

FOR SALE | TWO-TENANT BUILDING

Leased Investment / Owner-user Opportunity

6540 Central Avenue | Newark, CA



Contact Brokers

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The Offering

Property Specifications

Price: \$8,500,000

Colliers, as exclusive advisor, is pleased to offer the opportunity to acquire 6520–6540 Central Avenue (the “Property”), a two-tenant, ±21,148-square-foot industrial building in Newark, California. The offering provides investors and small business owners with the rare opportunity to acquire a flexible, high-end manufacturing building on a prominent corner in the heart of the Bay Area. The building features functional specifications for light manufacturing and assembly operations, including 18’ clear height, two (2) grade-level doors, and one (1) loading dock on a ±1.35-acre site.

The Property is leased to two tenants:
Silicon Valley Engineering and Iron Systems.

Located near the Dumbarton Bridge (Highway 84), the Property benefits from direct access to the Peninsula, Silicon Valley, and the greater Bay Area.



Zoning
ML



Construction
Concrete Tilt-Up



Loading
1 Loading Dock



Clear Height
±18’



Sprinklers
Yes

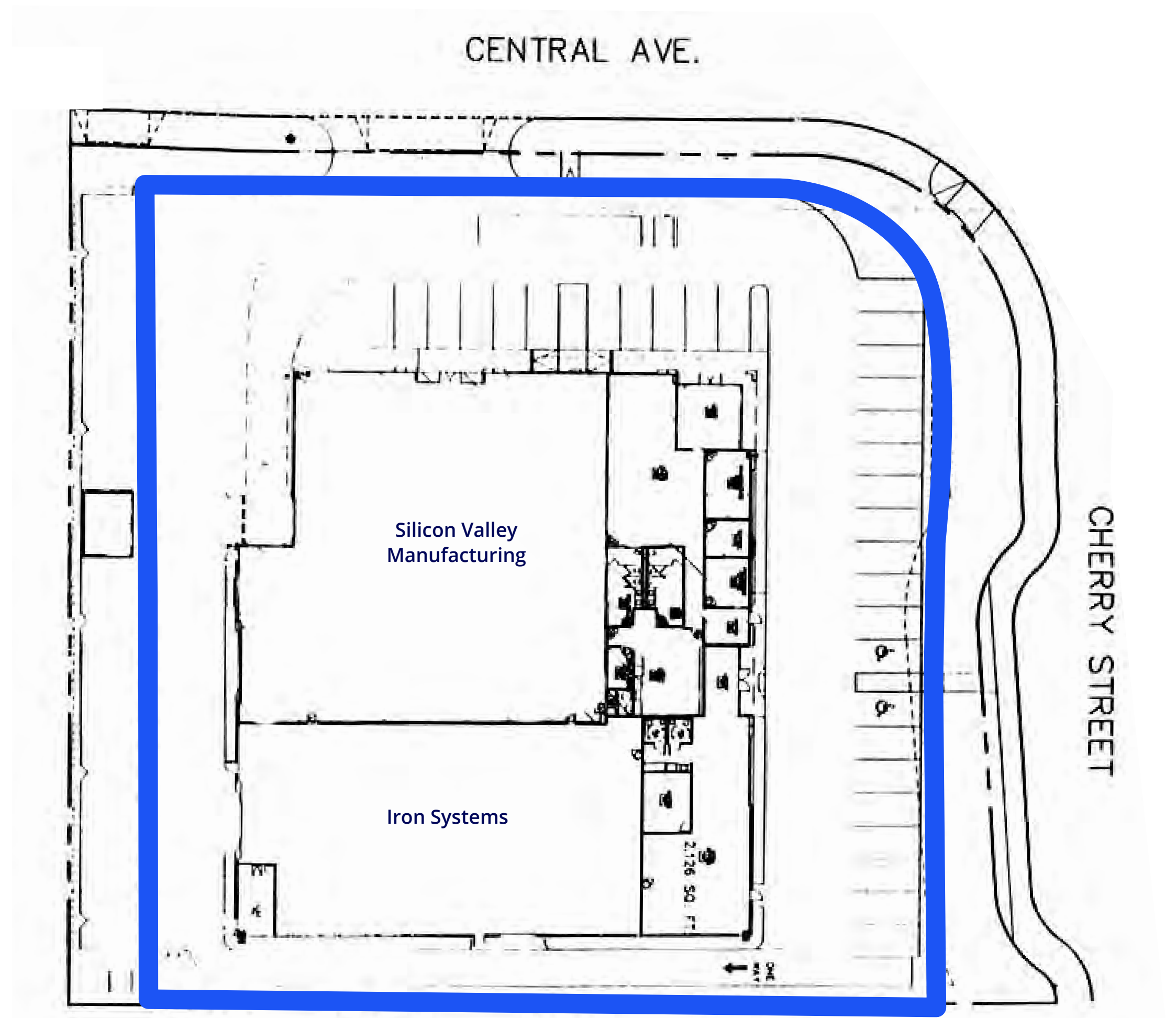


Power
Heavy Power



The Offering

Site Plan



Tenant Overview

Brand Profile



Silicon Valley Manufacturing began in 1997 in a modest 2,000-square-foot space with a clear vision. From day one, our ambitious investment in a coordinate-measuring machine (CMM), alongside our first CNC mills, established our core belief: quality matters. We didn't just want to make parts; we wanted to prove—with precision and data—that every part met the highest standards.

This commitment to excellence quickly earned us a reputation for reliability, allowing us to grow purely through word of mouth. Today, we continue to invest in cutting-edge technology, staying true to our founding belief: demonstrating to our customers that their parts are made to print is just as important as manufacturing them.



IRON Global, founded in 2002 and headquartered in Fremont, California, provides IT hardware, support, and professional services to both startups and leading enterprises. Known for scaling with clients' needs, the company has evolved from OEM manufacturing into a full-service provider offering end-to-end solutions, including supply chain management, global logistics, and customer support.

With strong engineering expertise, ISO-certified processes, and scalable manufacturing, IRON delivers complete platform solutions—from design and integration to deployment and ongoing support—helping clients focus on their core business.



