



GATEWAY 84
SILICON VALLEY

Build the future.

7200, 7300, 7400 GATEWAY BLVD | NEWARK

Advanced Manufacturing Campus

±66,239 SF Available

COMING Q1 2020

Gateway84.com

Transformative change

Technology advances. Paradigms shift. The way we build our world is changing. Gateway 84 is here to help you stay ahead of the curve.



Powerfully advanced

Leveraging the best design and schematics for the advanced manufacturing industry, Gateway 84 is built to serve in your pursuit to mold the future.

	BUILDING 1	BUILDING 2	BUILDING 3
Size			
TOTAL	117,889 SF	225,654 SF	66,239 SF
Footprint	113,564 SF	220,637 SF	63,269 SF
Mezzanine	4,325 SF	5,017 SF	2,970 SF
Building dimension	461' x 280'	652' x 375'	372' x 215'
Bay sizes	52' x 60' dock bays; 52' x 50' typical		
Dock doors	14	21	9
Drive-in doors	2	2	1
Clear height	32'	32'	28'
Fiber optics ready	Yes	Yes	Yes
Power	4000amp, 277/480volt	4000amp, 277/480volt	2000amp, 277/480volt
Parking (car spaces)	156	259	97
Fire protection	ESFR fire sprinkler system		



Port of Redwood City	13 miles	19 minutes
Port of Oakland	24 miles	30 minutes
Port of Richmond	37 miles	40 minutes
Port of San Francisco	38 miles	45 minutes



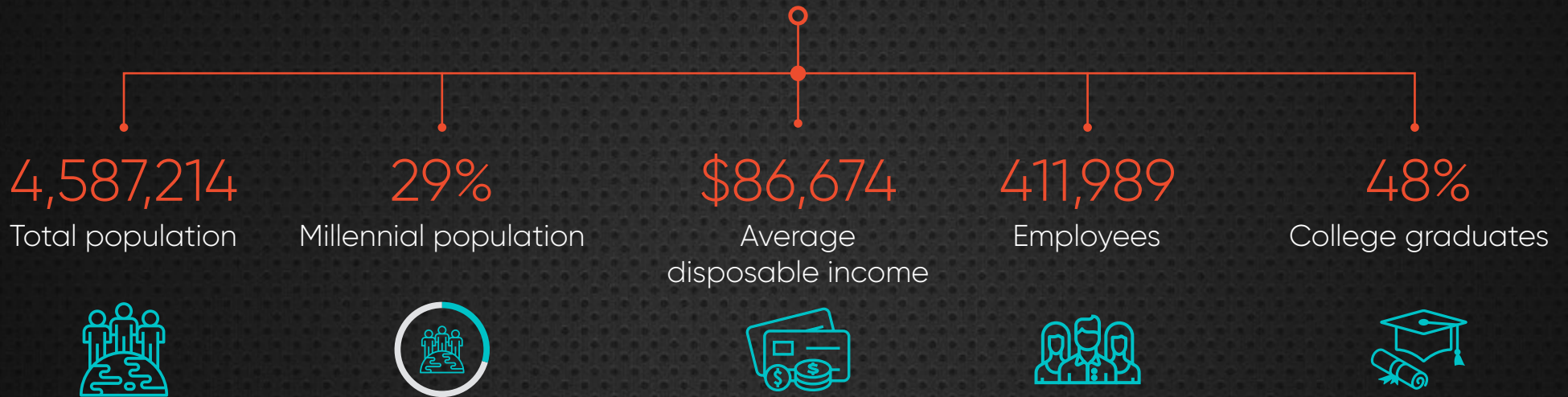
Oakland International	18 miles	23 minutes
San Jose International	21 miles	24 minutes
San Francisco International	25 miles	28 minutes



Demographics

within a 25 miles radius of property

Key statistics



Employment



Start up

With immediate proximity to Silicon Valley and emerging innovation clusters, supercharge your operations with the best and brightest talent in the market.

Pacific Research Center



Fremont



Palo Alto



Santa Clara



Milpitas



Sunnyvale



280

101

92

84

101

880

680

880

280

Take a break

Nearby amenities provide convenience, enjoyment and comfort.

