

±29,760 SF
on ±2.07 Acres
R&D Manufacturing
Building For Sale/Lease

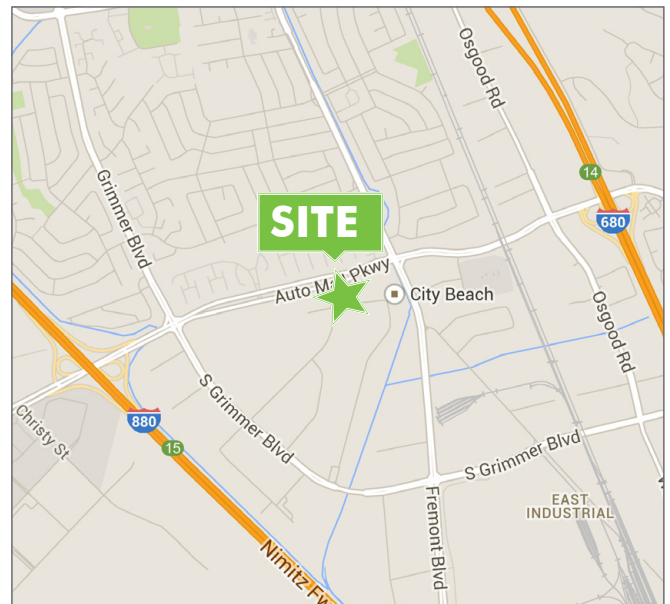
4174 TECHNOLOGY DRIVE

FREMONT :: CALIFORNIA



PROPERTY FEATURES

- ±29,760 SF R&D/Manufacturing Building
- ±2.07 Acres
- ±15,685 SF Office
- ±14,075 SF Warehouse
- Two Standard Grade Level Doors
- One 21'x14' Grade Level Door
- ±3.3/1000 Parking
- 1200 AMPS 277/480V
- ±13.5' - ±15' Clear Height
- Sprinklered (0.18/3000)
- Light Industrial Zoning
- Close proximity to Interstate 680 & 880
- For Sale \$3,571,200 (\$120 per SF)
- For Lease \$0.75 per SF NNN
- APN 525-1250-061



**FOR MORE
INFORMATION
PLEASE
CONTACT:**

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CBRE, Inc. | 225 West Santa Clara Street, 10th Floor, San Jose, CA 95113 | www.cbre.com/siliconvalley

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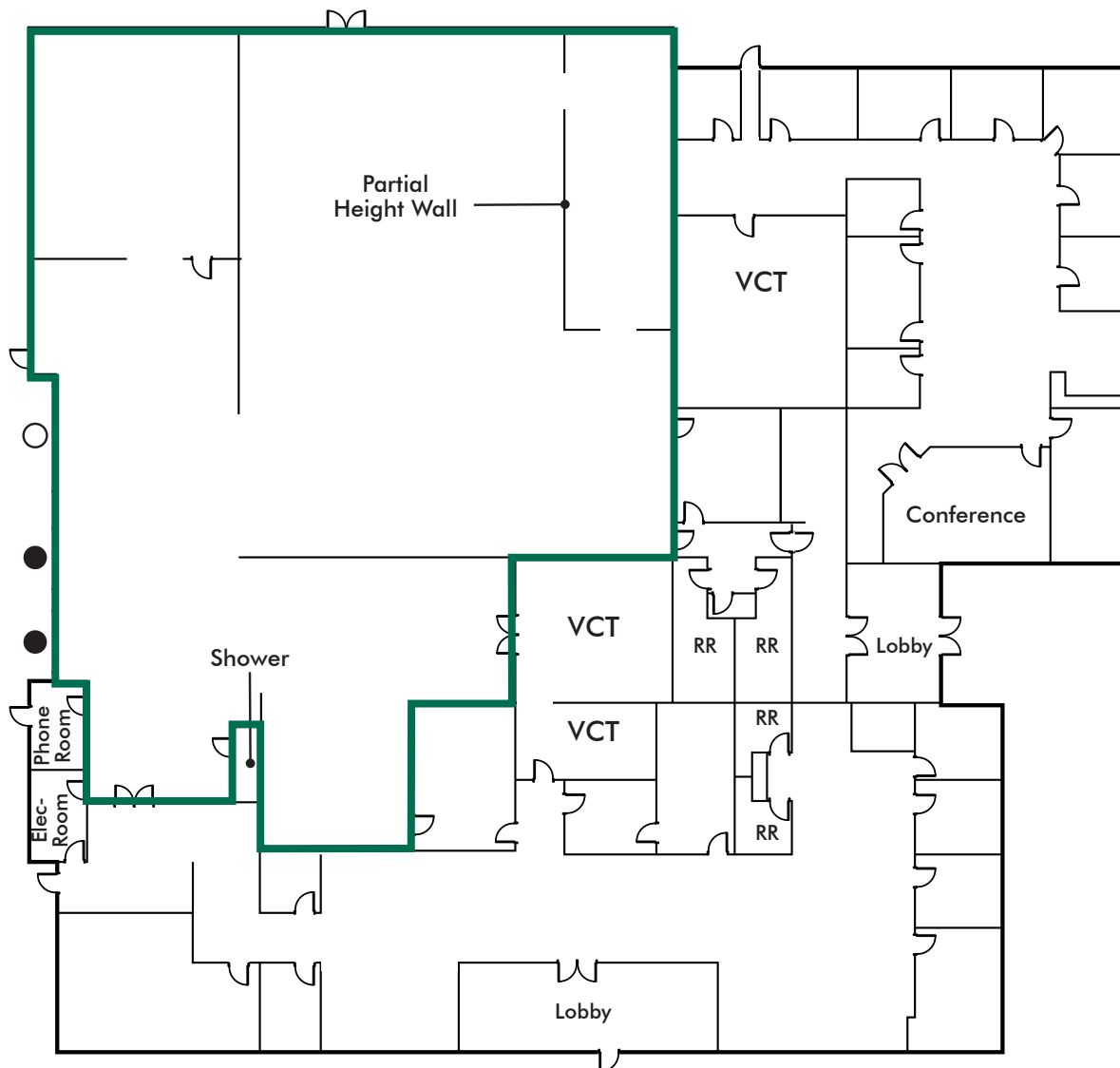
CBRE

