

FREMONT TECH PARK

SINGLE-STORY STANDALONE
R&D/MANUFACTURING BUILDING

±56,032 SF FOR LEASE

5,350 AMPS @ 277/480V POWER



MARKET READY WORK UNDERWAY

4225
TECHNOLOGY DRIVE

FREMONT, CALIFORNIA



CBRE

TECHNOLOGY DRIVE

LEASED

LEASED

±56,032 SF AVAILABLE










SHARED DOCK DOOR

OUTDOOR COURTYARD



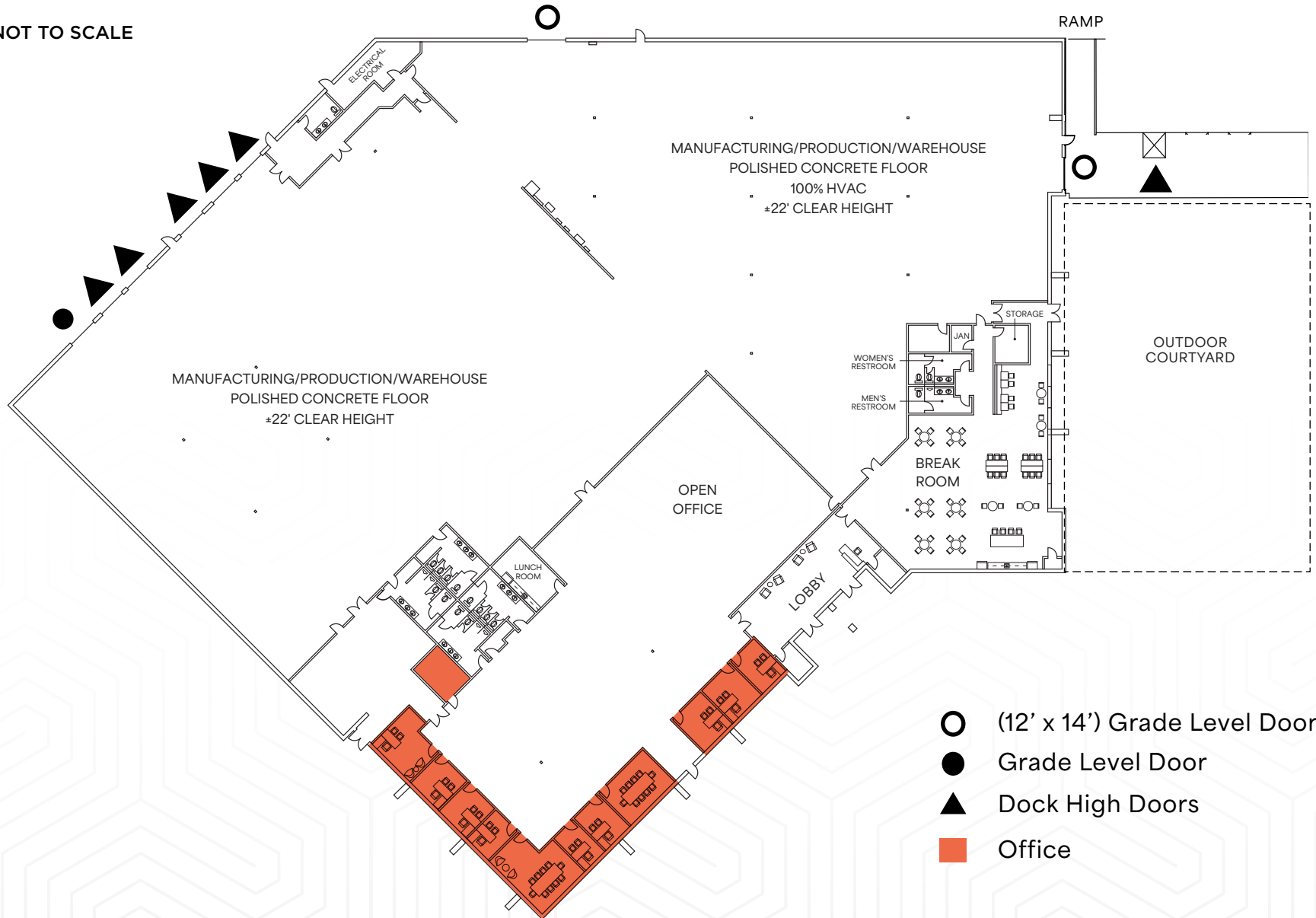


PROPERTY HIGHLIGHTS

-  ±56,032 SF R&D/Manufacturing Building
-  5,350 Amps @ 277/480V Power
(Tenant to Verify)
-  100% HVAC
-  Six (6) Dock High Doors
Three (3) Grade Level Doors
-  Convenient Fremont location with
Great Access to I-680 and I-880
-  3.08/1,000 Parking Ratio
-  ±22' Clear Height
