



MORTON
COMMERCE
CENTER

INSPIRING SUCCESS

ONE BUILDING REMAINING!

4 State-of-the-Art Industrial Buildings | Newark, California



VIRTUAL TOUR

±161,680 SF
For Lease

mortoncommcenter.com

For Leasing Opportunities Contact:

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Another Quality
Development By:



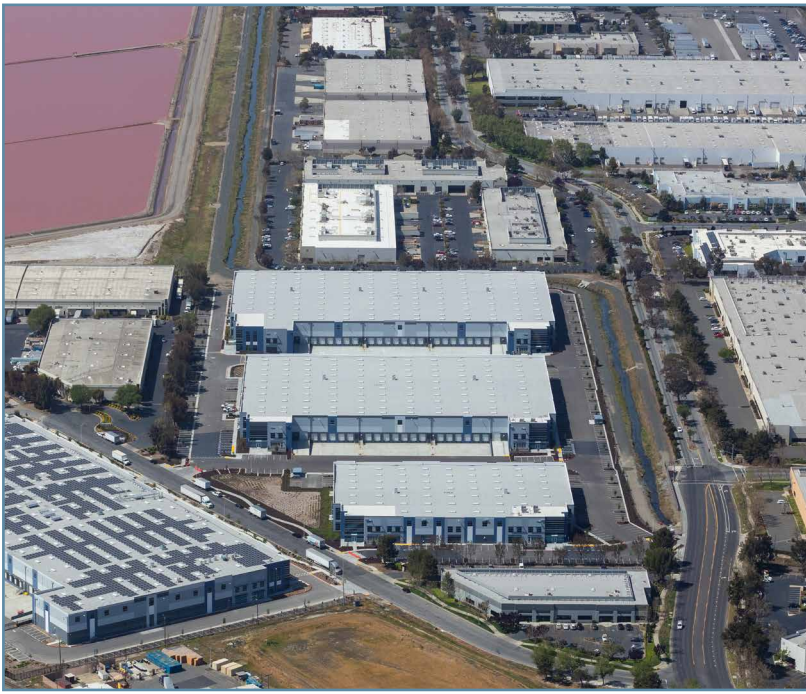
OMP
OVERTON MOORE PROPERTIES

[Visit Site Specific COVID-19 Prevention Plan](#)



