

FOR LEASE

39672-39684

EUREKA

NEWARK, CA



±18,893-32,736 SF

ADVANCED MFG / INDUSTRIAL BUILDING

NEWMARK

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OWNED & OPERATED BY
nuveen
REAL ESTATE

PROJECT HIGHLIGHTS



Location within Newark's prestigious Stevenson Point Technology Park



Professionally Managed with Landscaped, Outdoor Amenity Spaces



Future Expansion Opportunities in a 5-Building Master-Planned ±312,885 SF Business Park



Multiple Fiber-Optic Providers (AT&T, Comcast, Sprint)



Excellent Freeway Access to Interstate 880 via Stevenson Boulevard

BUILDING HIGHLIGHTS



2,000 Amp 480 Volt Main Power Service



Multiple Dock and Grade Loading Positions



18'-20' Clear Height



4.0/1,000 Parking Ratio

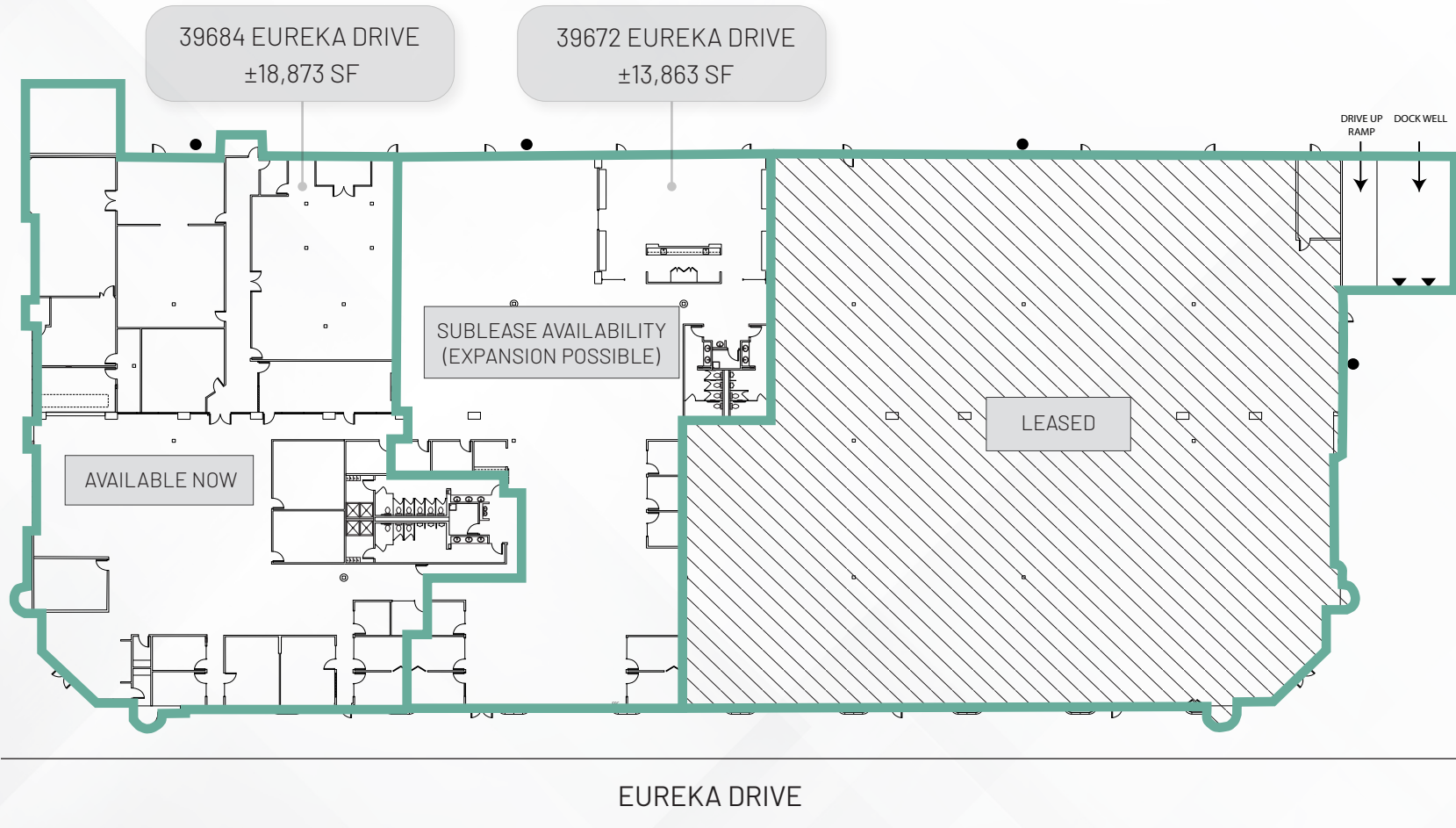


New Roof Installed In 2022 With 20-Year Warranty

PROJECT & BUILDING HIGHLIGHTS

FULL BUILDING

Total SF: ±18,873 SF, with expansion up to ±32,736 SF

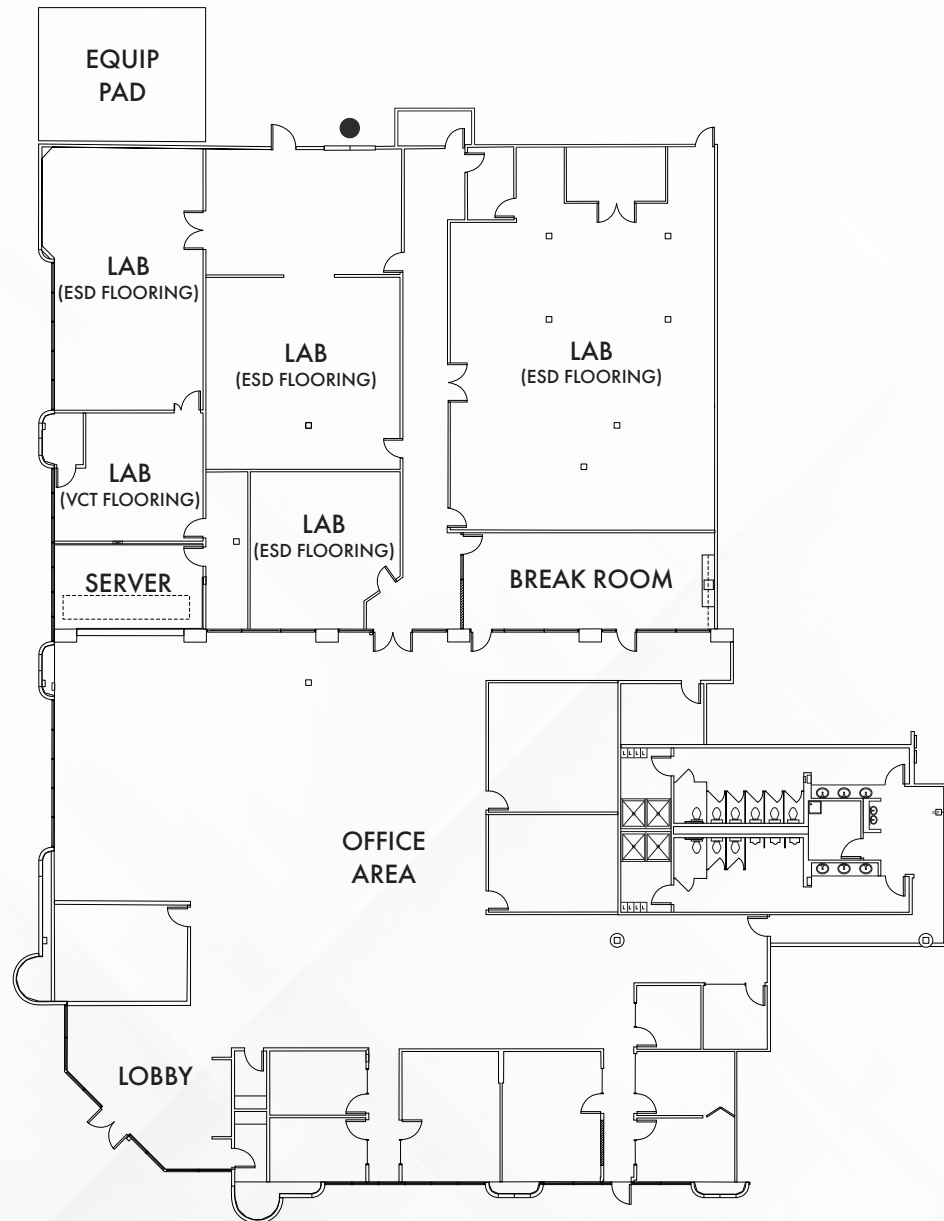


Floor plan not to scale

- GRADE LEVEL DOOR
