



**FREEZER, FLOOR DRAINS, & HEAVY POWER**

# For Sale or Lease

## ±34,500 SF Industrial Building on ±2.21 Acres

8239 Enterprise Drive | Newark, CA

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# Property Profile

## Highlights

Office Space: ±7,200 SF on Two Floors

Zoning: M-L, Light Industrial – City of Newark

Loading:

- Six (6) Grade Level Doors
- One (1) Dock High

Clear Height: 20'

Refrigeration:

- Two (2) Freezers totaling 3,800 SF
- Freezer 1: ±2,300 SF
- Freezer 2: 1,500 SF

Power: 600 Amps @ 277/480V Stepped Down to ±1,200 Amps @ 120/208V  
(\*Subject to Verification by Buyer)

Water: 3" Main and 8" Fire Line

Gas: 2" Main (Capable for 1,000 Cubic Feet)

Sprinklers: Yes

Floor Drains: Throughout Production Area with Interceptors on Two Sides (See Plan for Locations)

Roof: Elastomeric Installed in 2021

HVAC: Two, Ton Units Installed in 2023



**Sale Price: \$10,000,000**

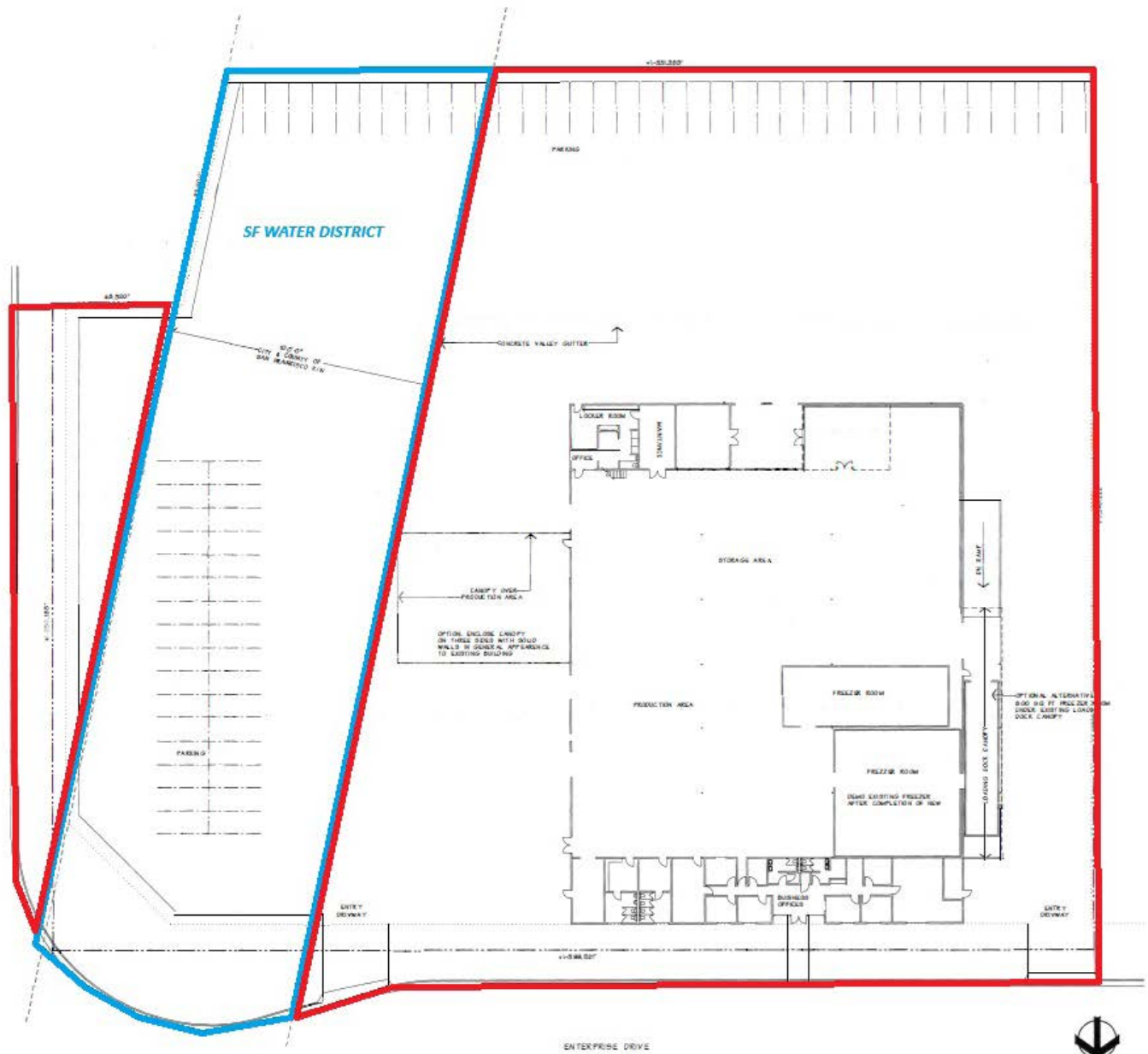


Accelerating success.

