



7200 Gateway Blvd | Newark

Advanced Manufacturing Building | ±66,239 SF Available

Build the future



GATEWAY 84
SILICON VALLEY



Virtual Tour

Powerfully designed

Existing Improvements.

- Approximately 20,000 square feet of Class A office
- 100% HVAC and upgraded air handling system
- Electrical distribution throughout the Building: 480V, 240V and 208V
- Fire-rated walls throughout
- Fire control / Hazmat storage area: "structure within a structure" permitted to hold large amounts of batteries or hazardous materials
- Existing compressor, boiler, chiller, large air handler supporting the fire control area
- Full dock packages and automatic rollup doors

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 dimensions:
372' x 215'



Clear height:
28'



Drive-in doors:
2



Dock doors:
8



Parking:
98 car spaces



Bay sizes:
52' x 60' dock bays;
52' x 50' typical



Power:
2000A @ 277/480V



Fiber optics ready



LED lighting



Fire protection:
ESFR fire sprinkler system

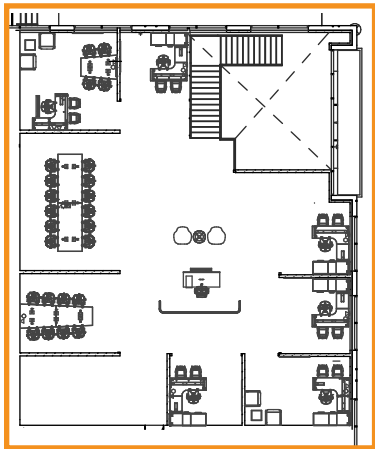


GATEWAY 84
SILICON VALLEY

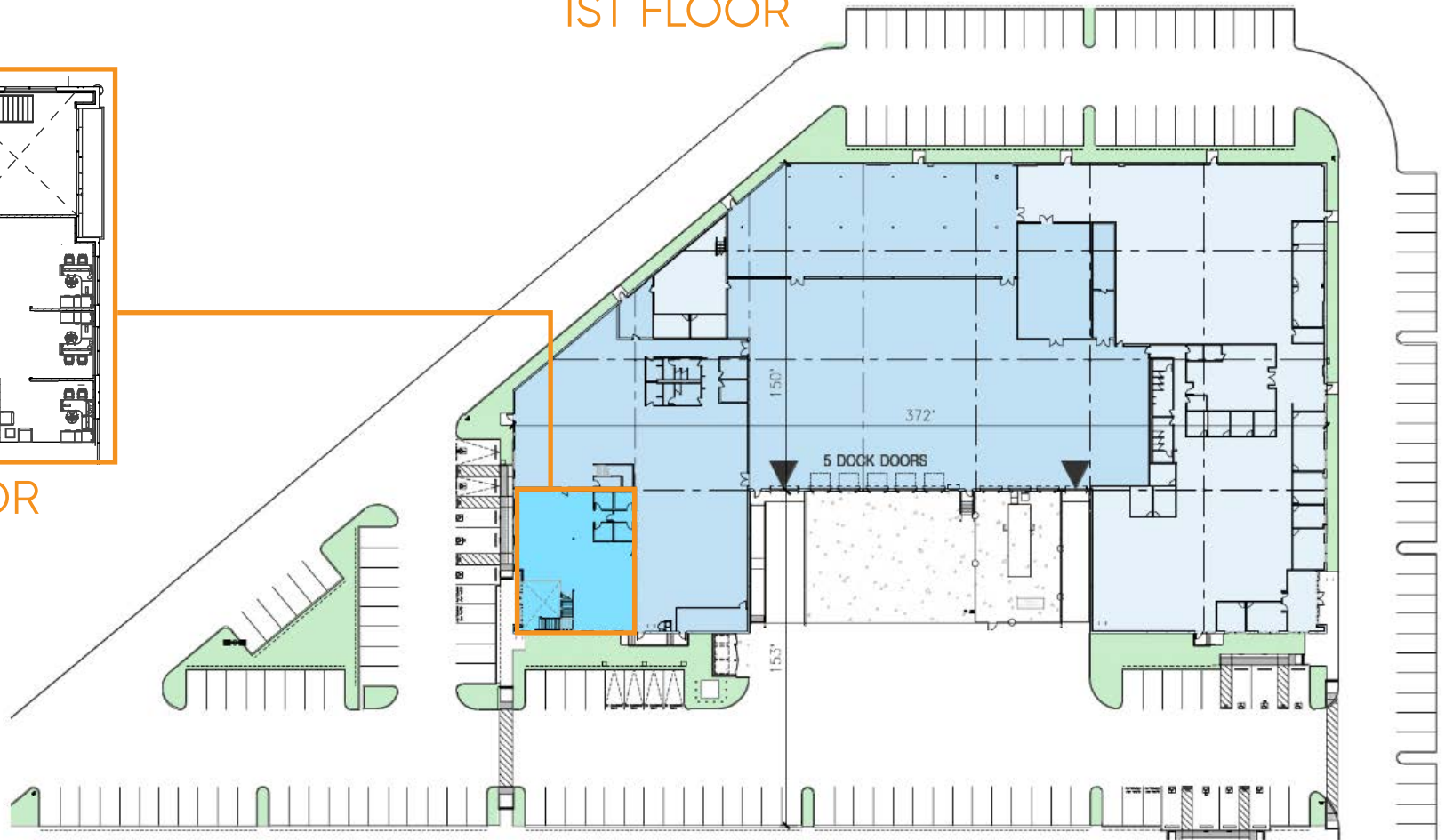
Building 3

 Virtual Tour

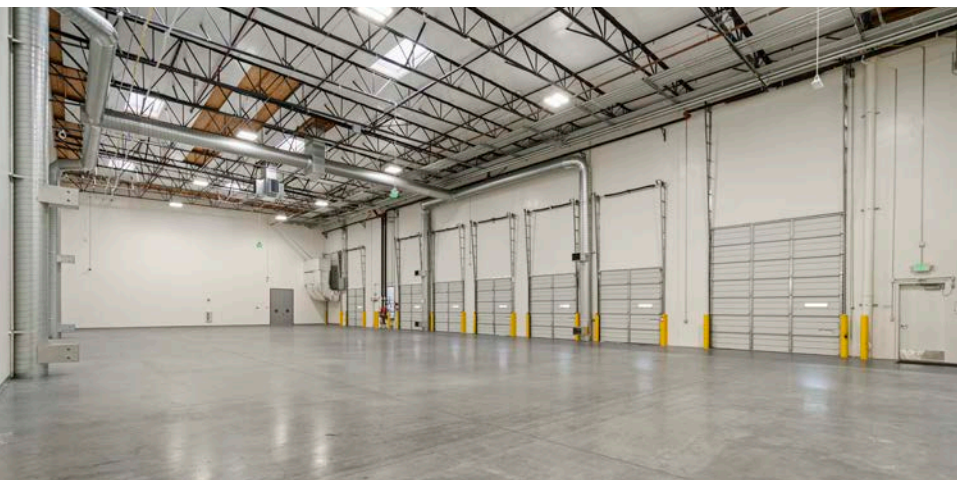
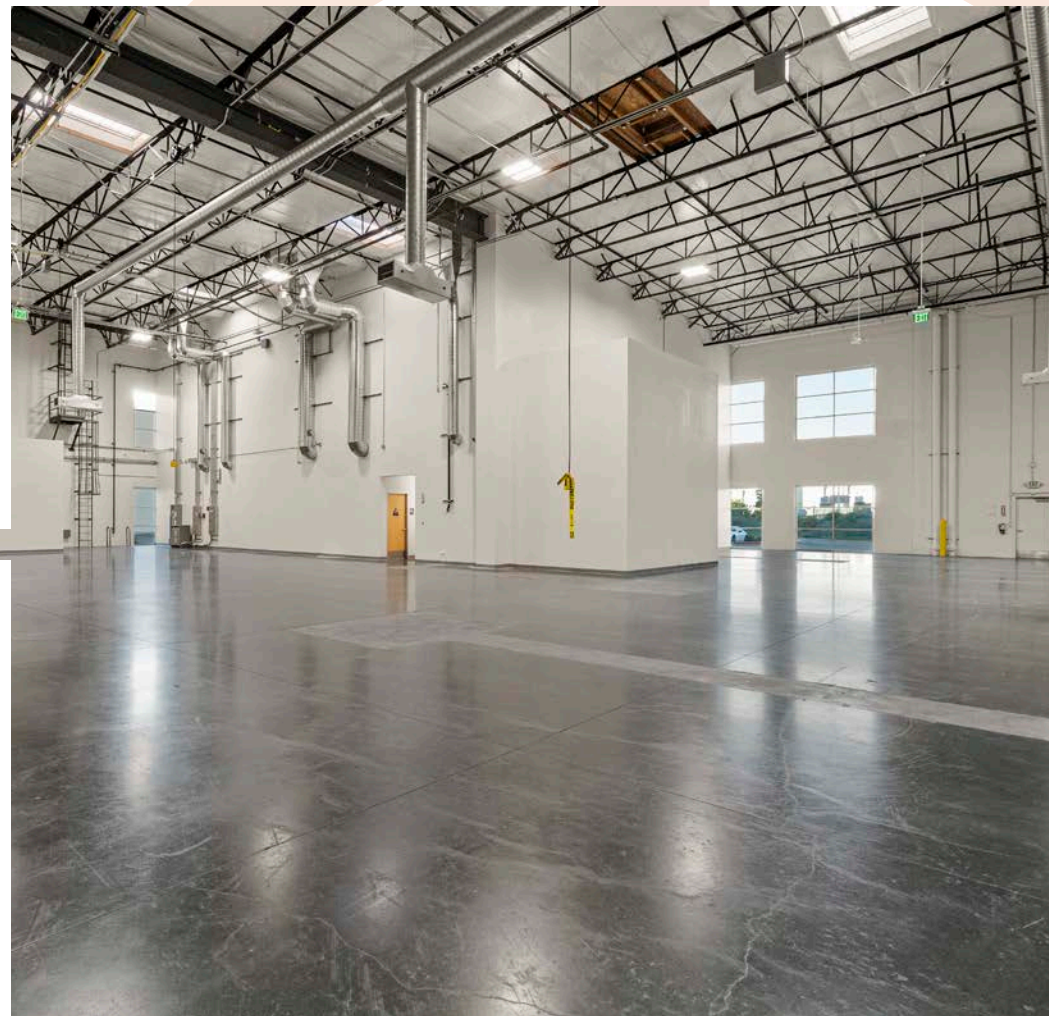
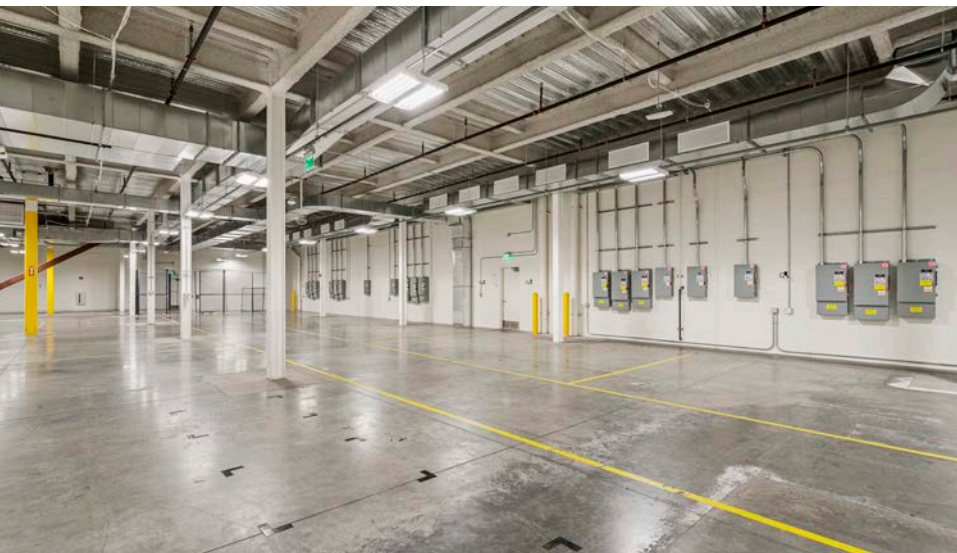
1ST FLOOR



