

FREMONT 2

40745 ENCYCLOPEDIA CIRCLE, FREMONT, CA



±158,400 SF ON ±12.3 ACRES AVAILABLE

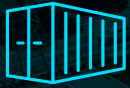
- » **ACTIVE UNION PACIFIC RAIL SERVICE**
- » **FENCED & SECURED CONCRETE YARD**



PROPERTY OVERVIEW

WHY ENCYCLOPEDIA CIRCLE

40745 Encyclopedia Circle is a ±158,400 SF freestanding single tenant building on ±12.3 acres in one of the nation's most supply-constrained industrial markets. Available for the first time in nearly three decades, the property offers active Union Pacific rail service, an expansive secured concrete yard, and immediate access to Interstate 880 and the Dumbarton Bridge.



Active Union Pacific
Rail Service



Premier location on Encyclopedia Circle, minutes from **I-880** and **Highway 84/Dumbarton Bridge**



Access to over
5,884,515 consumers
within 40 miles (1 hour)



Fully Fenced and **Secured**
Freestanding Single Tenant
Building on **12.3 Acres**



First Time Available
Since 1997



I-T Industrial
Tech Zoning



Massive Secured Concrete Yard
with Excess **Trailer Parking**

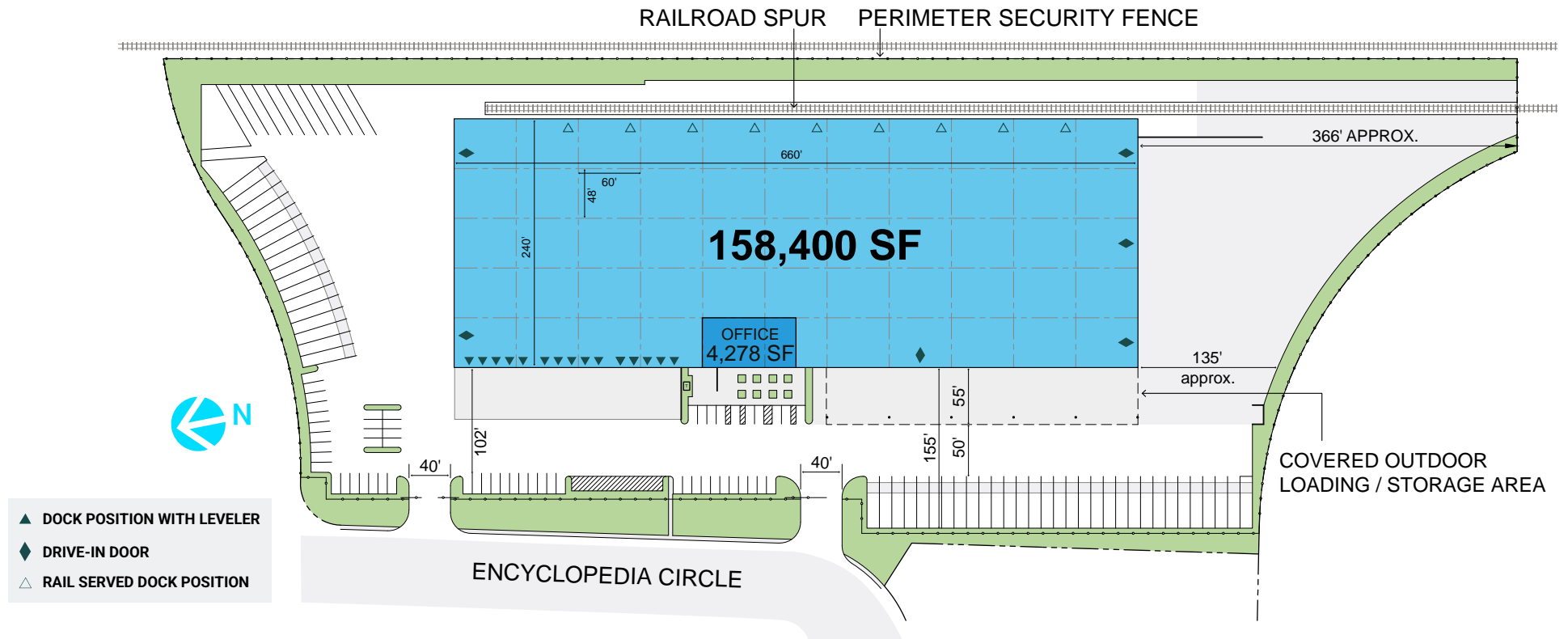
LOCATION & CORPORATE NEIGHBORS

AT THE CENTER OF THE BAY AREA'S INDUSTRIAL CORE



SITE PLAN

PROPERTY SPECS



BUILDING FEATURES

- » ±158,400 SF Available
- » ±29' Clear Height
- » 48' x 60' Column Spacing
- » Skylights Throughout the Building
- » 4,278 SF Office
- » 1997 Year Built

LOADING FEATURES

- » 15 Dock Doors with Pit Levelers
- » 9 (Active) Rail Doors
- » 6 Drive-in doors (5 are double-wide)

YARD FEATURES

- » 1.1 Acres of Concrete Yard Area
- » 59 Trailer Parking Spaces
- » 57 Auto Parking Spaces
- » Perimeter Security Fence with Automatic Gates
- » Active Rail Spur

POWER & UTILITIES

- » 2,000 Amps
- » 277/480 Volts
- » Wet 0.60 GPM / 2,000 SF Sprinkler System

AERIAL IMAGES

PROPERTY PHOTOGRAPHY



MARKET OVERVIEW

THE FREMONT ADVANTAGE

Why Fremont Wins.