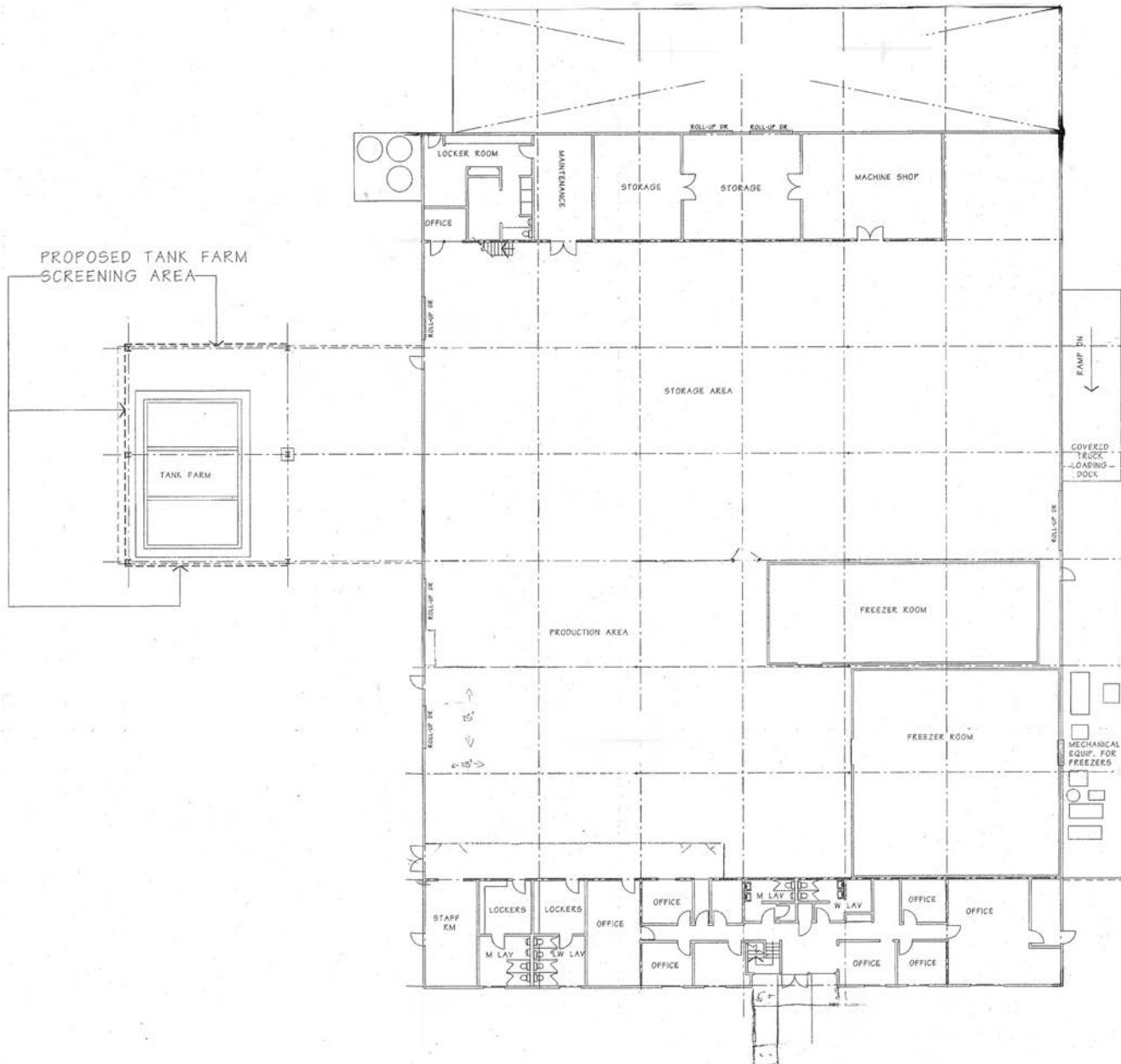


# Site Plan

	Included and will be sold fee simple
	Owned by the City of San Francisco   Potential to license/lease it long term (approx. 0.80 acres)