- ▲ DOCK HIGH DOOR

39684 EUREKA DRIVE

- ±18,873 SF
- Corner Unit / End Cap
- 18'-20' Clear Height
- 1,000 Amps @ 480 Volt Power Service
- Multiple Labs with ESD Flooring
- Large Equipment Pad
- Compressed Air Lines
- Available: August 1, 2026, or Earlier with Termination of Existing Tenant
- One (1) Grade Level Door
- **Asking Rate:** \$1.95 NNN (est. opex is \$0.55/SF)



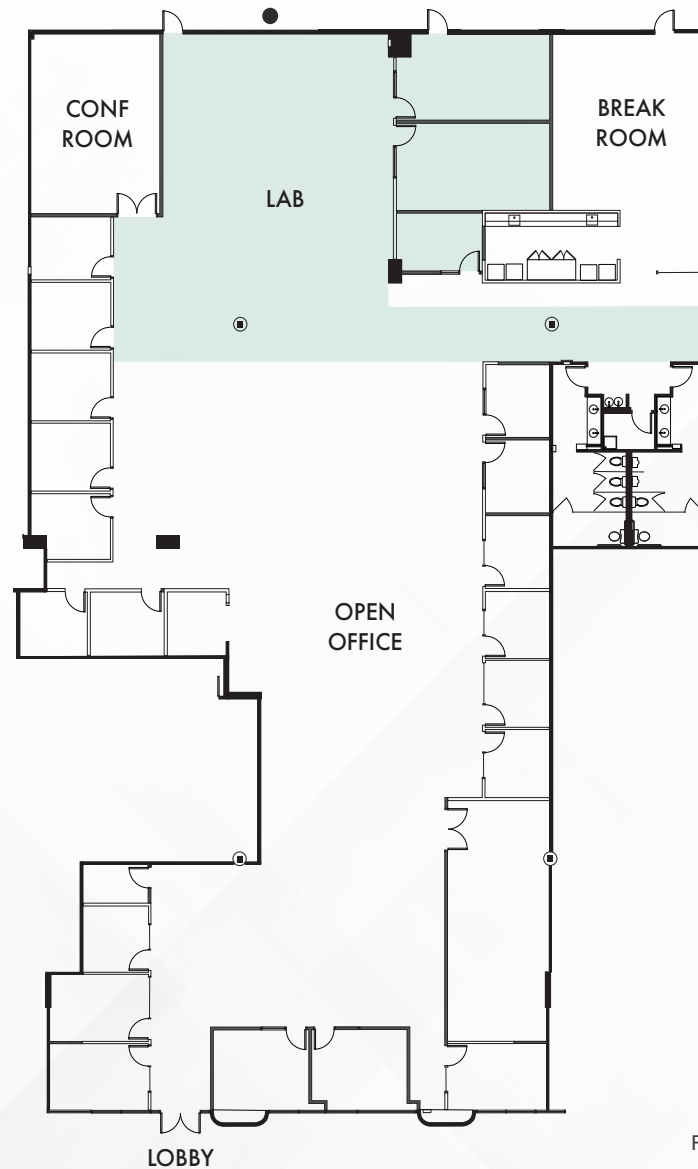
Floor plan not to scale

● GRADE LEVEL DOOR

39672 EUREKA DRIVE

(SUBLEASE VACANCY)

