

37625
SYCAMORE
STREET
NEWARK, CA



AVAILABLE FOR LEASE
±41,000 SF INDUSTRIAL BUILDING ON ±1.7 ACRES

NEWMARK

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PROJECT HIGHLIGHTS



±41,000 SF on ±1.7 Acres



±4,500 SF of Office



±6,210 SF of Second Floor Office and Production



Approximately ±.87 Acres of Fenced Yard



2,000 Amps at 480 Volts (please verify)



±18-20' Clear Height



3 Dock Doors



2 Extra-Large Grade-Level Doors



Extra-Density Sprinklers



Solar Panel Service with PG&E Credits



Water and Air Lines Throughout Warehouse



Newly Replaced Roof

Pricing Guidance

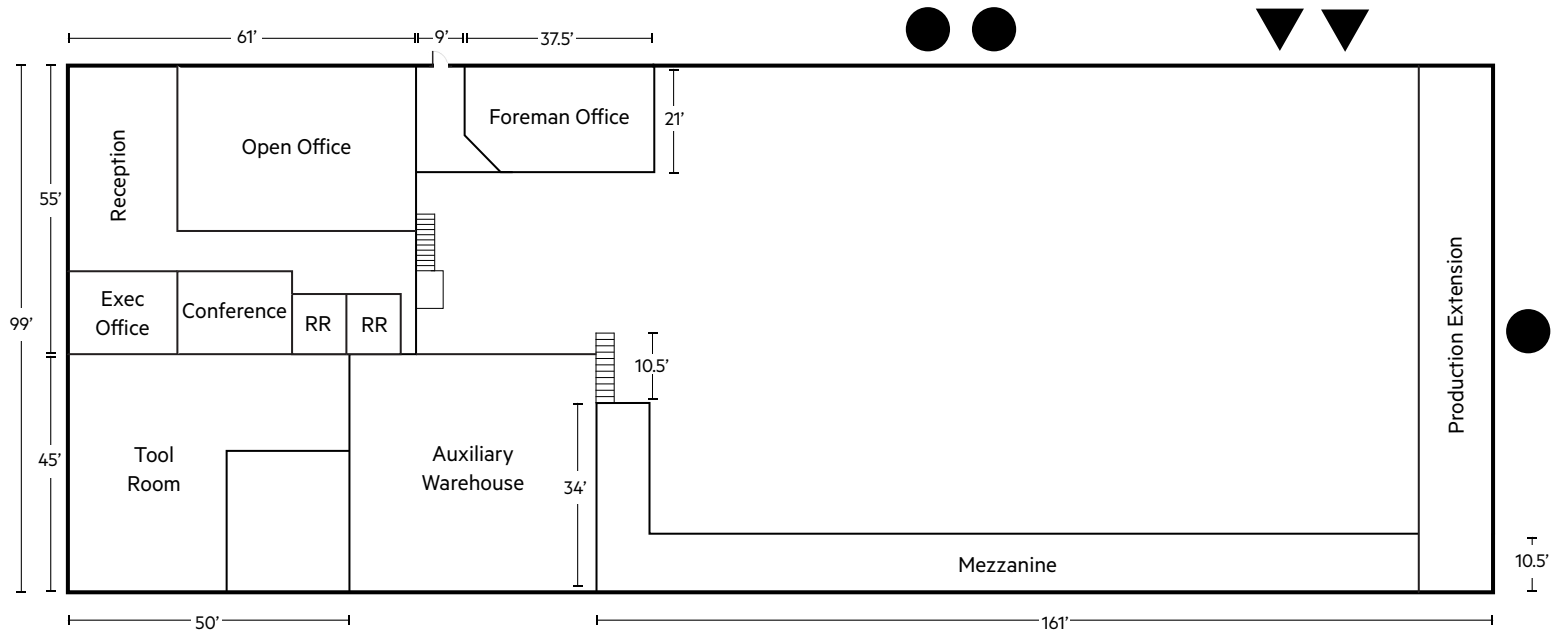
- **\$1.65/SF NNN (\$0.25/SF opex)**
- **Available November 2025**



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FLOORPLAN

37625 SYCAMORE STREET // NEWARK, CA



AERIAL MAP



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 Three Sixty
Storage Center

 Mission
Linen Supply

 ahein

 MATHESON
The Gas Professionals

 JAVELIN
A Three Way

 RKLogistics
LOGISTICS FOR INNOVATION

 HERCULES

 WOW Parts

AERIAL MAP



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±1.3 MILES
<7 MIN DRIVE
TO HWY 880



