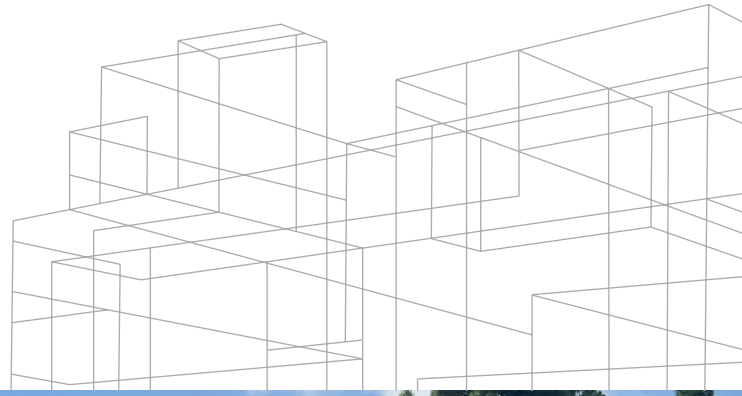


# INDUSTRIAL FOR SUBLEASE

4200 BUSINESS CENTER DR, FREMONT, CA



*Flexible sublease  
available in Fremont*

*±13,750 SF*  
AVAILABLE

*22'-24'*  
CLEAR HEIGHT

*NOW*  
AVAILABLE

22' - 24' clear height

2 dock-high doors & 1 grade level door

Fully sprinklered

Flexible term length

760 Amps at 277/480 Volts, 3 Phase power (tenant to verify)

Many nearby amenities at Pacific Commons

Call to tour

**KYLE NELSON**

408.588.2383

kyle.nelson@kidder.com

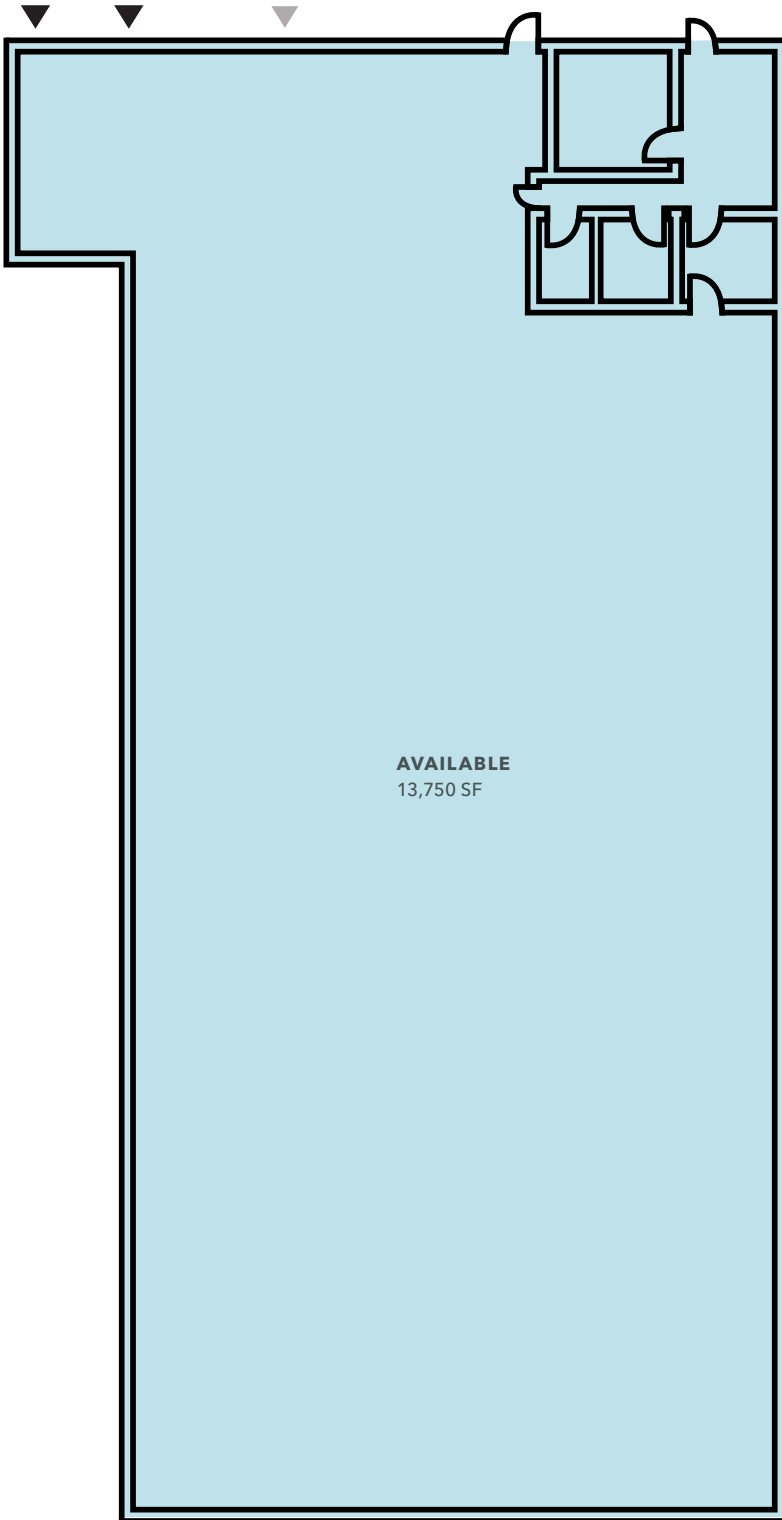
LIC N° 01828045

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# FLOOR PLAN



## LEGEND

- Available
- Dock-high door
- Grade level door

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408.588.2383  
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FLOOR PLAN NOT TO SCALE

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**±13,750 SF**

AVAILABLE

**\$1.35 NNN**

BASE LEASE RATE, PSF PER MONTH  
+ \$0.28 OPEX

**NOW**

AVAILABLE



**FREMONT HUB MALL**

SAFeway	Target	TRADER JOE'S
Michaels	ROSS DRESS FOR LESS	CVS pharmacy
STAPLES	UNITED STATES POSTAL SERVICE	DICK'S SPORTING GOODS

DOLLAR TREE	Walmart	CHIPOTLE
SUBWAY	Jack in the box	TOGO'S (GREEN SANDWICHES)

**NEWPARK MALL**

amc THEATRES	macy's	Foot Locker
CB FITNESS	VANS	COLD STONE CREAMERY

**I-880**  
5 min. | 2.5 mi.

**SUBJECT PROPERTY**

**I-680**  
10 min. | 4.5 mi.