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4174 TECHNOLOGY DRIVE

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FLOOR PLAN NOT TO SCALE



- Standard Grade Level Door
- ±21' x 14' Grade Level Door
- Open Ceiling Warehouse/Manufacturing

4174 TECHNOLOGY DRIVE

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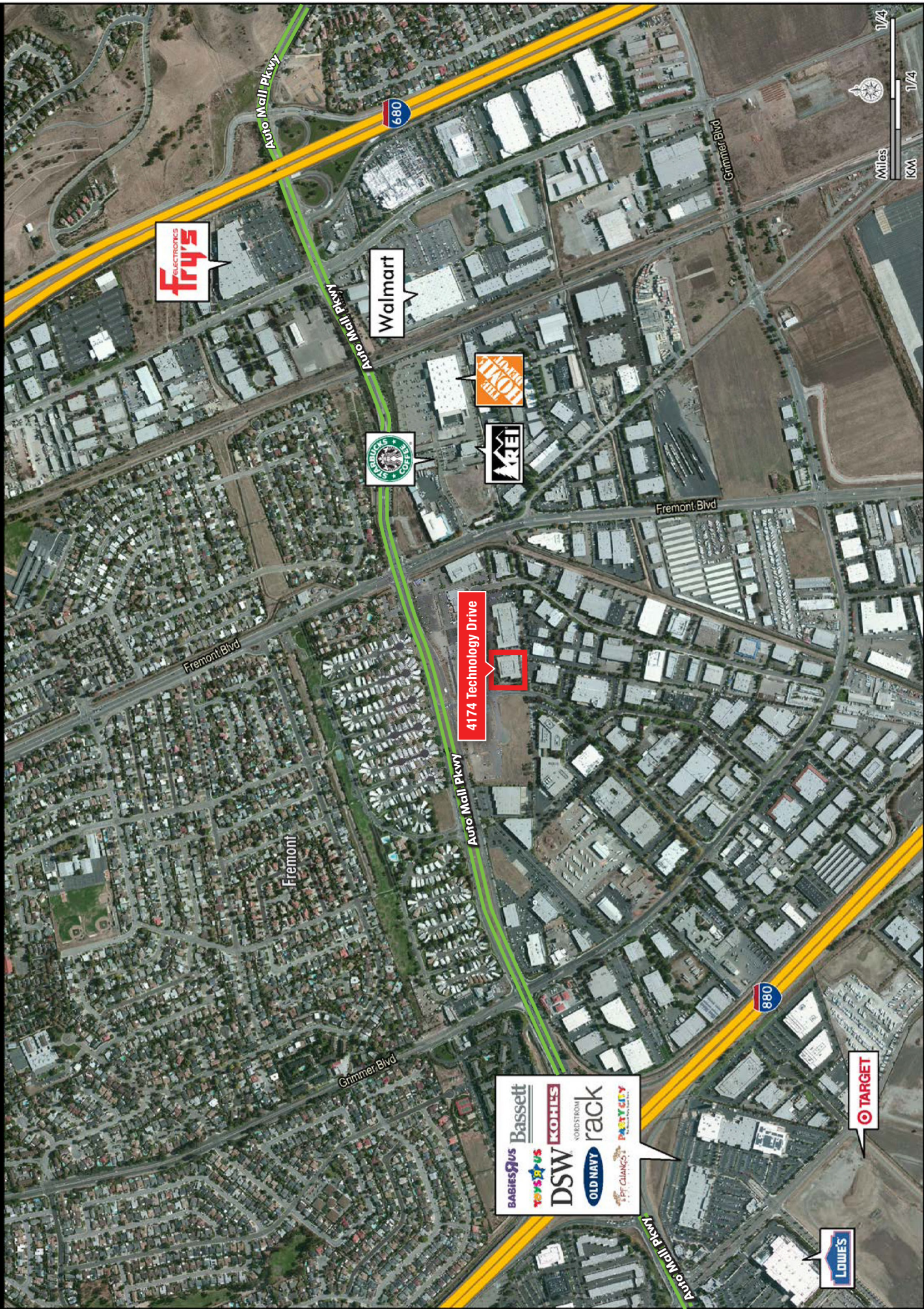
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AMENITIES



4174 Technology Drive

Bassett
BabiesRUs
YOGURT
DSW
OLD NAVY
rack
VOLESTROM
PARTY CITY
PET CLINIC



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