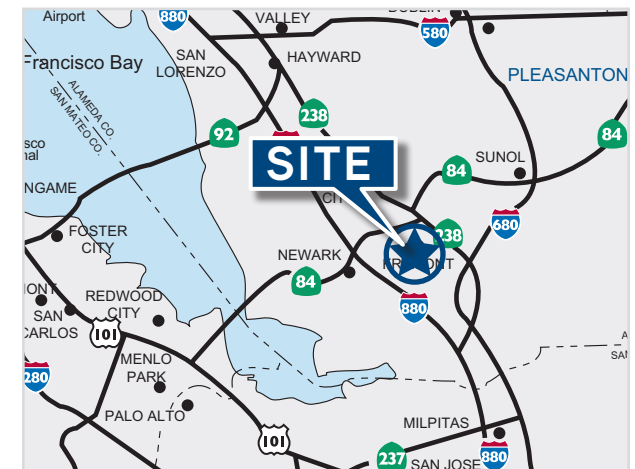


7447 Morton Avenue
NEWARK, CA



- > ±105,797 SF stand-alone Class A warehouse/distribution facility
- > ±8,200 SF of total office – divided between two corner office pods (±5,200 SF & 2,500 SF) and two warehouse shipping and receiving offices (±250 SF each)
- > ±24' – 29' interior clear height
- > Twenty (20) covered dock high doors – all with edge of dock plates
- > Seven (7) grade level doors
- > .6/3000 GPM sprinkler system
- > 60' x 24' typical column spacing
- > Upgraded T4/T8 lighting with motion sensors
- > Heavy power – 2,000 Amp @ 480V Power
- > Potentially divisible into two units of ±52,898 SF
- > Ample parking
- > Fenced and secured side yard
- > Available

Location provides excellent access to I-880 via the Thornton Ave interchange and is minutes away from Highway 84/Dumbarton Bridge and Highway 92/San Mateo Bridge. Additionally, building is in close proximity to the Silicon Valley and the San Jose, San Francisco and Oakland International Airports.



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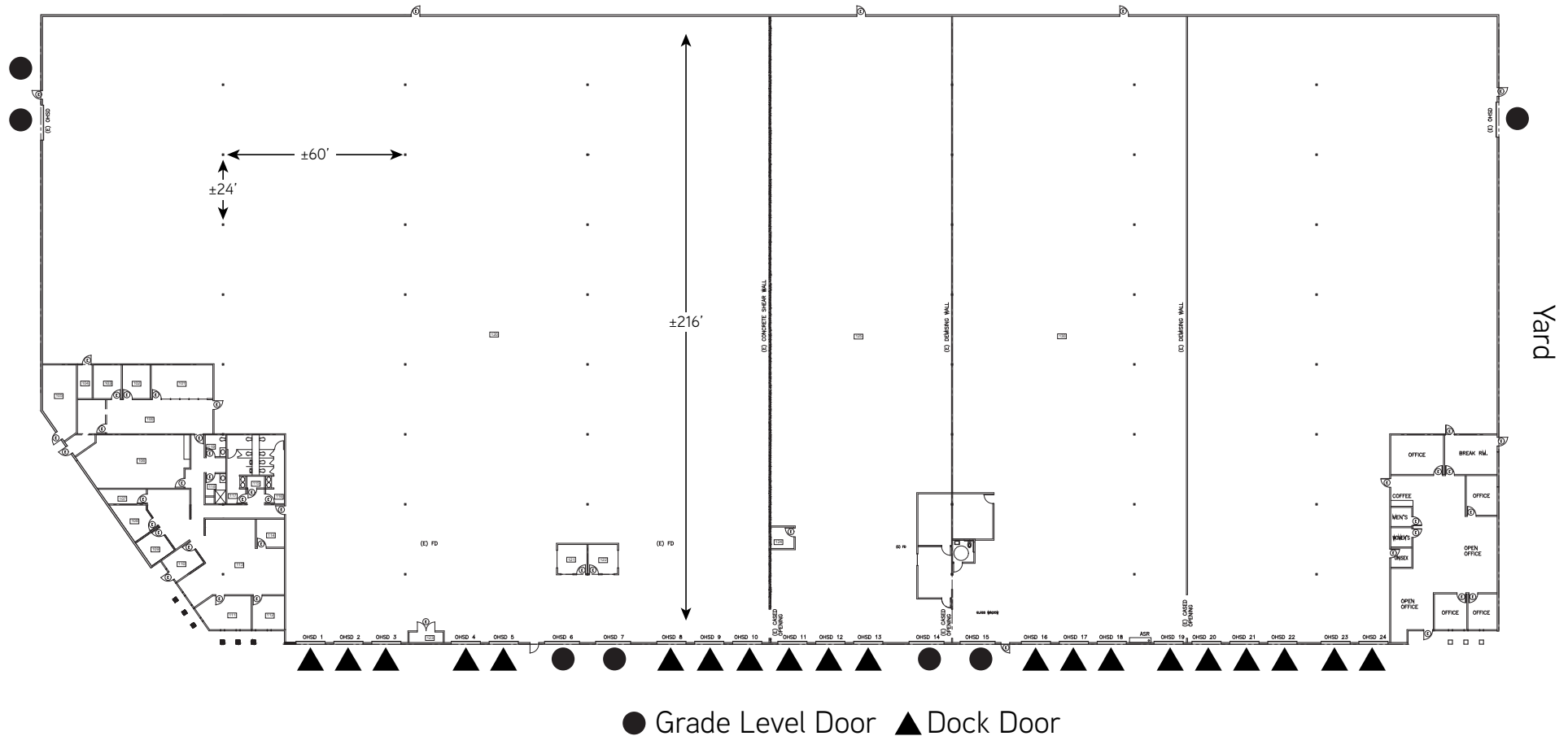
FOR LEASE

7447 Morton Avenue

NEWARK, CA



FLOOR PLAN



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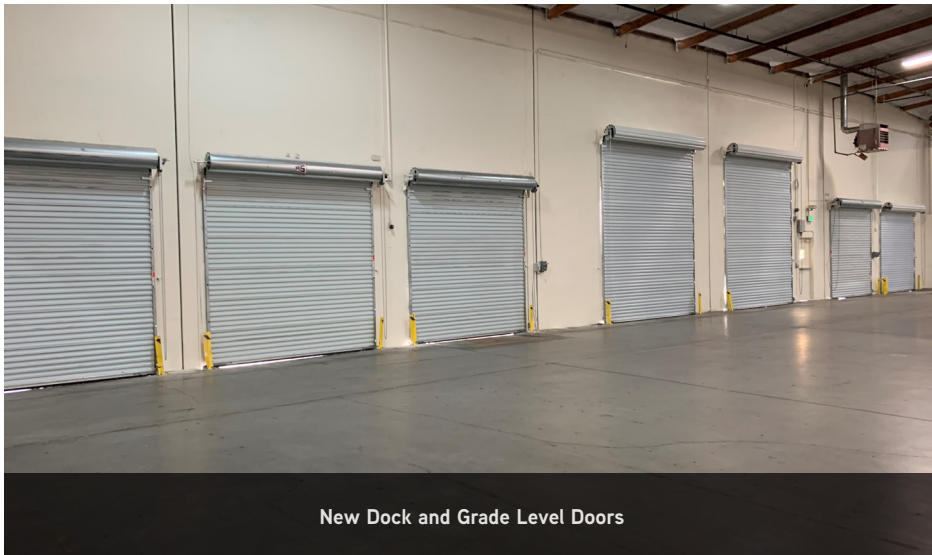
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