

CHERRY COMMERCE CENTER



AVAILABLE MAY 1ST, 2023

38875 CHERRY STREET // NEWARK, CALIFORNIA // 94560

FOR MORE INFORMATION:

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PROPERTY FEATURES

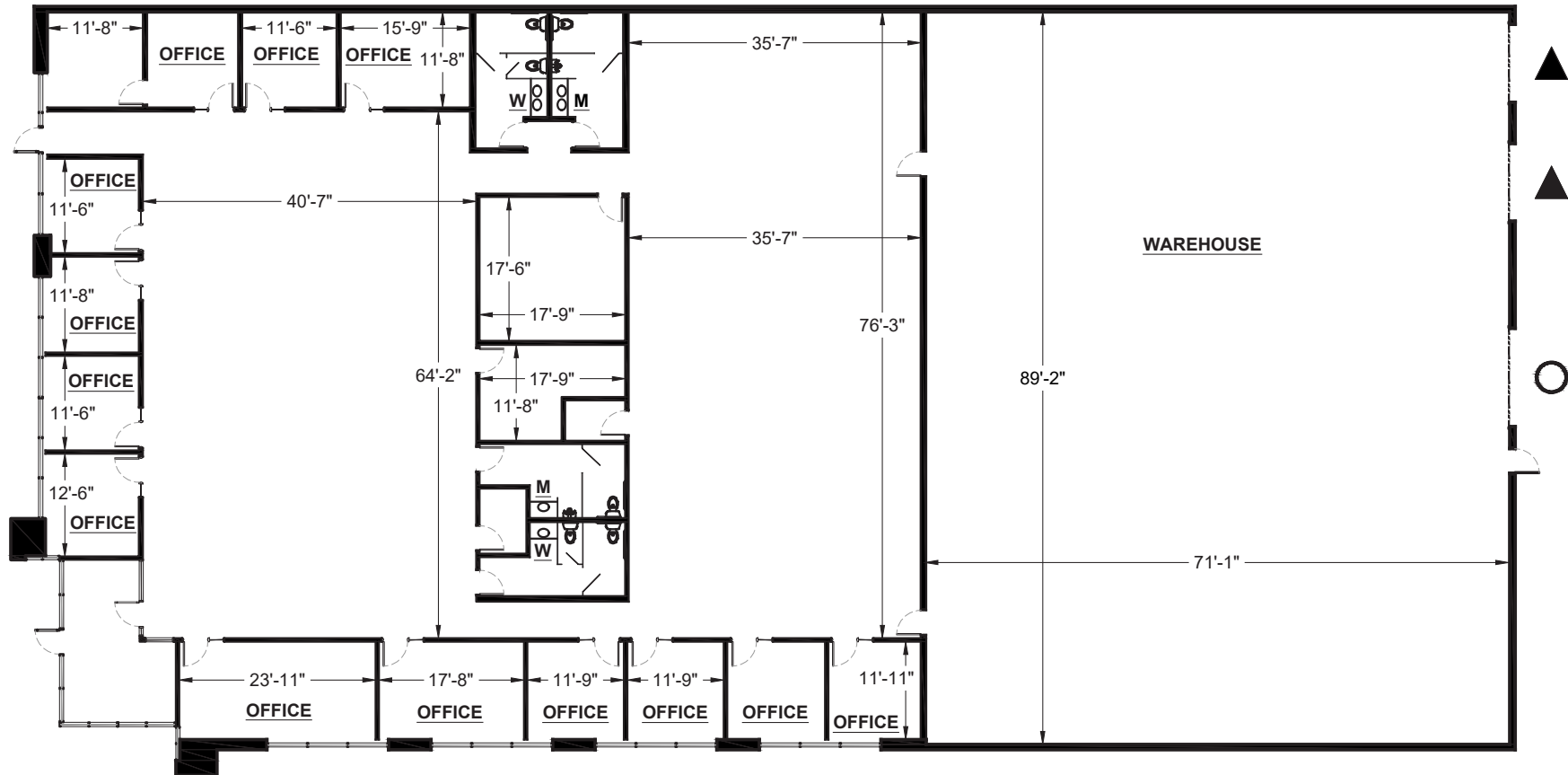
- » ±16,327 SF Available For Lease
- » ±9,834 SF Existing Office
- » ±6,493 SF Warehouse
- » ±24' Clear Height
- » 2 Docks High Doors
- » 1 Grade Level Door
- » One (1) - 100 Amp Panel @ 277/480 Volts
- » Two (2) - 225 Amp Panels @ 120/240 Volts
- » 0.60/3000 SF Sprinkler Capacity
- » Parking Ratio: 2.06 Per, 1000 SF
- » Immediate Access to 880 via Mowry Avenue
- » Asking Rate: \$1.70 NNN Per SF
- » Estimated Operating Expenses \$0.4086 Per SF



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CURRENT FLOOR PLAN



SUITE DATA:

