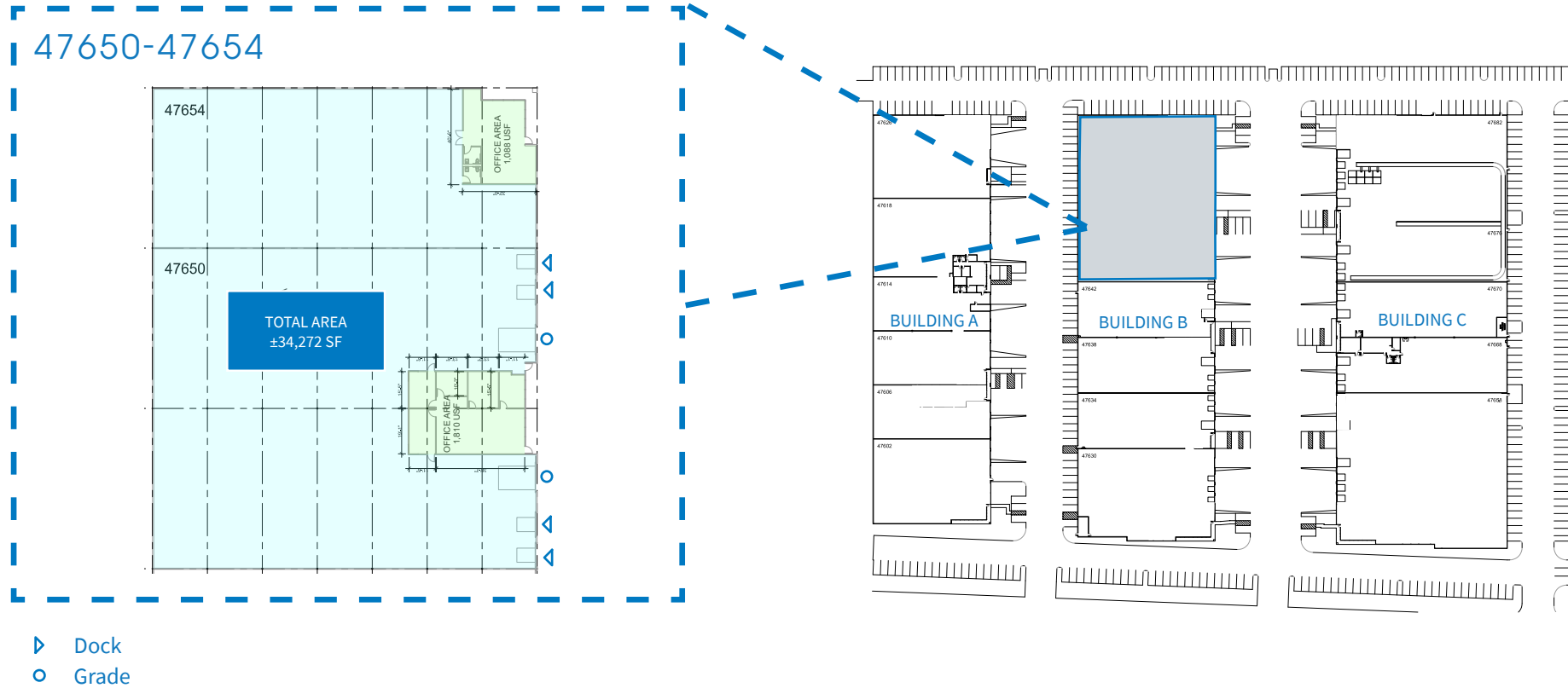




47602-47682 KATO ROAD

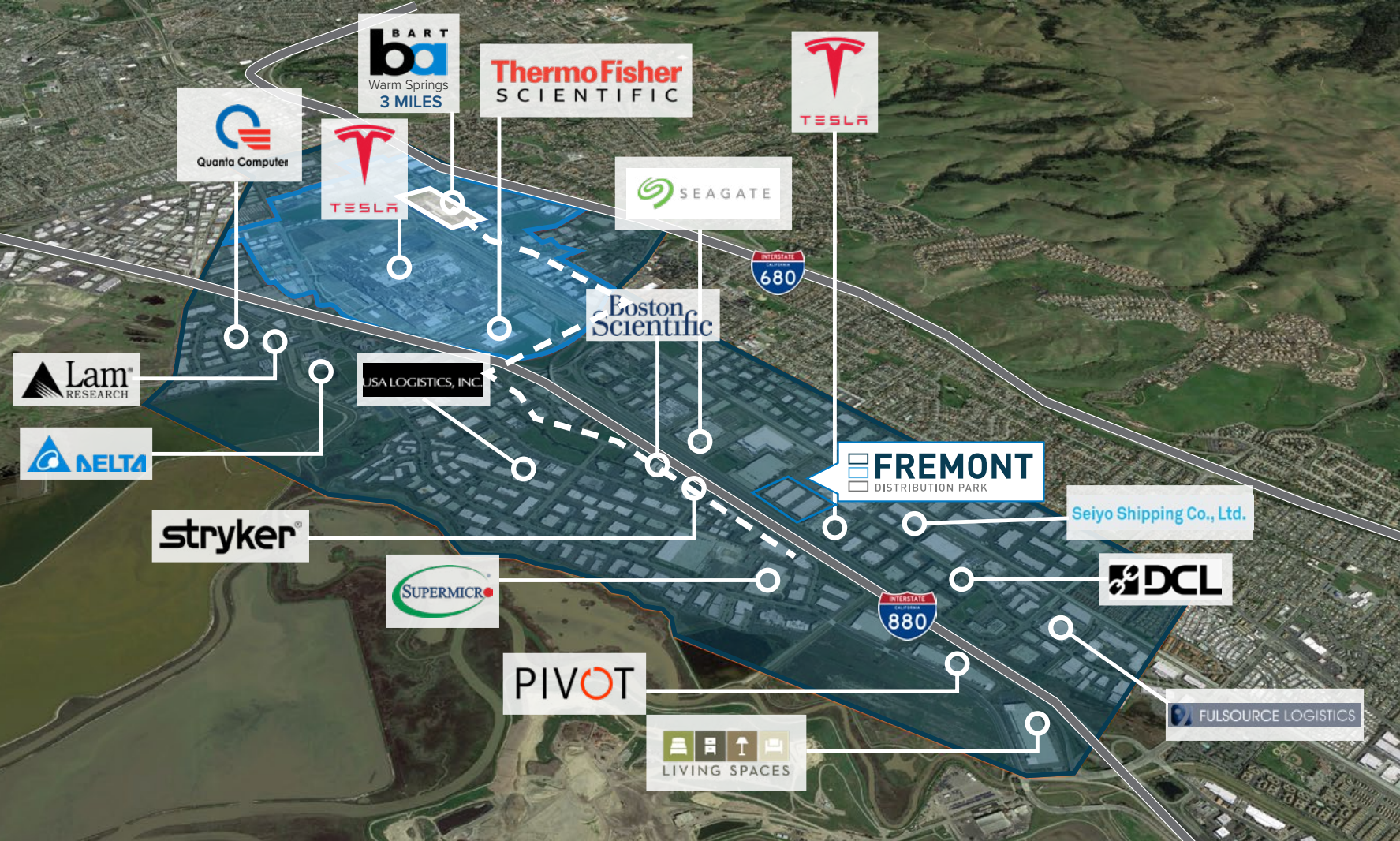
www.fremontdistributionpark.com

47650-47654 KATO ROAD | **BUILDING B**




PROPERTY DETAILS


- ±34,272 SF WAREHOUSE AREA
- ±2,898 SF OFFICE SPACE
- SUBLEASE AVAILABLE 04/01/2026 (OR SOONER)
- MASTER LEASE 07/31/2029
- SIGNAGE POSSIBLE
- FREEWAY VISIBILITY
- EXCELLENT ACCESS TO I-880 AND I-680
- CLEAR HEIGHT: ± 24'
- LOADING: 4 DOCK HIGH, 2 GRADE LEVEL DOOR
- RACKING: EXISTING RACKING CAN STAY OR GO AS NEEDED
- PARKING: 1:1,000 RSF
- POWER: 200AMP 277/480 VOLT
- FULLY SPRINKLERED: .33 GPM/3000 SF
- LARGE TRUCK COURT
- DIRECT LEASE WITH QUALITY INSTITUTIONAL OWNERSHIP POSSIBLE
- ASKING \$1.35 NNN + \$0.30 OPEX



KEY

 Fremont Innovation District

 Warm Springs Project Area

 Warm Spring BART

EXCELLENT **FREMONT** LOCATION

PATRICK METZGER
 + 1 510 285 5362
 RE License #: 01888895
 patrickj.metzger@jll.com

JASON OVADIA
 + 1 510 285 5360
 RE License #: 01742912
 jason.ovadia@jll.com

DAVID SESI
 +1 650 480 2136
 RE License #: 01981744
 david.sesi@jll.com

New York Life Real Estate Investors is a division of NYL Investors, an indirect, wholly owned subsidiary of New York Life Insurance Company. 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 The Property may be withdrawn without notice.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. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.
 Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

