



# 39714 Eureka Drive

Newark, CA

## ±32,450 SF

In the center of talent and innovation

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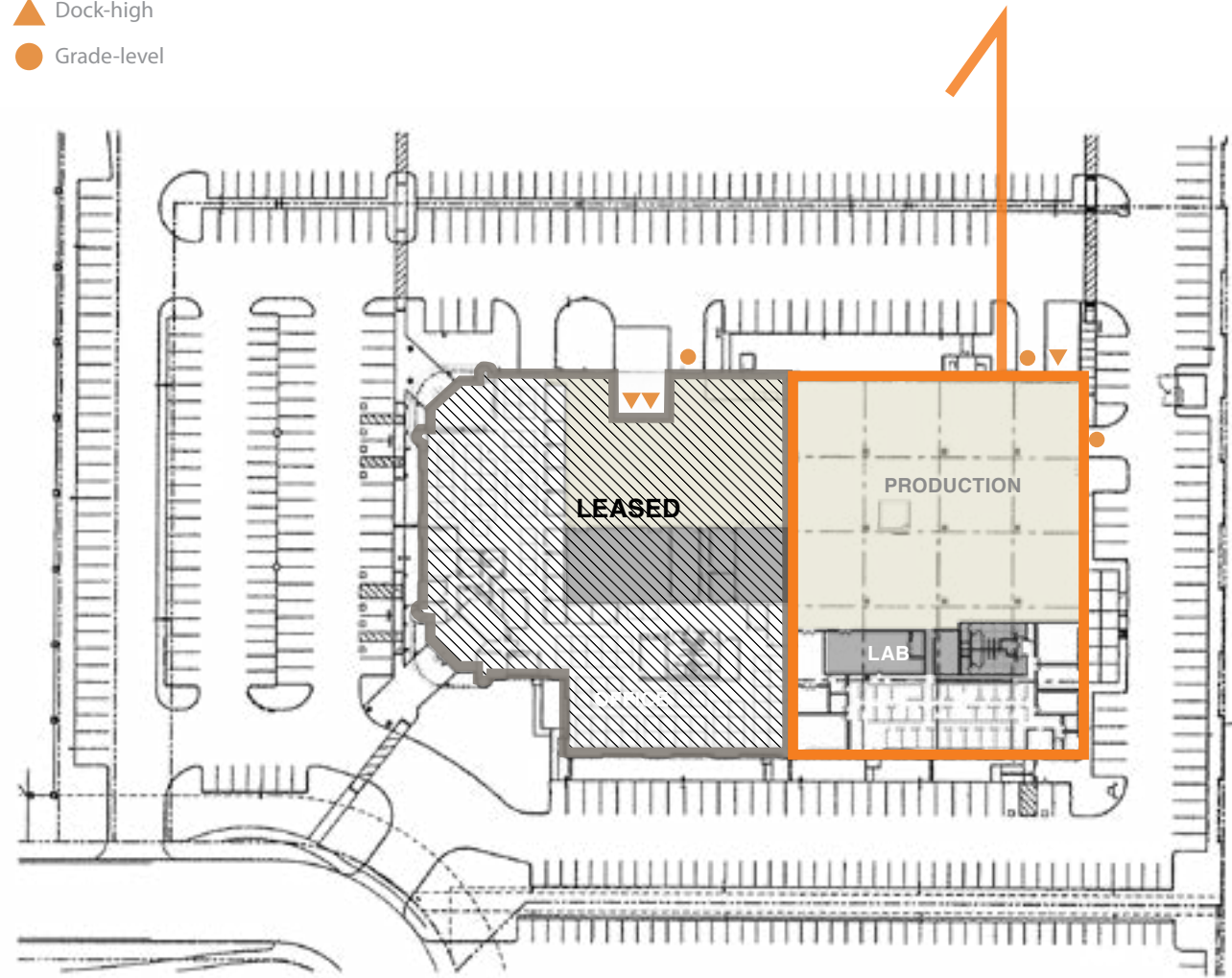