Morton Commerce Center in Newark, California—Highlights

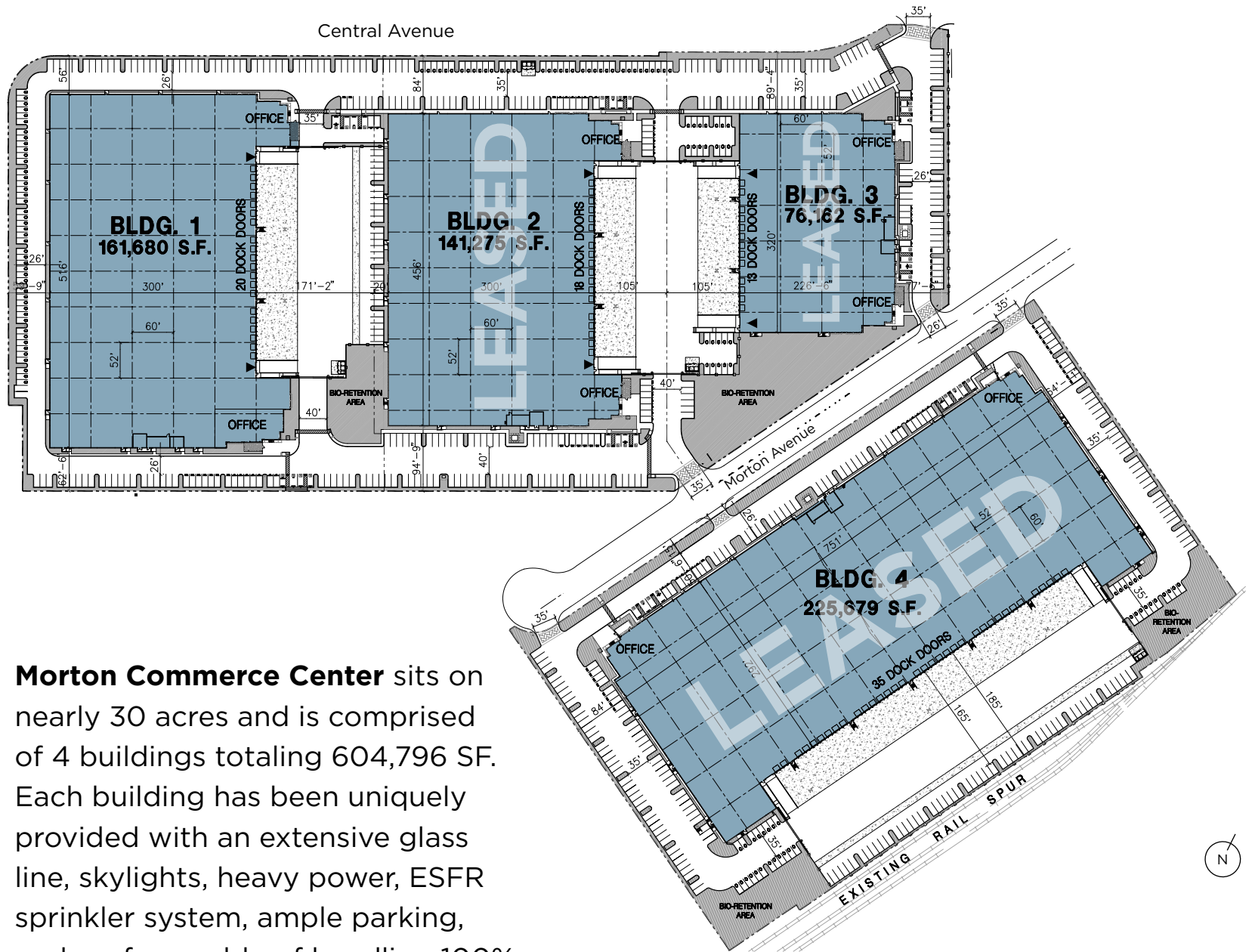
- Strategic Bay Area location, situated between Silicon Valley and Oakland
- 3.3 miles to Dumbarton Bridge (Hwy 84) providing convenient access to San Francisco Peninsula.
- State-of-the-Art buildings constructed for flexibility
- Exterior workspaces for employees to encourage collaboration and increase productivity
- Ability to “super park” the buildings for companies with high employee counts
- Heavy power to every building (see separate building plans for exact specifications)
- Extensive vision glass and skylights for natural lighting into the workspaces.
- 100% solar roof capability
- Gas lines fed to the buildings for heavy manufacturing uses
- Class “A” location and building infrastructure for companies performing advanced automation, contract mfg/assembly, 3D printing, food manufacturing/prep, life sciences r&d, biotechnology, automotive supply chain functions, aerospace, defense work, and autonomous driving.