AMENITIES MAP

RESTAURANTS




- | | | | |
|--|--|--|---|
| 1. Sala Thai 2 | 11. BI's Restaurant
Ray's Crab Shack
Swiss Park
Bombay Garden | 20. Elite Restaurant
Bob Sang
Sushi Tango
Teo Chow Noodle Shack
Qochon | 29. Break Your Fast
Wingstop
New Sakura Buffet |
| 2. Spin A Yarn | 12. Vung Tau Restaurant
Ninji Hot Pot
Happy Kitchen
Papaya Thai Restaurant
Beque Koren Grill
My Tho Restaurant
Jay Bharat Restaurant
King of Dumplings
Sia Fusion Eatery
Biryani Pot
Sushi Yoshi | 21. Ajisen Ramen
Arka Indian Restaurant | 26. Little Shen Yang
Pho Tuong Lai
Mayflower
Little Sheep |
| 3. Green Champa | 13. La Cabana
All Star Hamburgers
New Ocean Chinese Restaurant
La Pinata
New King Eggroll
Chef Wu Restaurant | 22. Mioki Sushi
Mr. Taco | 27. Rose Garden
Mr. Pickle's
Mexico Lindo |
| 4. La Casita Restaurant
Pakwan Restaurant
Biryani Bowl | 14. Dino's Family Restaurant
Satomi Sushi | 23. Tea Six
Pho 99 | 28. Chowking
Popeyes
New Luk Yuen
Pho Pasteur
Thai Kitchen |
| 5. Mirchi Cafe
New Yong Kang
Tandoori & Curry | | 24. Peacock | 29. Lenchon Manila
SK Donut Shop
New York Pasta & Pizza
Yokohama Ikeji Ramen |
| 6. Yuki | | | |
| 7. Chaat Bhavan
Country Way | | | |
| 8. Salang Pass Restaurant | | | |
| 9. Peach Garden
Chandni Restaurant
Isla Restaurant
Com Tam Thanh
Nijo Castle | | | |
| 10. Fu Lam Moon
World Gourmet
PhoAppetit | | | |