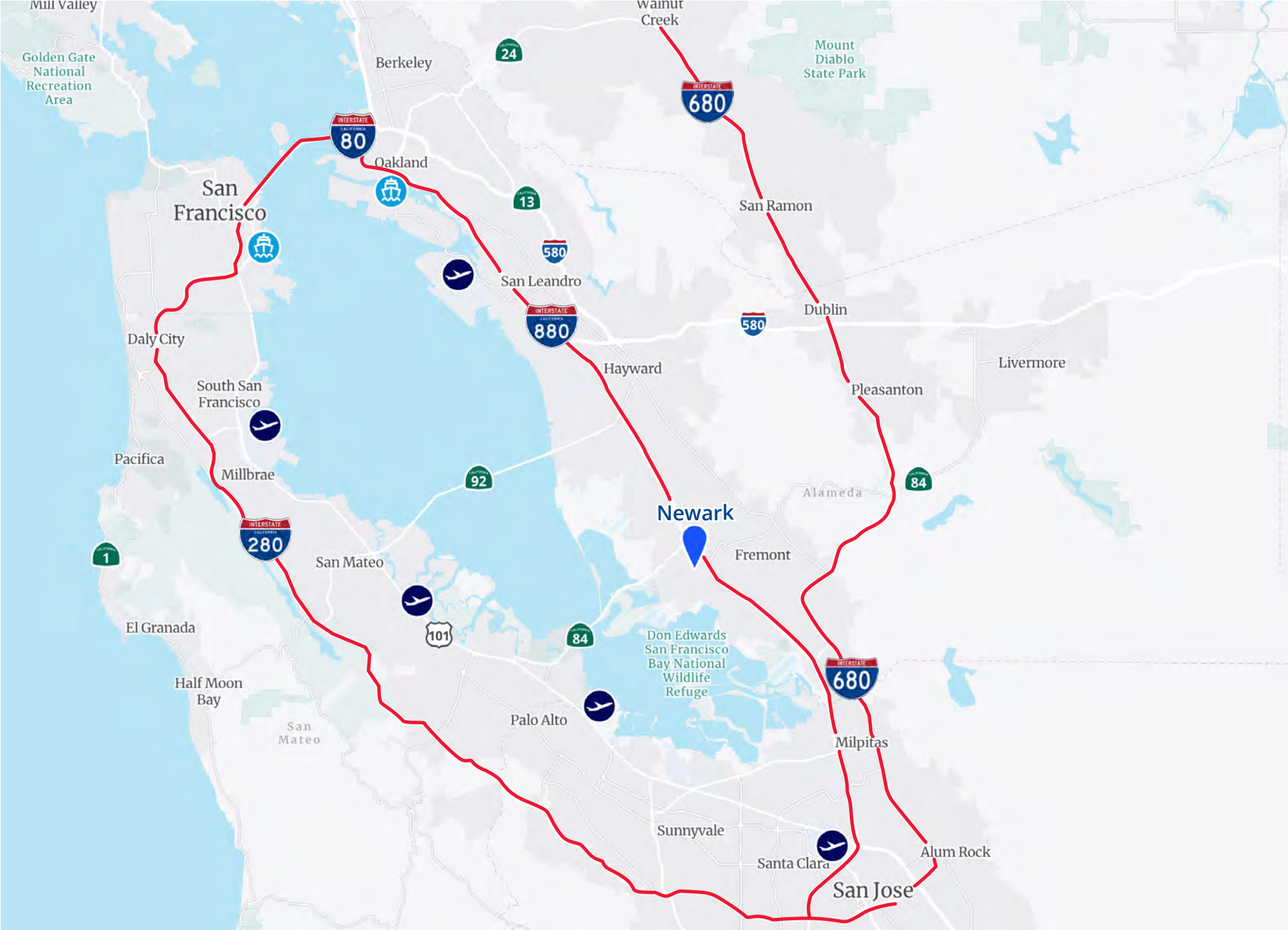
Location Overview

Newark, CA

Newark is located in southern Alameda County, positioned between Union City to the north and Fremont to the south along the eastern shoreline of the San Francisco Bay. Its central location provides convenient access to major transportation routes, including Interstate 880 and the Dumbarton Bridge, making it an ideal spot for commuters traveling to Silicon Valley, the Peninsula, and other Bay Area employment hubs.

The city offers a balanced mix of suburban residential neighborhoods, retail destinations such as NewPark Mall, and a growing presence of light industrial and business parks that contribute to its local economy. Newark’s proximity to major tech corridors has made it an increasingly practical choice for professionals working in nearby cities.

While Newark does not have its own BART station, residents benefit from easy access to nearby stations in Fremont and Union City, as well as AC Transit bus service that connects the community throughout the region. Overall, Newark provides a comfortable suburban environment with strong regional connectivity, making it an appealing option for both families and working professionals in the Bay Area.