PHOTOS

BUILDING 1



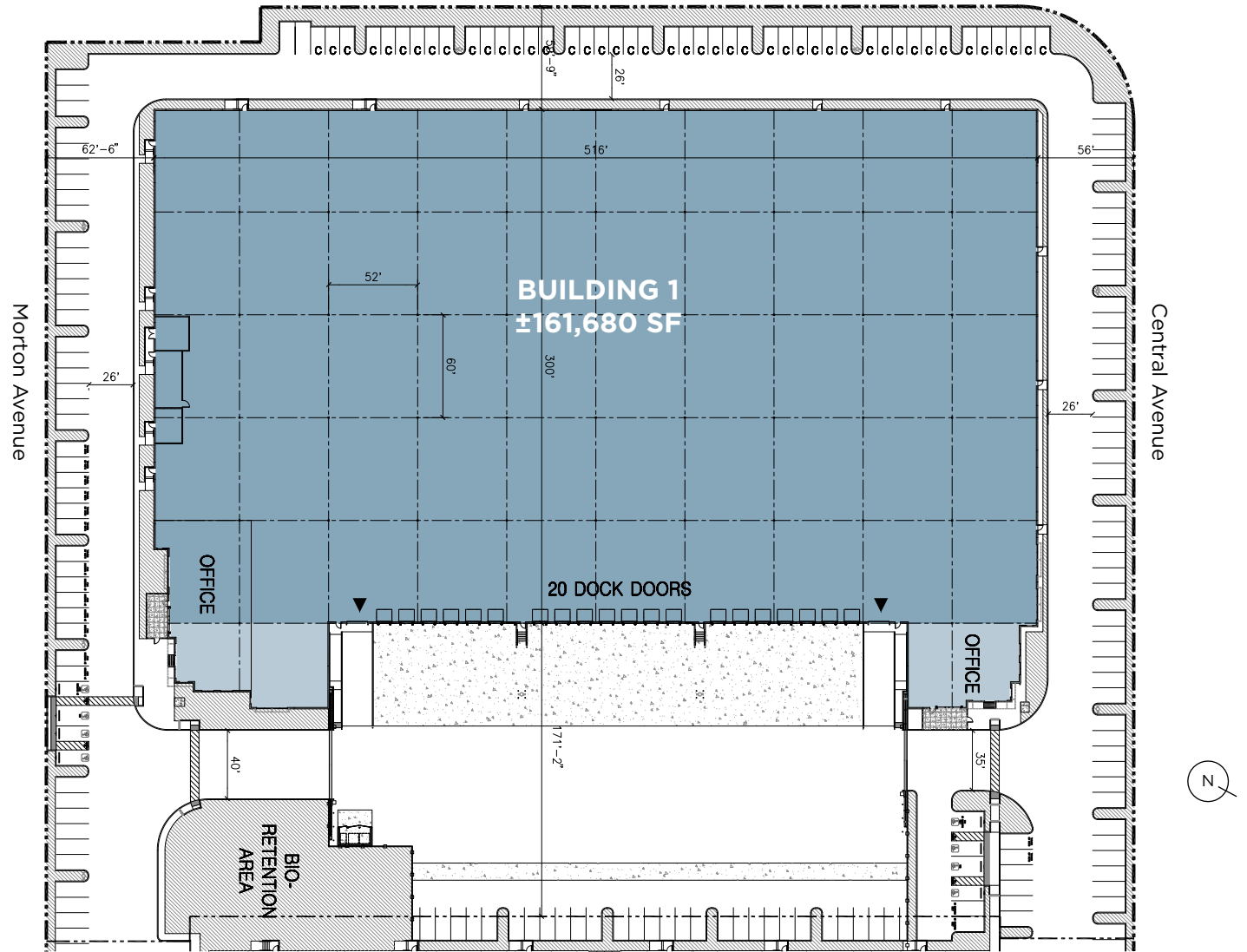


Morton Commerce Center sits on nearly 30 acres and is comprised of 4 buildings totaling 604,796 SF. Each building has been uniquely provided with an extensive glass line, skylights, heavy power, ESFR sprinkler system, ample parking, and roofs capable of handling 100% solar capacity.