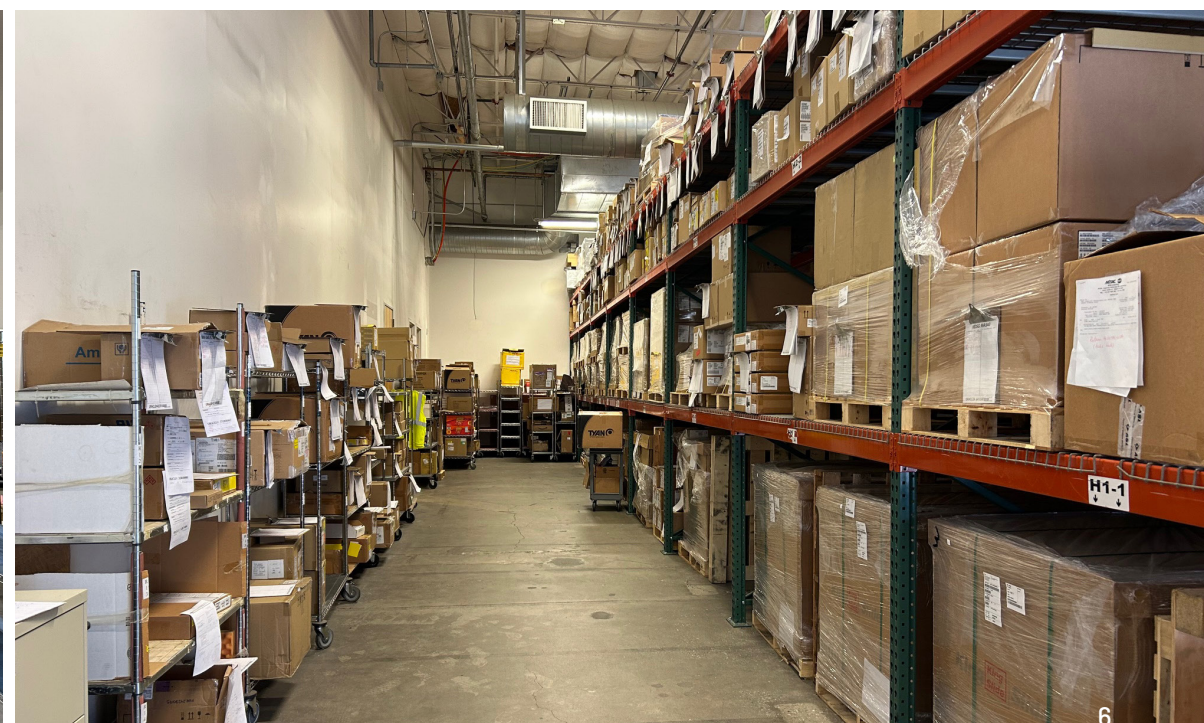
- ±13,863 SF
- Available for Sublease: LED 10/31/28
(Direct Lease Possible)
- One (1) Grade Level Door
- 80% Office / 20% Lab
- **Asking Rate:** \$1.95 NNN
(est. opex is \$0.55/SF)



Floor plan not to scale

● GRADE LEVEL DOOR

39672 EUREKA FLOORPLAN



GALLERY

ARDENWOOD
HISTORIC
FARM

84

THORNTON AVE

CENTRAL AVE

WHOLE
FOODS

FREMONT

CENTRAL PARK

238

PACIFIC
RESEARCH
CENTER

NEWARK

MOWRY AVE

FREMONT HUB
SHOPPING
CENTER

CHICK-FIL-A

STEVENSON BLVD

680

39672-39684

EUREKA

NEWARK, CA



CEDAR AVE

880

WAL-MART

CHERRY AVE

EUREKA DR

BOYCE RD

PACIFIC
COMMONS
SHOPPING
CENTER

AUTO MALL PKWY

LOCATION & AMENITIES