



CHERRY POINT

FOR LEASE

155,776 SF **Advanced Manufacturing**
Opportunity with up to 8,000 Amps of Power



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Jones Lang LaSalle Brokerage, Inc. License #01856260

Hines |  JLL

Unparalleled location and new infrastructure

Cherry Point is an advanced manufacturing redevelopment in Newark, CA, engineered for the future of technology. Built to power the next generation of robotics, AI, and high-tech manufacturing, this facility delivers 36-foot clear heights and robust 3,200-amp electrical service with ability to expand to up to 8,000 amps – the infrastructure powering innovators to scale.

With direct access to I-880 and positioned in the heart of the Bay Area's innovation corridor, Cherry Point provides the power density, spatial flexibility, and connectivity that define tomorrow's industry leaders. This is where high performance meets high power, and where the future of advanced manufacturing takes shape.



DELIVERY Q3 2027



Building and site

155,776 SF building

5,778 SF office

10.6 AC site

36' clear height

60' X 50'-60' column spacing



Power and mechanical

3,200 amps live with path to upgrade to 8,000 amps

HVAC throughout office

ESFR Sprinklers



Loading

14 dock-high doors (9' X 9')

3 grade-level doors (9' X 12'-6", 9' X 9', and 12' X 14')



Parking and yard

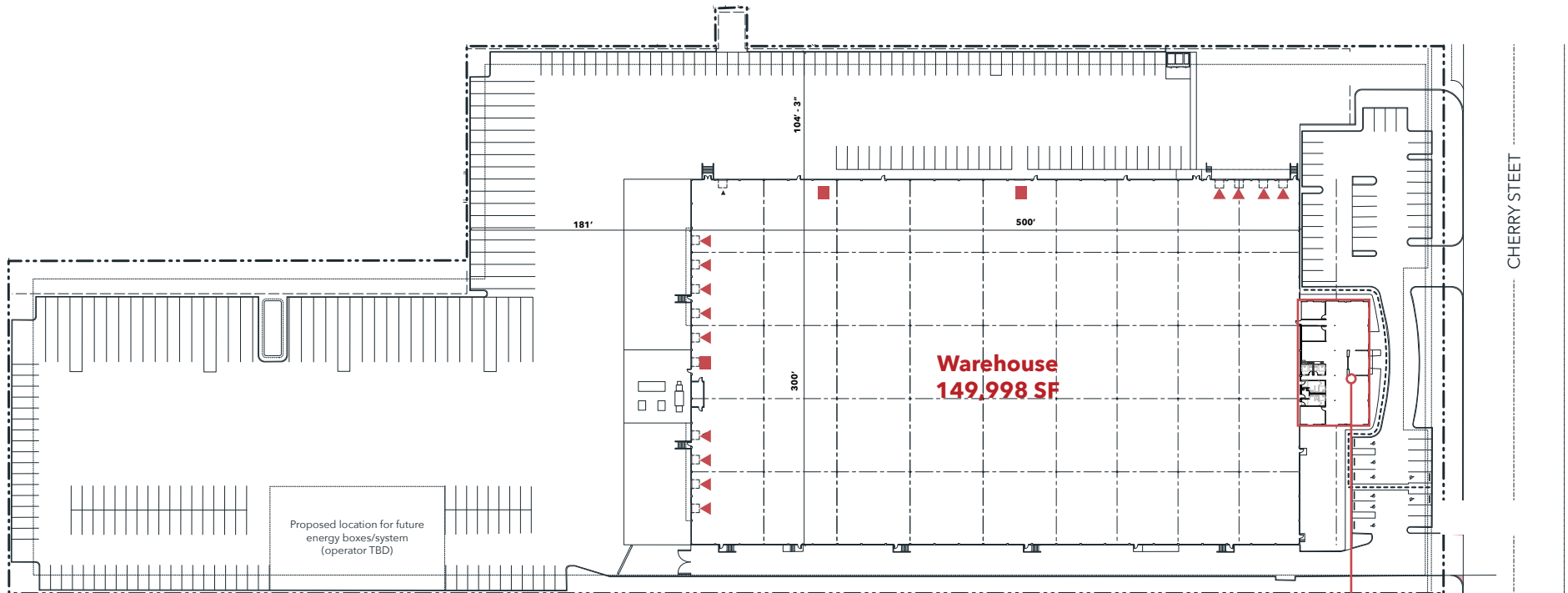
230 auto parking stalls

49 trailer stalls

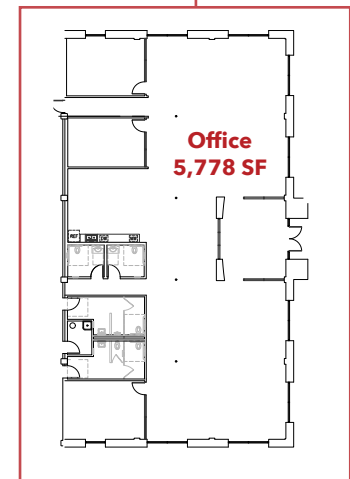
128' - 181' truck court

Fenced and asphalt yard

Site plan



- ▲ Dock doors
- Grade doors



Access to The Bay



Talent to innovate

Within a 45-Minute Drive Time

Occupations



Electrical and electronics engineers

12,709

Residents workers

15,780

Jobs

3.19

Times the national average



Computer hardware engineers

11,219

Residents workers

14,213

Jobs

9.88

Times the national average



Engineering technicians

9,203

Residents workers

11,113

Jobs

1.56

Times the national average



Quality Assurance Testers and Inspectors

7,984

Residents workers

9,849

Jobs

0.97

Times the national average

Industry



Computer and electronic product manufacturing

128,503

Jobs

7.13

Times the national average



Semiconductor and other electronic component manufacturing

48,110

Jobs

7.12

Times the national average



Industry

787,283

Advanced industry jobs

2.75

Times the national average



Corporate neighbors



KEY

ADVANCED MANUFACTURING
COMPANY

Nearby amenities





CHERRY POINT

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