BUILDING 1 – 7395 MORTON AVENUE

±161,680 SF



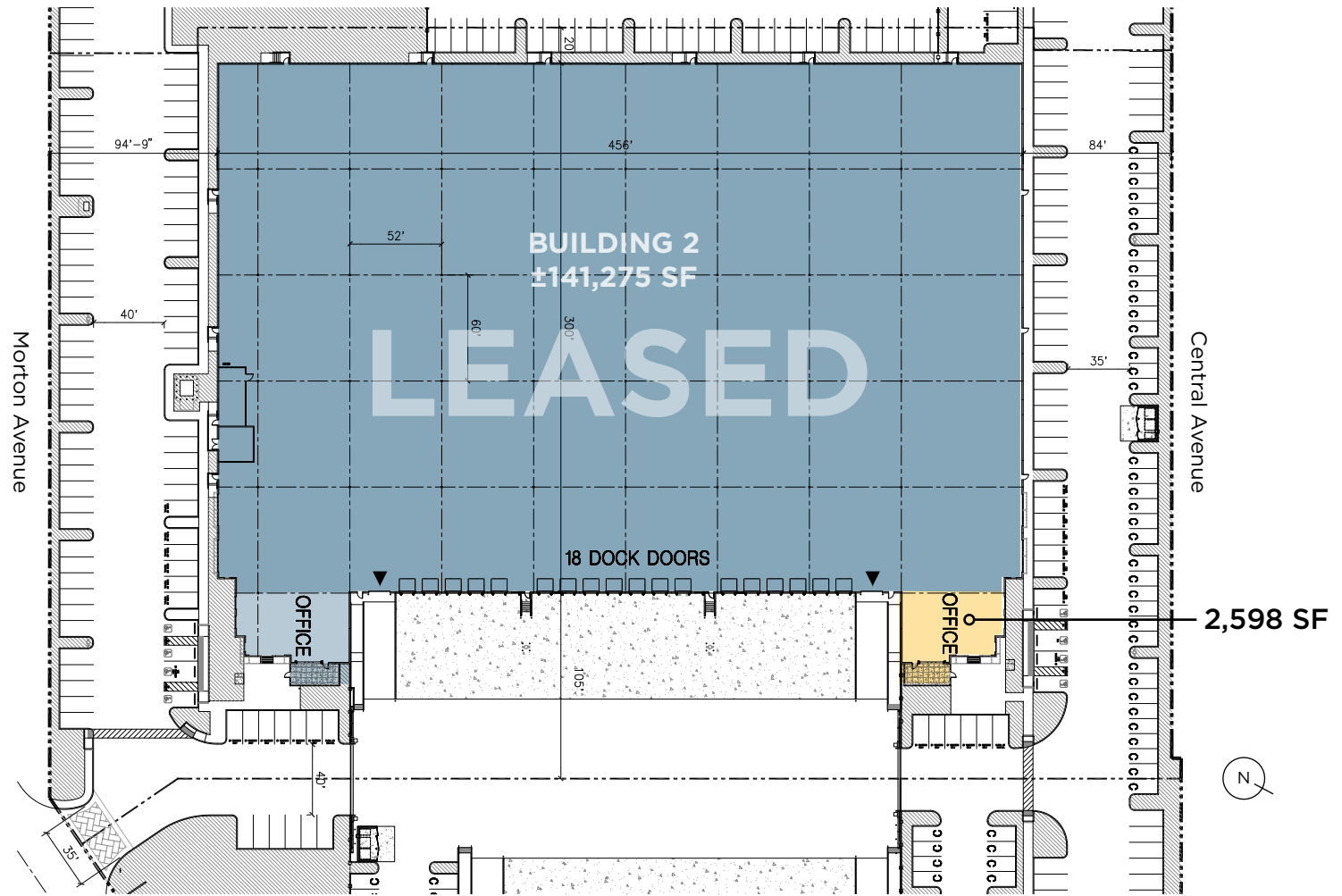
Building Features

- ±161,680 SF
- 20 dock doors / 2 grade level doors
- 181 parking spaces
- 32' clear
- ESFR sprinkler system
- 100% solar ready roof
- 4000 AMPS underground pull section
- Office to-suit
- 2.5% Skylight Ratio

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BUILDING 2 – 7375 MORTON AVENUE

