

For Lease or Sale

37620 Filbert Street, Newark, CA 946560

±42,677 SF Industrial/Manufacturing Building

Sale Price: \$10,029,095 (\$235.00/SF)

Lease Rate: \$0.99 NNN 1ST Year Rent + \$20.00 TI Allowance

3.6 Miles from Dumbarton Bridge

5%
**Procuring
Buyer Fee**



Accelerating success.

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1999 Harrison St, Suite 1750

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For Sale or Lease

- ±42,677 SF total
- Heavy office build-out
- Four (4) grade-level doors (currently glassed over)
- ±20-22' minimum clear height
- Fully sprinklered
- 2,000 amps, 480 volt (Tenant/Buyer to verify)
- Rear yard
- Immediate access to HWY-84 via Thorton Ave
- Central Bay Area location:
 - 4 miles to Fremont
 - 16 miles to San Jose Int'l Airport (SJC)
 - 19 miles to Oakland Int'l Airport (OAK)
 - 20 miles to Silicon Valley
 - 26 miles to San Francisco Int'l Airport (SFO)
 - 37 miles to San Francisco

Sale Price: \$10,029,095 (\$235.00/SF)

Lease Rate: \$0.99 NNN 1ST Year Rent + \$20.00 TI Allowance



HWY-84
Highway Access



37 miles to
downtown
San Francisco

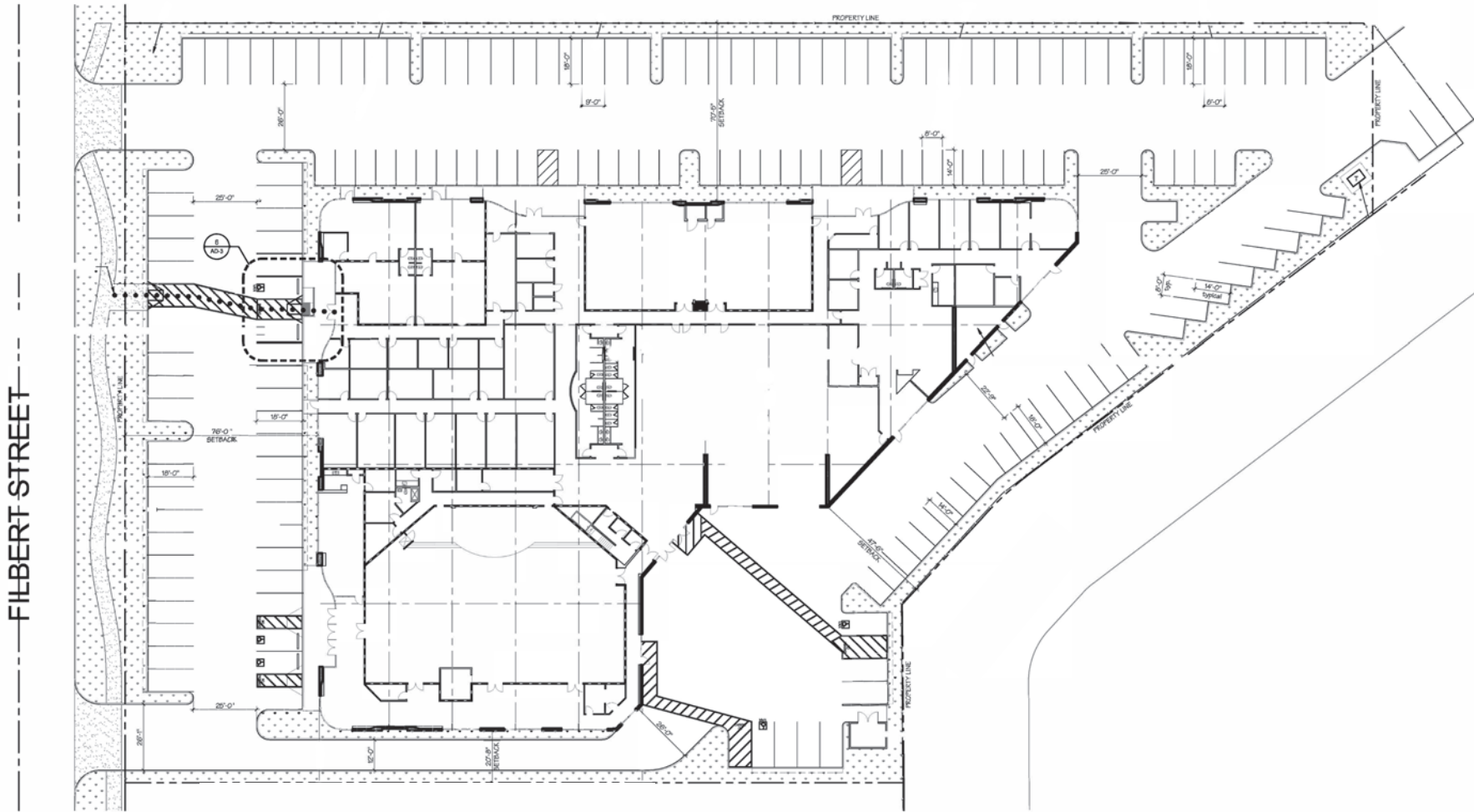


4 miles to
Fremont



19 miles to
Oak Airport
26 miles to SFO

Site Plan



site plan not to scale/not exact



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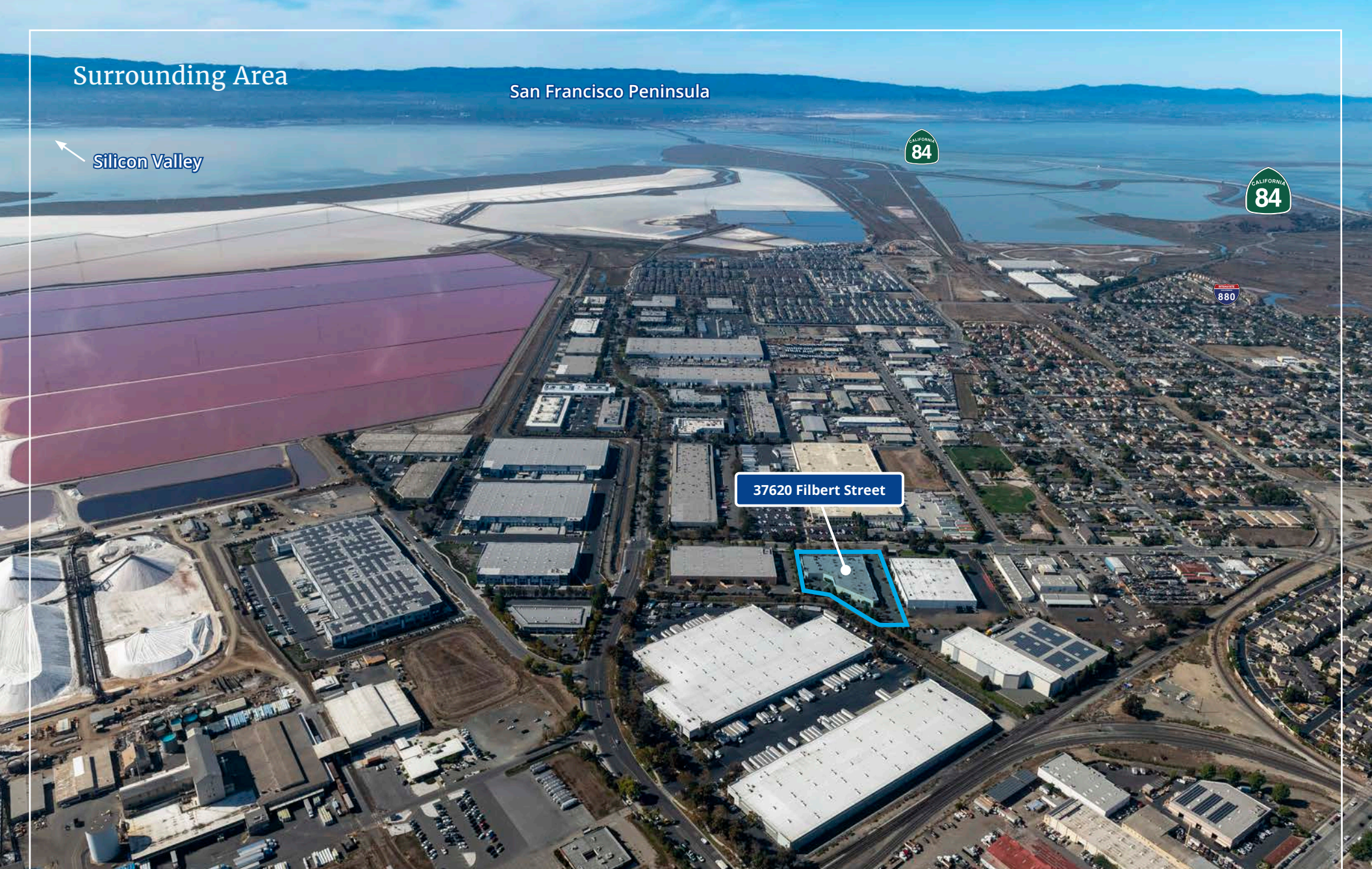
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Surrounding Area

San Francisco Peninsula

← Silicon Valley



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Distance Map

Proximity

#	Location	Distance
1	Subject Site	
2	Fremont	4 miles
3	San Jose Intl. Airport (SJC)	16 miles
4	Oakland Intl. Airport (OAK)	19 miles
5	Silicon Valley	20 miles
6	San Francisco Intl. Airport	26 miles
7	Downtown San Francisco	37 miles





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