-  Outdoor Courtyard
-  Less than 2 miles from Warm
Springs BART Station and Pacific
Commons Shopping Center
-  Flexible Floorplan with
TI's to Suit Available
-  Combination of Office, Labs, Open Ceiling
Production/Manufacturing and Warehouse Layout

FLOOR PLAN

NOT TO SCALE



- (12' x 14') Grade Level Doors
- Grade Level Door
- ▲ Dock High Doors
- Office



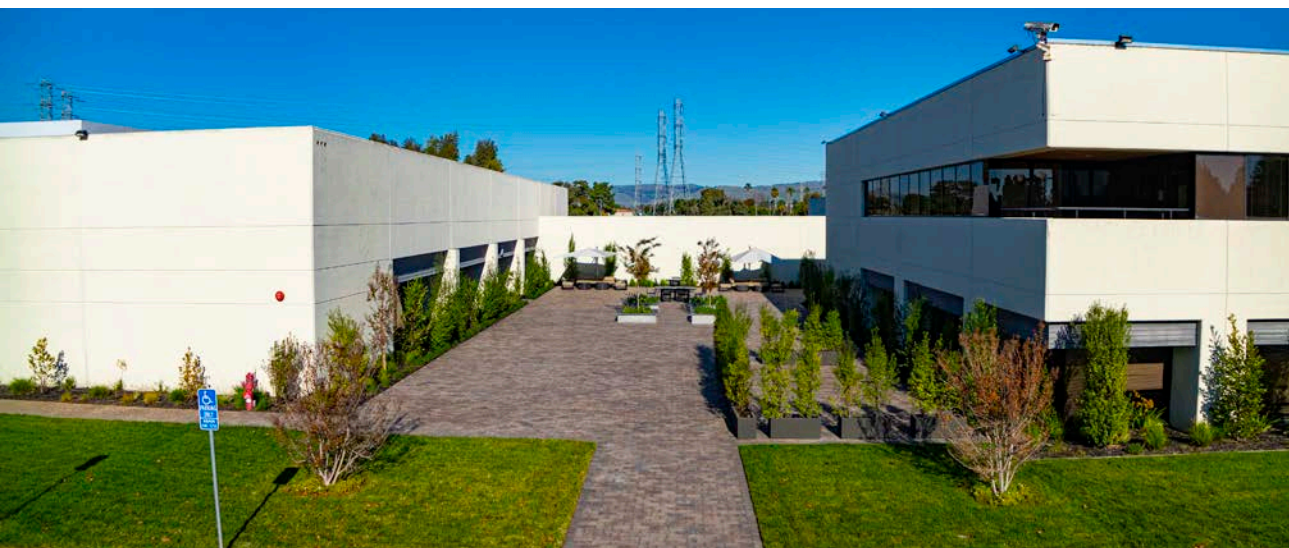
LOADING AREA



OUTDOOR COURTYARD



PROPERTY PHOTOS



AMENITY MAP





4225 TECHNOLOGY DRIVE

FREMONT, CALIFORNIA

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R&D/MANUFACTURING
BUILDING

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