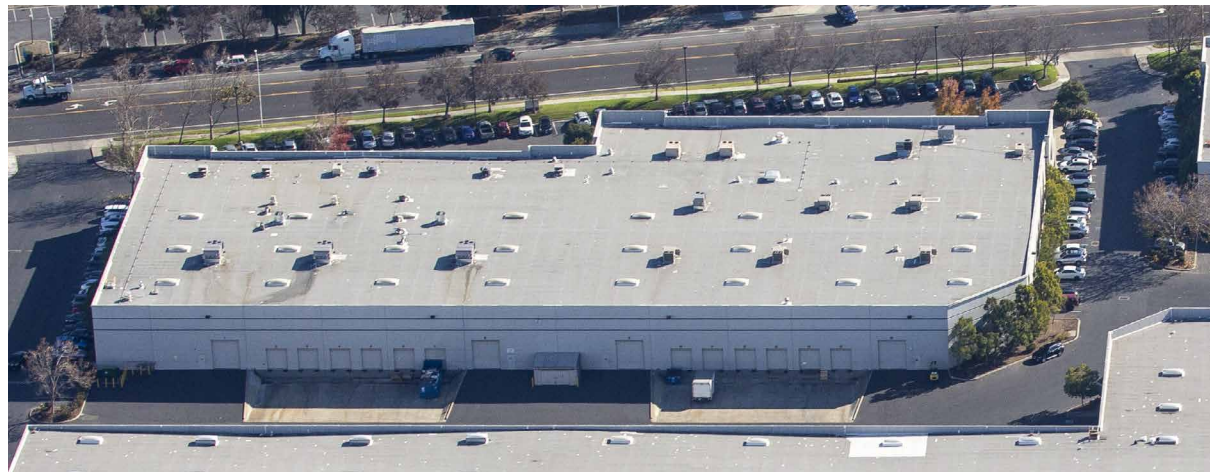
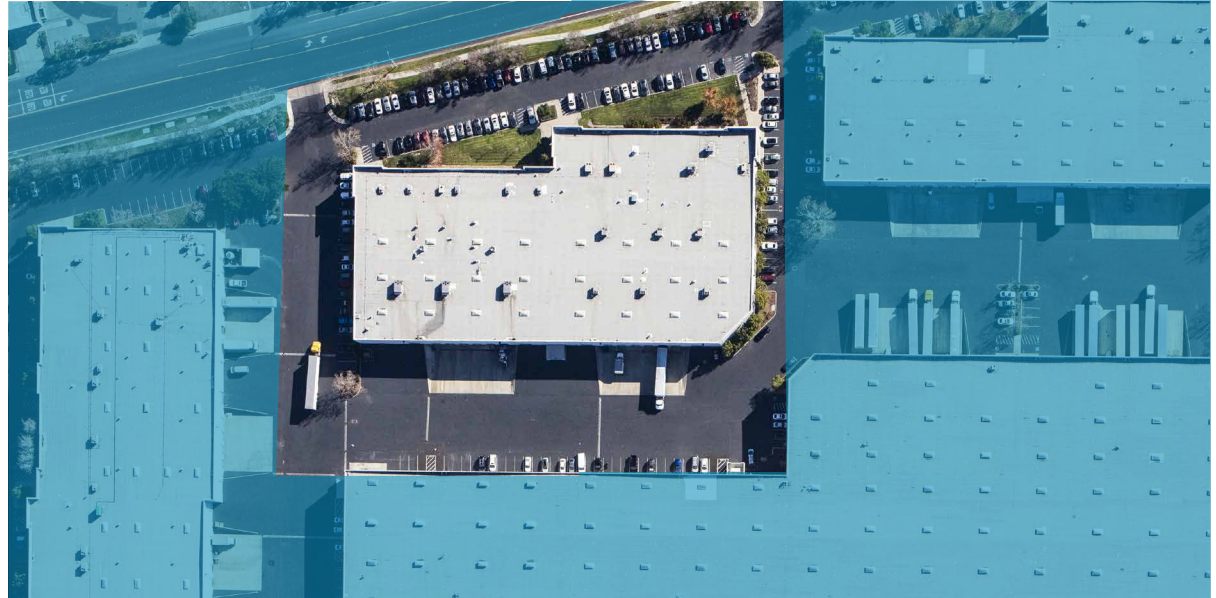
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Property Highlights

- ±75,997 SF (Divisible to ±34,199 SF & ±41,798 SF)
- ±22,965 SF Office Build-Out
- ±24' Clear Height
- 12 Loading Docks / 4 Grade Level Doors
- 2000 Amps of Power (well distributed throughout)
- 100% conditioned (Tonnage TBD)
- Ample Parking (135 Spaces)
- Tenant Improvement Dollars Available
- Institutionally Owned and Managed in a Business Park Setting
- One Mile From I-880
- Ideal for contract manufacturing and assembly.