±141,275 SF



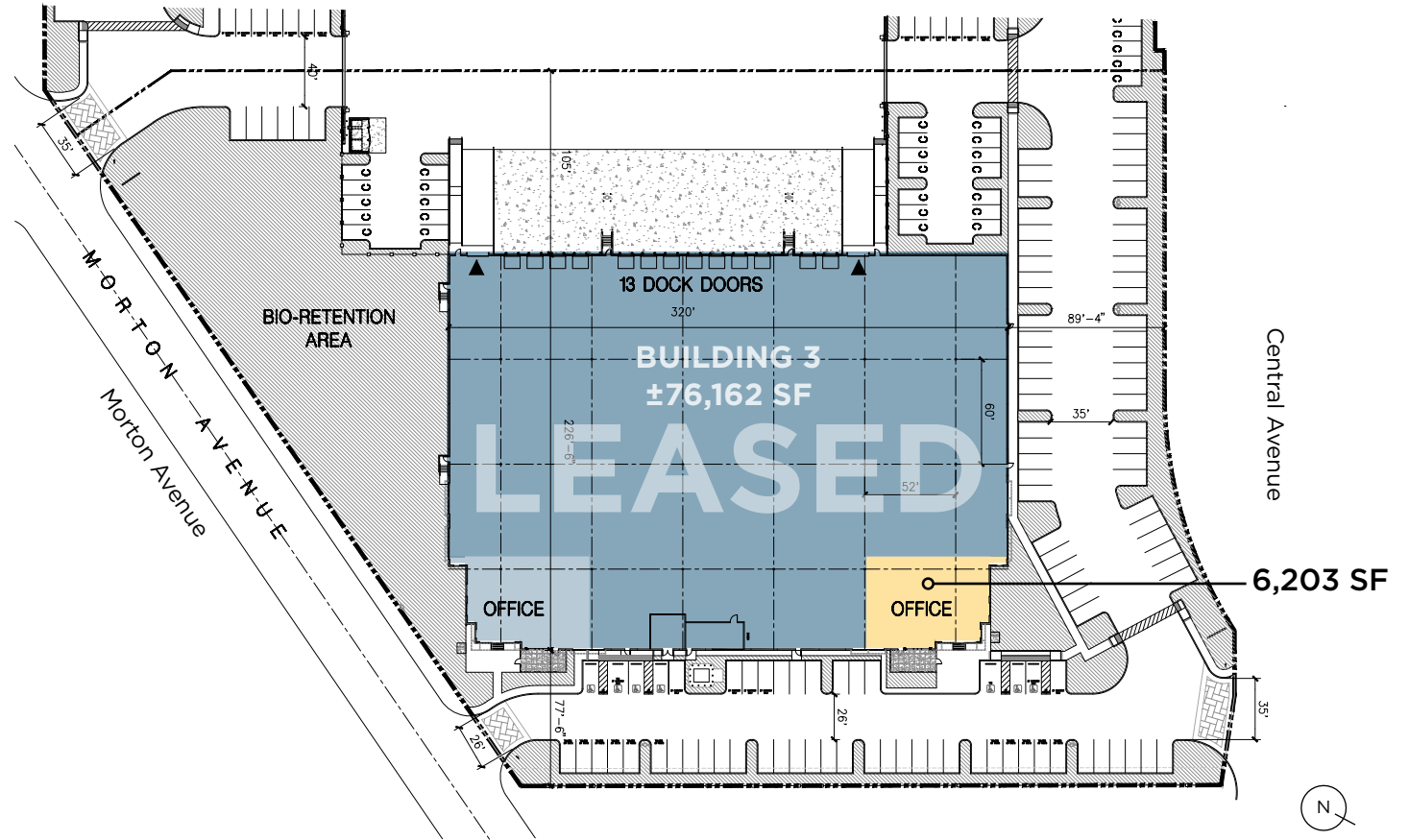
Building Features

- ±141,275 SF (Divisible)
- 18 dock doors / 2 grade level doors
- 159 parking spaces
- 32' clear
- ESFR sprinkler system
- 100% solar ready roof
- 4000 AMPS underground pull section
- 2,598 SF Office Space (see page 8 for Floor Plan)
- 2.5% Skylight Ratio

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BUILDING 3 — 7355 MORTON AVENUE

±76,162 SF



Building Features

- ±76,162 SF
- 13 dock doors / 2 grade level doors
- 136 parking spaces
- 30' clear
- ESFR Ready sprinkler system
- 100% solar ready roof
- 2500 AMPS underground pull section
- ±6,203 SF office space, 2 Stories (see pg. 10 for Floor Plan)
- 2.5% Skylight Ratio

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BUILDING 4 — 7380 MORTON AVENUE