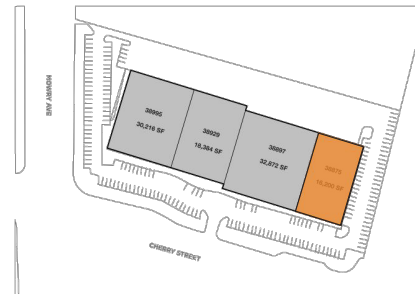
OFFICE AREA	9,834 SF
WAREHOUSE AREA	6,493 SF
TOTAL SUITE AREA	16,327 SF

CLEAR HEIGHT 24'-0"

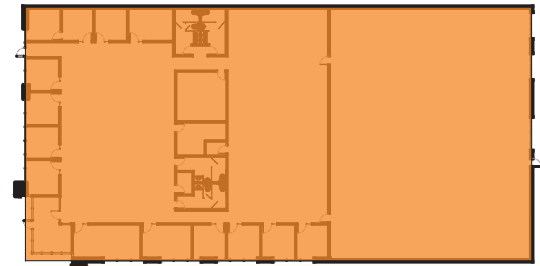
○ GRADE LEVEL DOORS 1

▲ DOCK HIGH DOORS 2

SITE KEY PLAN:



BUILDING KEY PLAN:



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AERIAL VIEW LOOKING EASTBOUND



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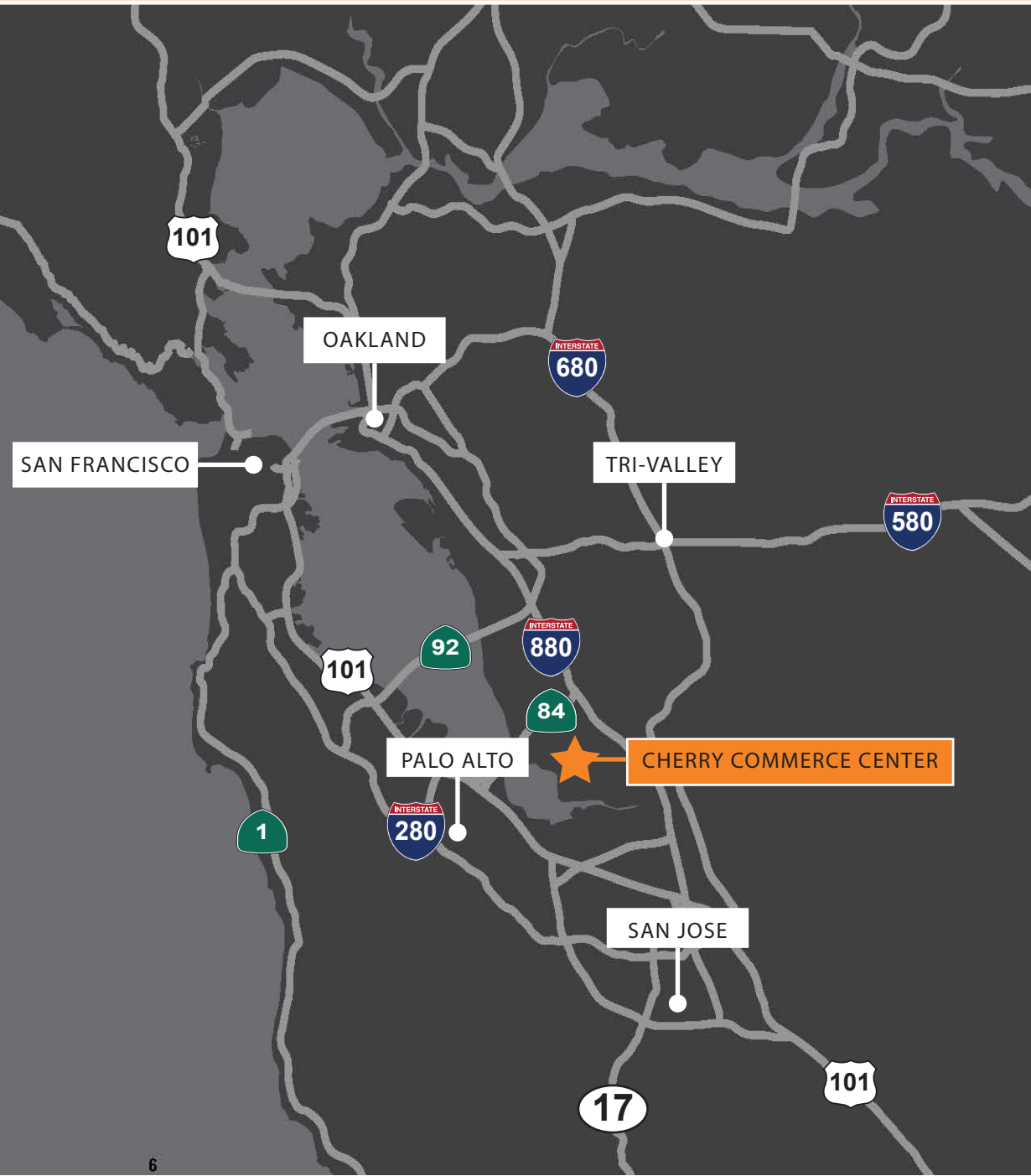
UNPARALLELED FREEWAY ACCESSIBILITY



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ACCESSIBILITY

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



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