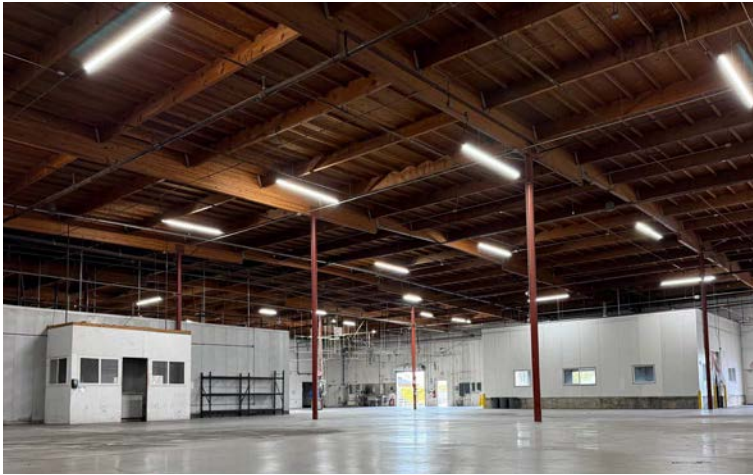


# Floor Plan

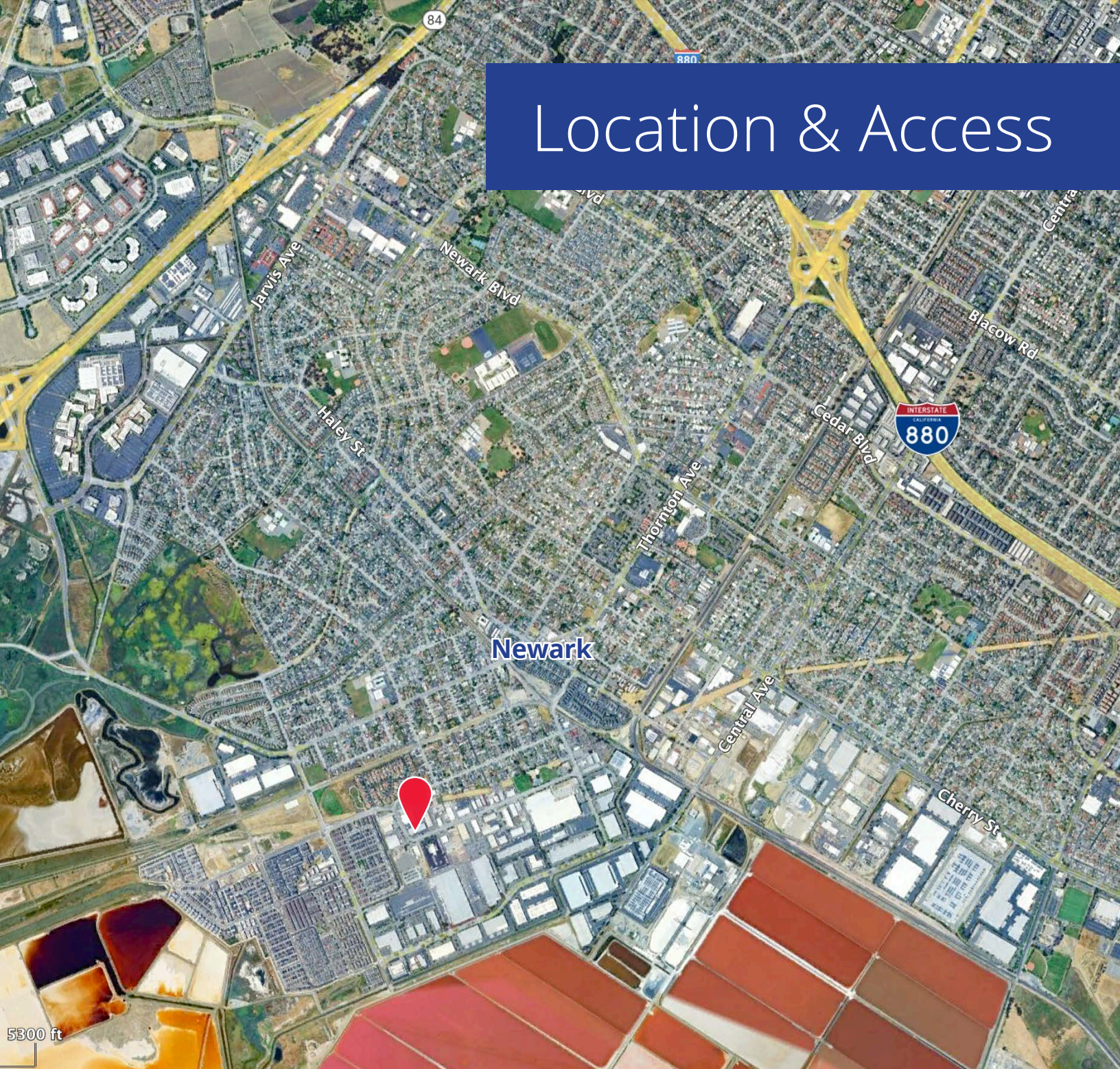


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# Photo Gallery



# Location & Access



## Demographics *3 mile radius*



97,128  
Total population



\$147,109  
Median household  
income



31,253  
Current total  
households



5,453  
Businesses



77,161  
Total employees



\$59,090  
Per capita income