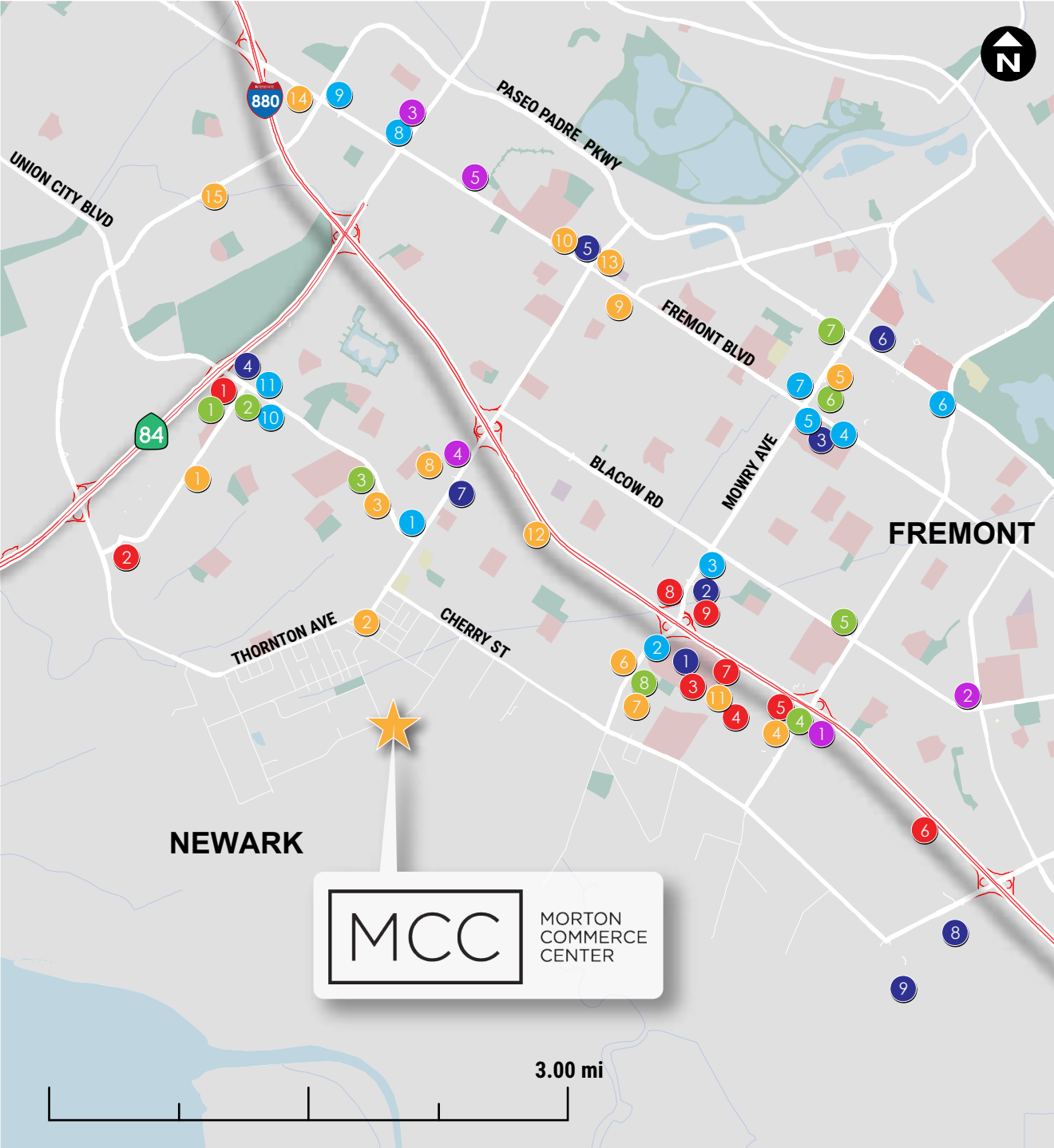
±225,679 SF



Building Features

- ±225,679 SF
- 35 dock doors / 2 grade level doors
- 254 parking spaces
- 32' clear
- ESFR sprinkler system
- 100% solar ready roof
- 4000 AMPS underground pull section
- Office to-suit
- 2.5% Skylight Ratio