## 39714 Eureka

Available May 2027  
±32,450 SF

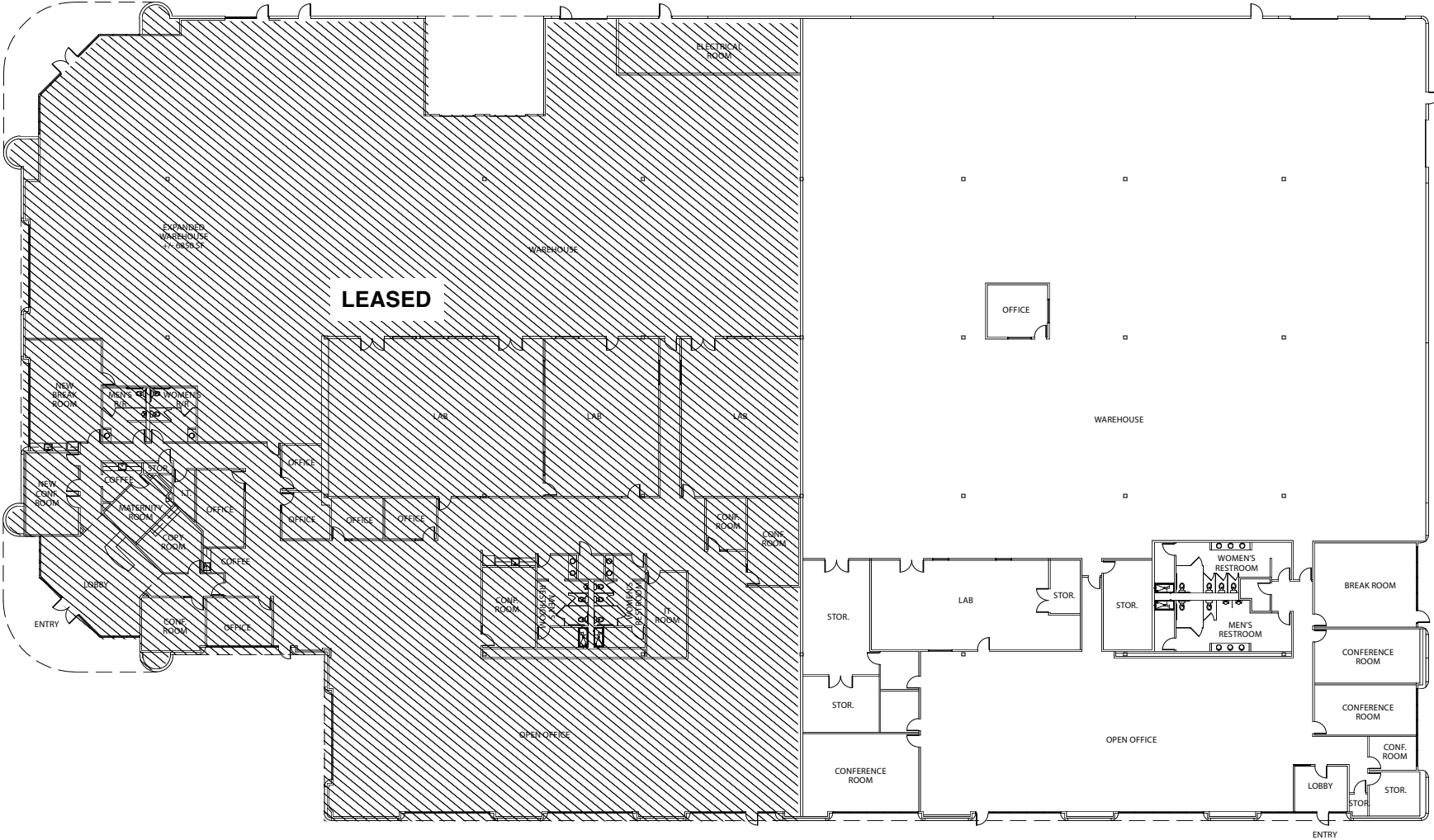
# Building information

- ▲ Dock-high
- Grade-level



- ±32,450 SF
- Suite 39714:  
1600 amps @ 277/480 volts  
(tenant to verify)
- Flex/manufacturing space with  
existing lab
- ±19' clear height
- 1 dock high doors
- 2 drive-in doors
- 4.32/1000 parking ratio
- MT-1 Phase II Zoning
- Flexible layout configuration
- **Ownership is open to lease terms  
of any length**