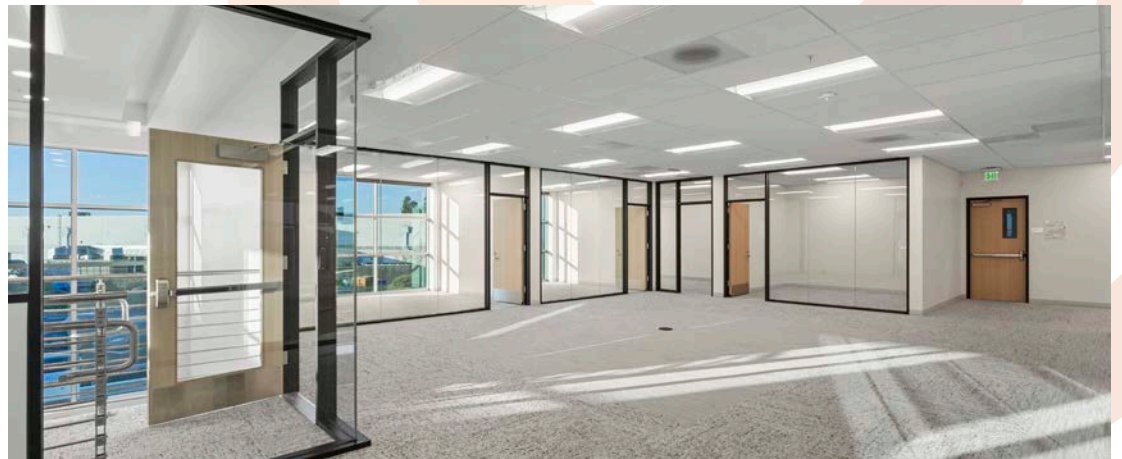
2ND FLOOR



Manufacturing/ lab area



Existing office



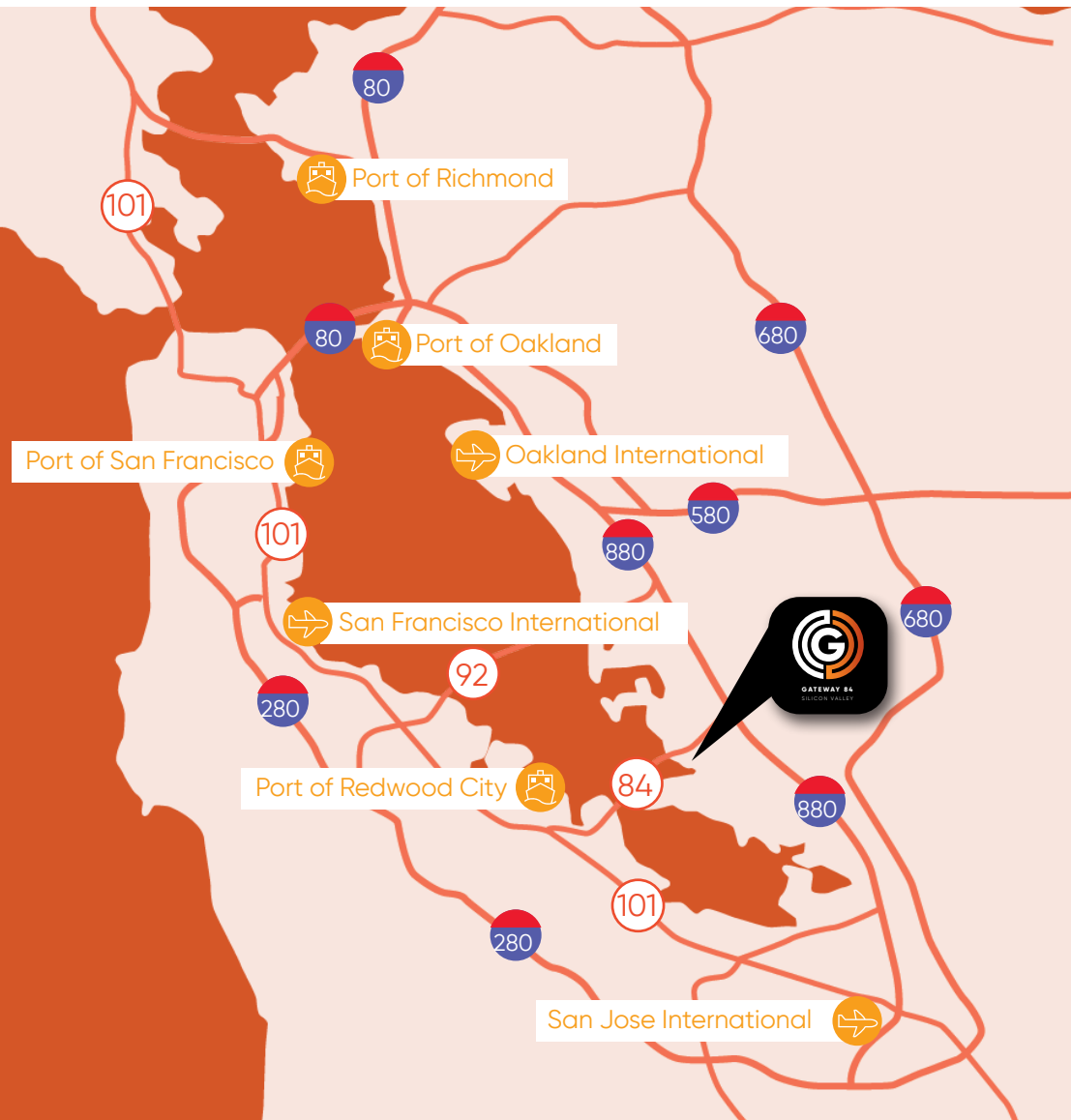
Your access to The Bay



| | | |
|-----------------------|----------|------------|
| 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

4,665,897

Total population



1,191,652

Millennial population



\$125,099

Average
disposable income



2,209,140

Employees



39%

College graduates



Employment

254,065

Manufacturing
employees



120,209

Transportation &
warehousing employees



237,831

Professional, scientific &
tech services employees



Neighborhood

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



Take a break

Nearby amenities provide convenience, enjoyment and comfort.



1

| | | |
|------------------------|-------------------|-----------------------------------|
| Anytime Fitness | Jiffy Lube | Simply Thai |
| Burger King | Pier 98 Sushi | Tasty Pot |
| Cham Sae Bistro | Pizza Hut | The UPS Store |
| Chase Bank | QiWei Kitchen | Tutti Frutti Frozen Yogurt |
| Chipotle Mexican Grill | Residence Inn | Venus Tam Cafe |
| Courtyard Marriott | Samraat Curry Hut | Campanella Modern Italian Cuisine |
| i-Tea Newark | Shell | |

2

| | | |
|---------------------------|---------------------|------------------|
| Asian Snack Box | Shop | Sizzle Spot |
| Baskin-Robbins | O'Sushi | Starbread Bakery |
| Delicious Donuts & Bagels | Panda Express | Starbucks |
| Dino's Grill | PostalAnnex | Supercuts |
| Fremont Bank | Ross Dress for Less | US Bank |
| IHOP | Royal Cleaners | Wells Fargo |
| Mr. Pickle's Sandwich | Safeway | |

3

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

4

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



7200 Gateway Blvd | Newark

Advanced Manufacturing Building | ±66,239 SF Available



GATEWAY 84
SILICON VALLEY

Greg Matter
650.480.2220
greg.matter@jll.com
Lic # 01380731

Jason Ovadia
510.285.5360
jason.ovadia@jll.com
Lic # 01742912

DAVID SESI
650.480.2136
david.sesi@jll.com
Lic # 01981744

DAVID ROSS
650.480.2197
dave.ross@jll.com
Lic # 02052598



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.