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NEARBY AMENITIES

SHOPPING CENTERS

- NEWPARK MALL**
MACY'S, JACK'S, 24 HOUR FITNESS, JOHN'S INCREDIBLE PIZZA, AMC 12, SEARS. CHASE SUITE HOTEL,
- MOWRY EAST**
BEST WESTERN PLUS, OLIVE GARDEN, CITY SPORTS, SAKOON, PLANET FITNESS
- FREMONT HUB**
CVS, DAISO, SAFEWAY, JACK'S, TRADER JOE'S, TARGET, PARTY CITY, CHILi'S. BED BATH & BEYOND, PETSMART, STAPLES, ROSS DRESS FOR LESS
- NEWARK MARKETPLACE**
NGUYEN VU, IHOP, MR. PICKLE'S, STARBUCKS, SAFEWAY, O' SUSHI, HARUMI, WELLS FARGO, DINO'S GRILL
- SUNSET VILLAGE**
SATOMI SUSHI, KYAIN KYAIN, GANGNAM TOFU HOUSE, PIZZA GUYS
- GATEWAY PLAZA**
RALEY'S, FRODO JOE'S, 24 HOUR FITNESS, DOSA HUT, PHILZ, GO CHAATZZ, MIKI BISTRO, PET FOOD EXPRESS, INCHIN'S, EDEN SILK ROAD, U.S. BANK, PANERA BREAD, POKI RUN, WALGREENS, 1ST UNITED CREDIT UNION, STRIZZIS
- NEWARK SQUARE**
MAIWAND VILLAGE, O'SULLIVAN'S, ARTEAGA'S FOOD CENTER, ROUND TABLE
- PACIFIC COMMONS**
LOWE'S, TJ MAXX, JOANN FABRICS, KOHL'S, MARKET BROILER, DISH N DASH, OLD NAVY, SEPHORA, DSW, NORDSTROM RACK, CITIBANK, CLAIM JUMPER, GEN BBQ, TOTAL WINE & MORE, COSTCO, BUFFALO WILD WINGS, THE HABIT, MAS FUEGO, TARGET, ULTA, DICK'S, PANERA BREAD, RUBIOS, WINGSTOP
- AUTO MALL**
Cadillac, Audi, Toyota, Chevrolet, Honda, Hyundai, Nissan, Porsche, BMW, Mercedes-Benz, Acura, Lexus, Subaru,

BANKS

- | | |
|---------------------|---------------------|
| 1. BANK OF AMERICA | 6. SPROUTS |
| 2. CITIBANK | 7. WHOLE FOODS |
| 3. BANK OF THE WEST | 8. LION FOOD CENTER |
| WELLS FARGO | |
| 4. CALIFORNIA BANK | |
| 5. FREMONT BANK | |
| 6. BANK OF THE WEST | |
| 7. CHASE BANK | |
| 8. FREMONT BANK | |
| 9. EAST WEST BANK | |
| 10. EAST WEST BANK | |
| 11. CITIBANK | |

RESTAURANTS

- RICE AND SPOON
- LA CABANA
- JADE PALACE
- NIJO CASTLE
- MIGA KOREAN
- BOMBAY GARDEN
- ENGLAND ROSE
- PAPAYA THAI
- SEOUL TOFU
- SIA FUSION
- BIRYANI POT
- URBAN SPICE
- EL PATIO
- DINO'S
- CAL EATS
- DESI KITCHEN
- A SACK OF POTATOES
- FIRE POINT BBQ
- GOLDEN INDIA

HOTELS

- RESIDENCE INN
- COURTYARD BY MARRIOTT
- ALOFT
- HOMWOOD SUITES
- TOWNEPLACE SUITES
- DOUBLETREE
- HOLIDAY INN EXPRESS
- STAYBRIDGE SUITES
- EXTENDED STAY
- RESIDENCE INN
- BEST WESTERN PLUS