1

Anytime Fitness
Burger King
Cham Sae Bistro
Chase Bank
Chipotle Mexican Grill
Courtyard Marriott
i-Tea Newark
Jiffy Lube
Pier 98 Sushi
Pizza Hut
QiWei Kitchen

Residence Inn
Samraat Curry Hut
Shell
Simply Thai
Tasty Pot
The UPS Store
Tutti Frutti Frozen Yogurt
Venus Tam Cafe
Campanella Modern Italian
Cuisine

2

Asian Snack Box
Baskin-Robbins
Delicious Donuts & Bagels
Dino's Grill
Fremont Bank
IHOP
Mr. Pickle's Sandwich Shop
O'Sushi
Panda Express
PostalAnnex

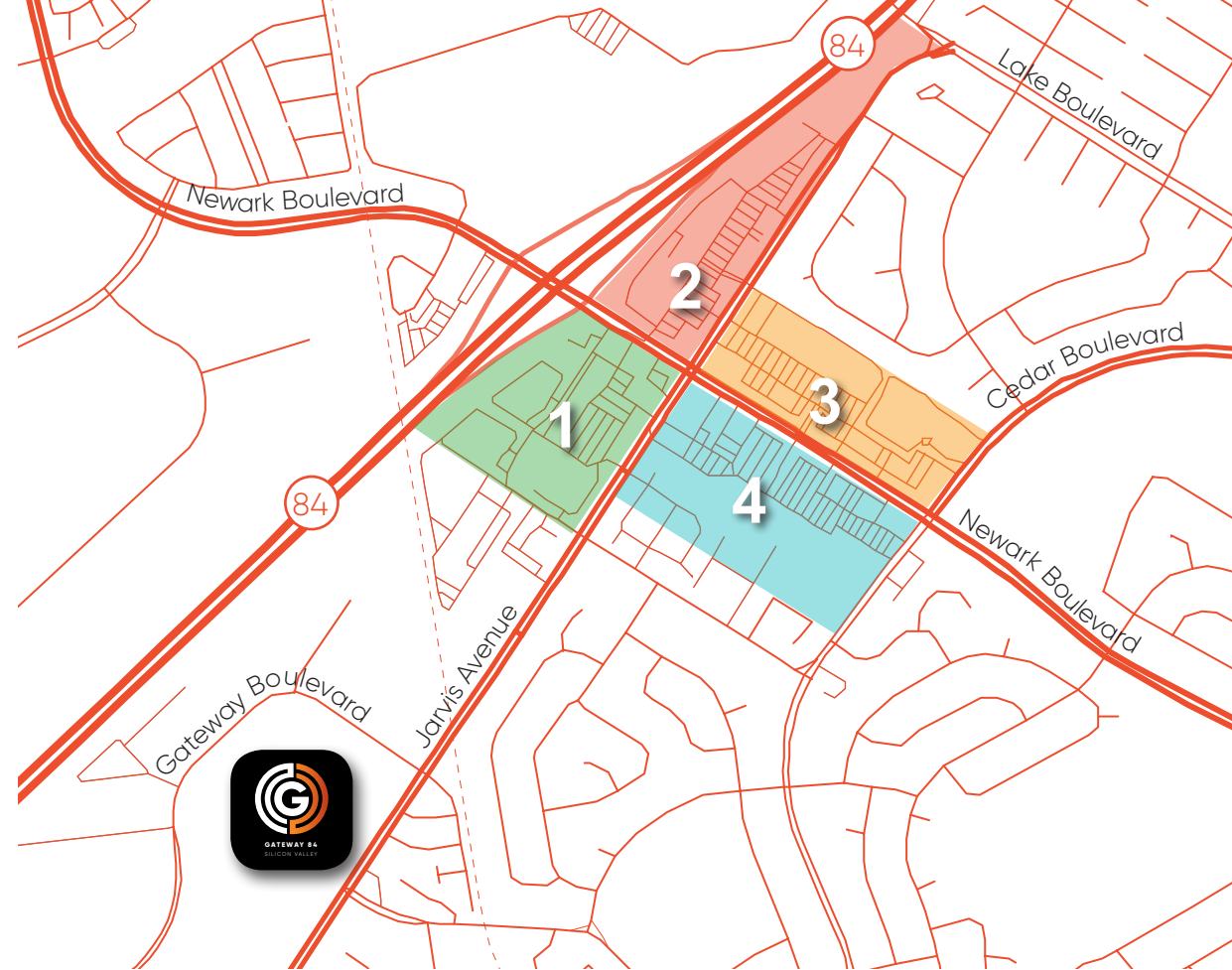
Ross Dress for Less
Royal Cleaners
Safeway
Sizzle Spot
Starbread Bakery
Starbucks
Supercuts
US Bank
Wells Fargo

3

CVS
Domino's Pizza
Good Neighbor Restaurant
Harumi Sushi & Tofu House
Johnny's Pub
La Michoacana Fruits & Ice Cream
McDonalds
Starbucks
Taqueria Los Gallos
Wingstop

4

85C Bakery Café
99 Ranch Market
Bank of the West
Booniepepper Islander
Grill
Bubbles Newark Café
Chan's Kitchen
Chevron
Chopsticks Pho & Grill
Cocurry Thai Cuisine
Del Taco
Dollar Tree
East West Bank
Little Sichuan Restaurant
Newark Buffett
Popeyes Louisiana
Kitchen
Saigon Safood Harbor
Vitality Bowls
Wendy's



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CLARION
PARTNERS

JLL

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