The Bay Area's premier industrial address — a rare combination of scale, infrastructure, talent, and connectivity that simply cannot be replicated.



SKILLED WORKFORCE

900+

Advanced mfg companies in Fremont



CONSUMER REACH

5.9M

Consumers within 40 miles



REGIONAL INVENTORY

#1

Largest industrial inventory in Bay Area

Operations & Scale

#1 Largest industrial inventory in the Bay Area

847K SF Leased in Fremont Q4 2025 — proven demand

- » Fremont hosts the largest industrial real estate inventory in the Bay Area — large-format space simply unavailable elsewhere in the region
- » Record leasing activity in Q4 2025 confirms Fremont as the market's most active submarket
- » Morgan Stanley paid \$110M for a Fremont advanced manufacturing facility in 2025 — institutional confidence in the submarket
- » I-T zoning provides maximum operational flexibility for manufacturing, logistics, and R&D

Location & Connectivity

0.8 MI To I-880 — Bay Area's primary freight corridor

3 Major airports within 27 miles (OAK, SFO, SJC)

- » Direct I-880 access connects to the entire Bay Area freight network and both the Port of Oakland (25 mi) and Port of Redwood City
- » Dumbarton Bridge / Hwy 84 provides a rare direct link to Silicon Valley without navigating San Francisco or the Bay Bridge
- » Active Union Pacific rail spur at the property — near-impossible to find in today's Bay Area market
- » 5,884,515 consumers within a 40-mile radius — unmatched distribution reach for last-mile and regional logistics

Energy & Infrastructure

51% Of CA grid electricity from renewables (2025)

62% Ava Community Energy renewable baseline

- » Fremont is a founding member of Ava Community Energy — one of California's most advanced community clean energy programs
- » City's Renewable Energy Ordinance (2012) enables streamlined permitting for rooftop solar and on-site renewables
- » 67 MW of solar PV already installed across Fremont commercial and industrial sites
- » 2,000A @ 277/480V at 40745 Encyclopedia Circle supports EV fleet charging, automation, and high-draw manufacturing

Workforce & Labor

3.3M Total workforce within 40 miles (2025)

1-IN-4 Fremont jobs in advanced manufacturing

- » Over 900 advanced manufacturing companies in Fremont create a deep, pre-trained talent pipeline unique to this market
- » Marquee neighbors — Tesla, Lam Research, Meta, Apple, Seagate — generate a spillover workforce of skilled operators and engineers
- » 49% of Fremont residents born outside the US — one of the Bay Area's most multilingual, diverse, and adaptable labor pools
- » Fremont actively supports advanced manufacturing through career pathways, skills training, and workforce development programs

PROLOGIS ESSENTIALS

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse with one strategic, single-source partner.



Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- » Warehouse design & optimization
- » Move in transition support
- » Materials handling equipment & storage



Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- » Clean energy solutions
- » Energy storage
- » Backup power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- » Fleet electrification for depots and hubs
- » On-demand power
- » Hydrogen fueling
- » Workplace charging



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- » Instawork achieves 90%+ fill rates due to their large workforce network
- » Community Workforce Initiative (CWI)
- » Talent staffing and retention programs
- » Training and certification

PARTNER WITH PROLOGIS

Clear,
Simple,
Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

**At Prologis, we deliver on our promises
so you can deliver on yours.**

ACCESS TO LABOR & CONSUMERS

REGIONAL MAP

Access to Labor

5 MILES	116,835 2025 Total Workforce	5,179 2025 Transportation/Material Moving
10 MILES	237,515 2025 Total Workforce	11,324 2025 Transportation/Material Moving
30 MILES	2,232,536 2025 Total Workforce	96,990 2025 Transportation/Material Moving
40 MILES	3,290,619 2025 Total Workforce	145,816 2025 Transportation/Material Moving

Access to Consumers

5 MILES	\$167,799 2025 Median HH Income	214,092 2025 Total Population
10 MILES	\$169,001 2025 Median HH Income	436,637 2025 Total Population
30 MILES	\$155,638 2025 Median HH Income	4,068,368 2025 Total Population
40 MILES	\$149,276 2025 Median HH Income	5,884,515 2025 Total Population



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