GROCERY STORES

- SPROUTS
- 99 RANCH MARKET
- GROCERY OUTLET
- FOODMAXX
- GROCERY OUTLET

MAJOR RETAIL

- WALMART
- WALGREENS
- WALGREENS
- THE HOME DEPOT
- CVS



PROXIMITY

FREEWAY

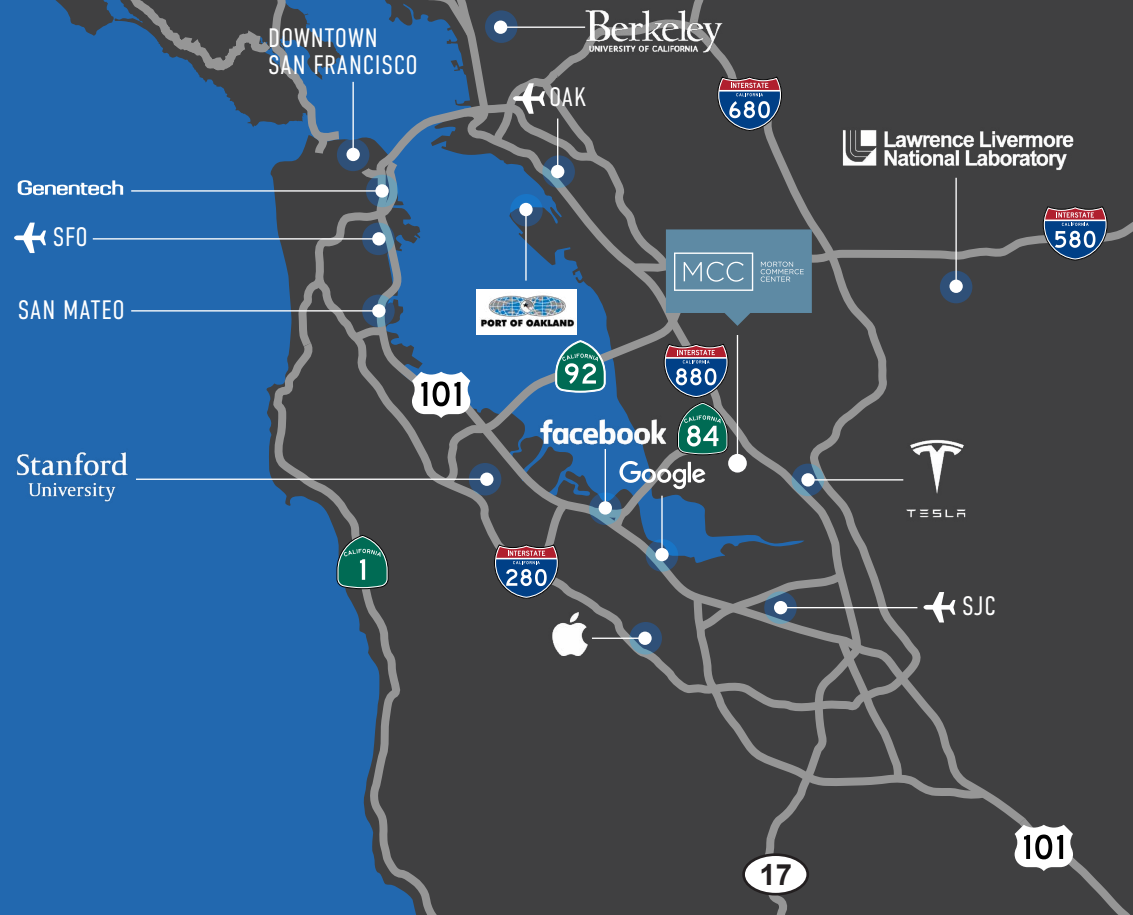


NEIGHBORING

COMPANIES



MCC

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Downtown San Francisco	36.0 miles
Livermore National Labs	27.0 miles
University of California - Berkeley	30.8 miles
San Mateo	21.0 miles
Apple HQ - Cupertino	24.5 miles
Google HQ - Mountain View	16.4 miles
Facebook	9.5 miles
Stanford University	13.0 miles
✈ SJC	18.9 miles
✈ SFO	26.6 miles
✈ OAK	19.8 miles
Port of Oakland	25.7 miles
Tesla	7.2 miles
Genentech	30.7 miles

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