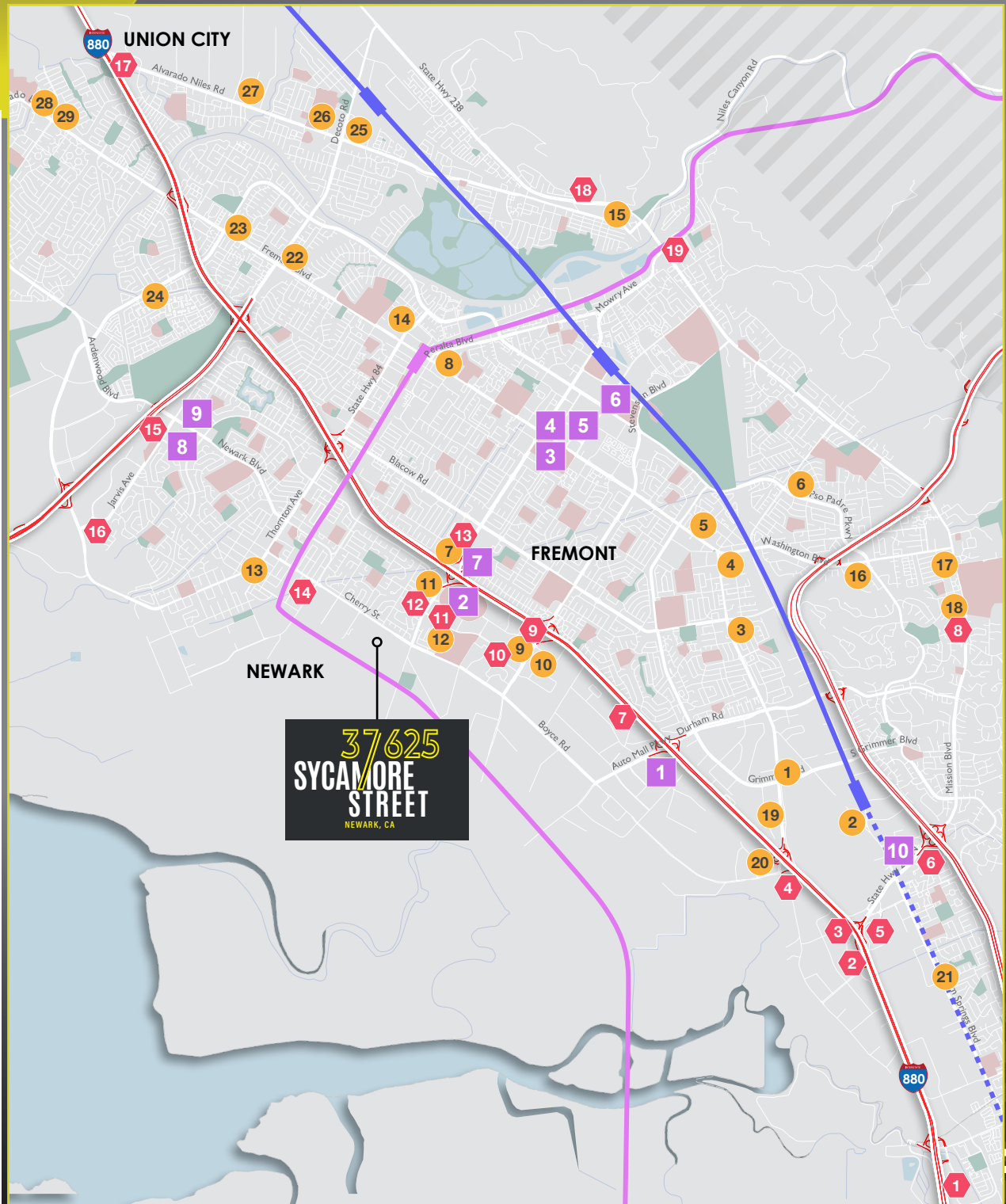
SHOPPING CENTERS

- PACIFIC COMMONS**
Market Broiler, Five Guys, PF Chang's, Panera Bread, Claim Jumper, In-N-Out Burger, Firehouse Subs, Applebee's, Dicky's, Fremont Asian Pearl, Shao Mountain, Krispy Kreme, Buffalo Wild Wings, Sno-Crave Tea House, The Habit Burger Grill, Bennigan's, Bowl of Heaven, Blaze Pizza, Ono Hawaiian BBQ, TKS, Pancheros, Spicy Town, The Little Hot Pot, Kaenyama, Wingstop, Dog Haus, Chipotle, Sunfish Poke Bar, Rubio's, Little Madfish
- NEWPARK MALL**
Andersen Bakery, Hibachi-San, Charley's Philly Steaks, Tasty Chinese, Phanthal Kitchen, Hi Seoul
- FREMONT HUB**
Chili's Grill & Bar, Elephant Bar, Posh Bagel, Amia Bakery, MOD Pizza, Jack's, King Noodle, Popeyes
- FREMONT PLAZA**
Anik's Sushi, Noah's Bagel, Boston Market, Jamba Juice, Benh Thai, Miga Kitchen, Gaters, The Original Pancake House, Cherry Garden, Falafel, etc., Munchner Haus
- WALNUT PLAZA**
Din Ding Dumpling House, Los Cabos, Ristorante Il Porcino, Basil Leaf, Indian Chatkhara, Shalimar, Cracker Barrel Deli
- GATEWAY PLAZA**
Panera Bread, Strizzi's, Peet's Coffee, La Pinata, Just Falafel, Chinese Cuisine, Go Chaatzz, Dosa Hut, Frodo Joe's Petit Cafe
- MOWRY EAST**
Olive Garden, Sakoon, Applebee's, Massimo's, Denny's, Lloyd's Donuts, Sri Ananda Bhavan, Papa Murphy's, Coco Chicken, Semo Sushi
- LIDO FAIRE**
Zensen Sushi Express, Little Sichuan, Popeyes, Papa Lin, 85C Bakery Cafe, Newark Buffet, Kioku Sushi, Pho Saigon, booniepepper Islander Grill, Cocurry Thai Cuisine, Vitality Bowls
- ROSEMONT SQUARE**
Harumi Sushi, Good Neighbour, Mumbai Chowk, Taqueria Los Gallos
- WARM SPRINGS PLAZA**
Hong Kong Chef, Fusion House, Three Guys Pies, Sogo Bakery, Mango Garden, Chaat House, zpizza, Little Dipper, Una Mas, Seoul 2go, Donut House, Denny's

HOTELS

- Residence Inn
- Courtyard
- Hyatt Place
Hampton Inn
- Fremont Marriott
La Quinta Inn & Suites
Good Nite Inn
- Comfort Inn
- Extended Stay America
- Holiday Inn Express
- Mission Peak Lodge
- DoubleTree
- TownePlace Suites
- Homewood Suites
Chase Suite Hotel
- Comfort Inn & Suites
- Residence Inn
Extended Stay America
- Best Western Plus
- Courtyard
Residence Inn
- Alott
- Crowne Plaza
- Belvoir Springs
- Fremont Frontier Motel

-  BART Stations
-  BART Proposed Line
-  ACE Stations



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