# Conceptual Floor Plan





**20 mi** Port of Redwood City  
**30 mi** Port of Oakland



**17 mi** San Jose International Airport  
**22 mi** Oakland International Airport  
**32 mi** SF International Airport



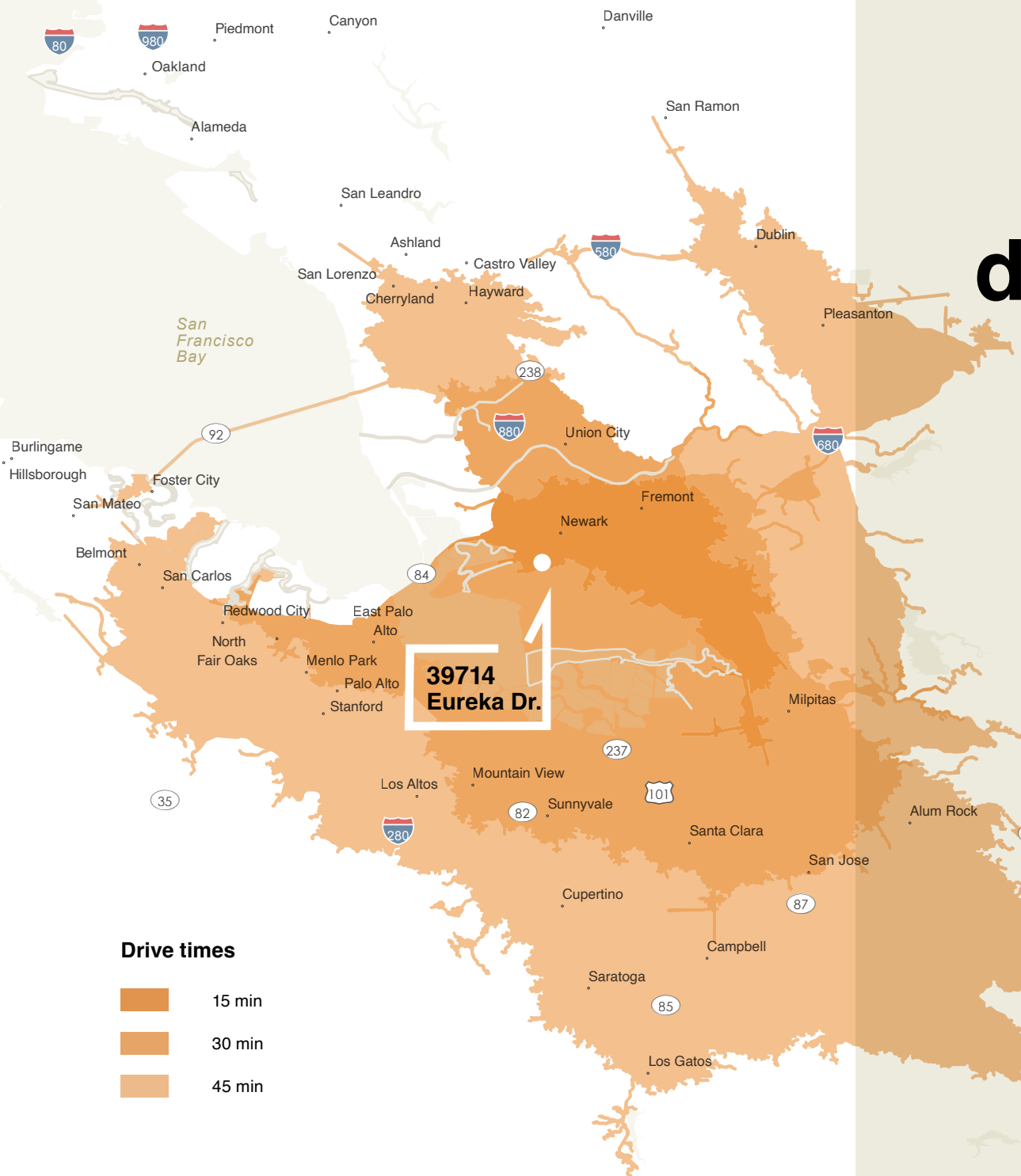
**18 mi** Stanford University  
**33 mi** University of California, Berkeley  
**92 mi** University of California, Davis



**16 mi** San Jose  
**19 mi** Palo Alto  
**28 mi** Oakland  
**40 mi** San Francisco



**Ideal location  
 for innovation...**



# Area demographics

Within a 45-minute drive



**3,844,781**  
Total population



**1,384,559**  
Total Households



**\$120,872**  
Median Household Income



**790,931**  
2020 Household Income:  
\$100,000 & greater



**954,655**  
Millennial Population  
(Born 1981 to 1998)



**839,779**  
Generation X Population  
(Born 1965 to 1980)



**108,946**  
People who work in  
manufacturing



**69,900**  
People who work in  
warehouse/distribution



**269,160**  
People who work in tech



**33,958**  
People who work in  
life sciences

Data contained here in was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and claims no responsibility for errors and/or omissions. Performance and/or pricing data is provided as example only.



39714  
Eureka Dr.

Addition Road

Eureka Drive

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