Newark | California Rankings niche.com



#178 / 529

Best Suburbs to live
in California



#81 / 529

Best Suburbs for Young
Professionals in California



#354 / 529

Suburbs with the Best Public
Schools in California

Proximity



Airports

17 miles to SJC
20 miles to OAK
27 miles to SFO



Ports

25 miles to
Port of Oakland



Bart

5.4 miles to
Fremont Station

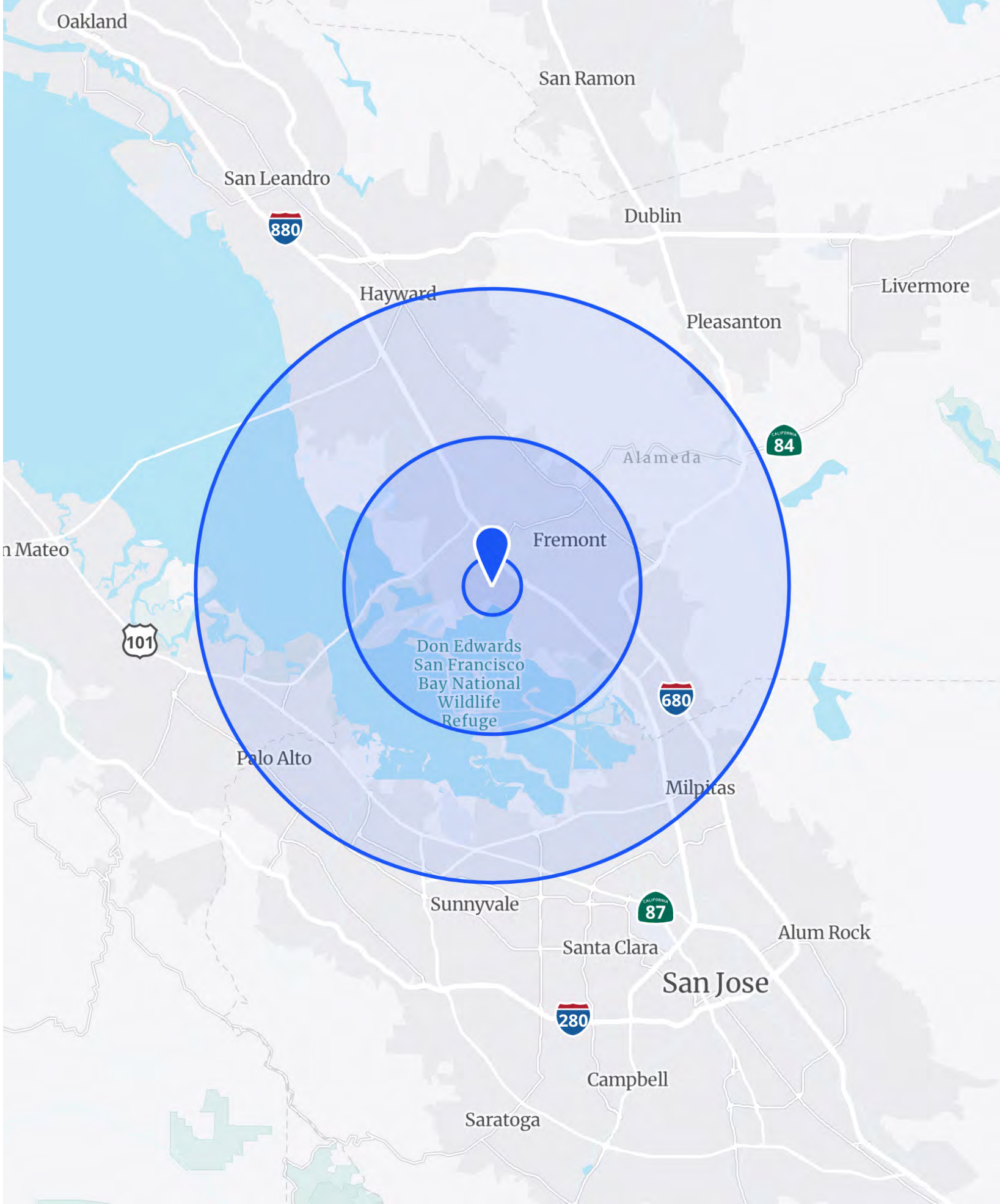


Downtowns

19 miles to Pleasanton
26 miles to Oakland
20 miles to San Jose

Area Demographics

	1 Mile	5 Miles	10 Miles
Population			
	18,865	288,419	807,327
Current Total Households			
	5,598	93,157	270,817
Median Household Income			
	\$151,160	\$168,210	\$165,620
Median Home Value			
	\$1,145,690	\$1,296,563	\$1,355,766
Median Age			
	37.4	38.9	38.0
Total Employees			
	6,544	106,729	422,256
Total Businesses			
	780	9,272	29,981
Total Businesses			
	780	9,272	29,981
Population by Race/Ethnicity			
White	18.67%	16.5%	20.5%
Black	3.19%	4.2%	5.1%
American Indian	1.58%	1.1%	1.1%
Asian	37.77%	51.6%	47.3%
Pacific Islander	1.52%	1.6%	1.3%
Other	24.34%	21.0%	14.9%
Two or More Races	12.92%	10.5%	10.9%
Hispanic Origin	38.73%	26.3%	26.2%
Population by Sex			
Males	51.1%	50.6%	51%
Females	48.9%	49.4%	49.0%





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