Available Q1, 2021

\$1.20 NNN PSF + \$0.22 OpEx PSF (2020)



MOWRY BUSINESS CENTER

FOR LEASE

6701-6737 Mowry Avenue, Newark, California

75,997 SF (24,207 SF Office)
6701-6737 Mowry Avenue

41,798 SF (16,344 SF Office)
6723-6737 Mowry Avenue

34,199 SF (7,683 SF Office)
6701 Mowry Avenue



- ▼ - Dock High Door
- - Grade Level Door

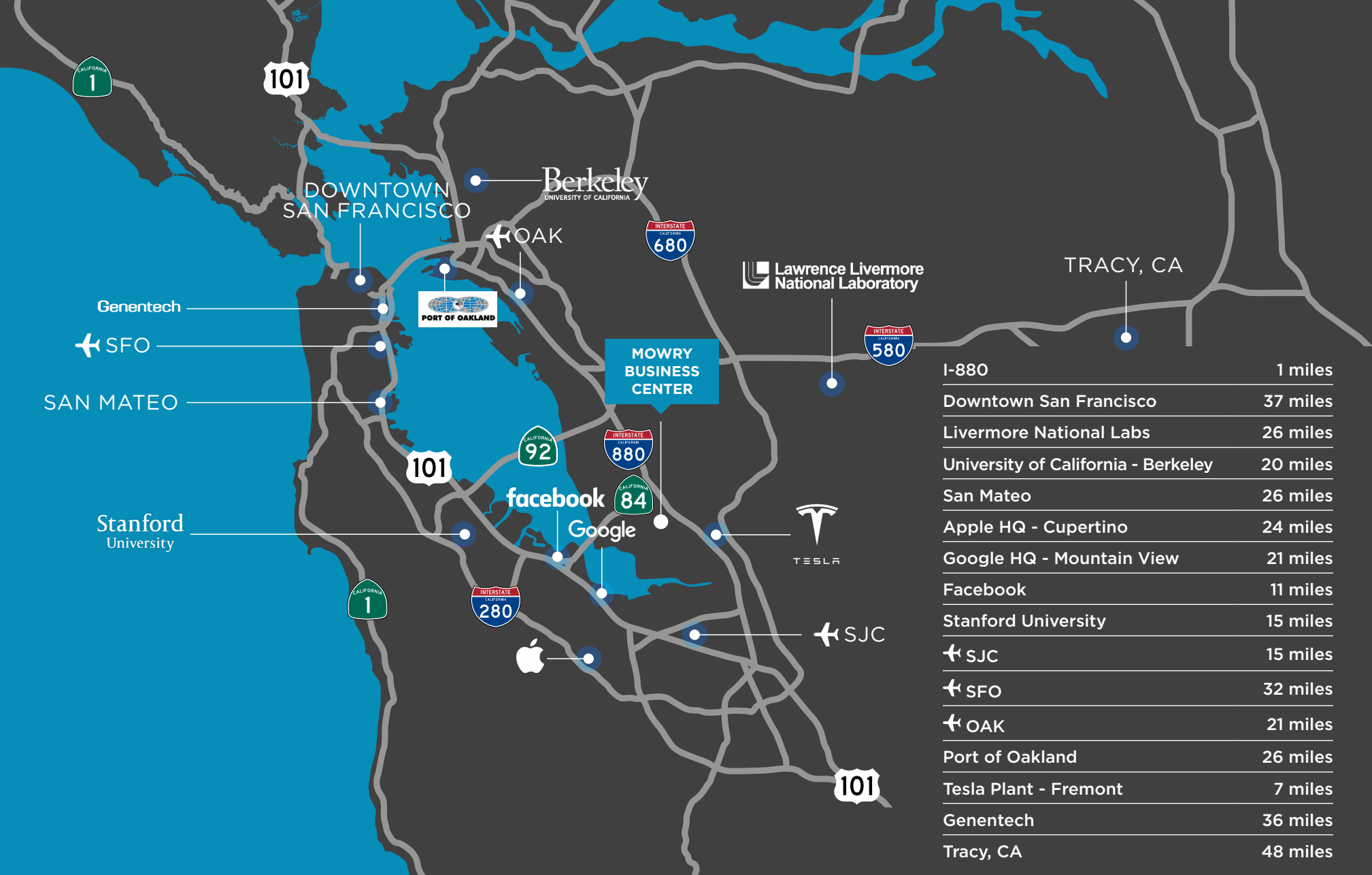
MOWRY BUSINESS CENTER SOUTHVIEW AERIAL



MOWRY BUSINESS CENTER

NORTHVIEW AERIAL





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