

HANNOVER INDUSTRIAL PARK

4755-4811 Hannover Place | Fremont | CA

4811 Hannover Place
±20,992 SF

4755 Hannover Place
±11,520 SF

4775 Hannover Place
±10,894 SF



CBRE

PROPERTY HIGHLIGHTS



19'6" - 22'
clear height



Sprinklered



Great proximity
to I-880



Shopping and
dining nearby



Market Ready
Renovations
Underway



4811 Hannover Place

- Available now
- ±20,992 SF'
- 1,979 SF office
- 19,013 SF warehouse
- I-880 frontage and signage
- 20'6" - 23'6" clear height
- Three dock doors with two dock levelers
- One grade-level door (with additional glassed-in grade)
- Breakroom
- Restrooms with shower
- Potential side yard
- Ample parking
- Power: 400 amps @ 120/208, 3-phase

4755 Hannover Place

- Available now
- ±11,520 SF
- 2,552 SF office
- 8,968 SF clear span warehouse
- 3 private offices
- Open office area
- One dock-high door with dock leveler
- One grade-level door
- Power: 400 amps @ 120/208v, 3-phase
- 22' clear height



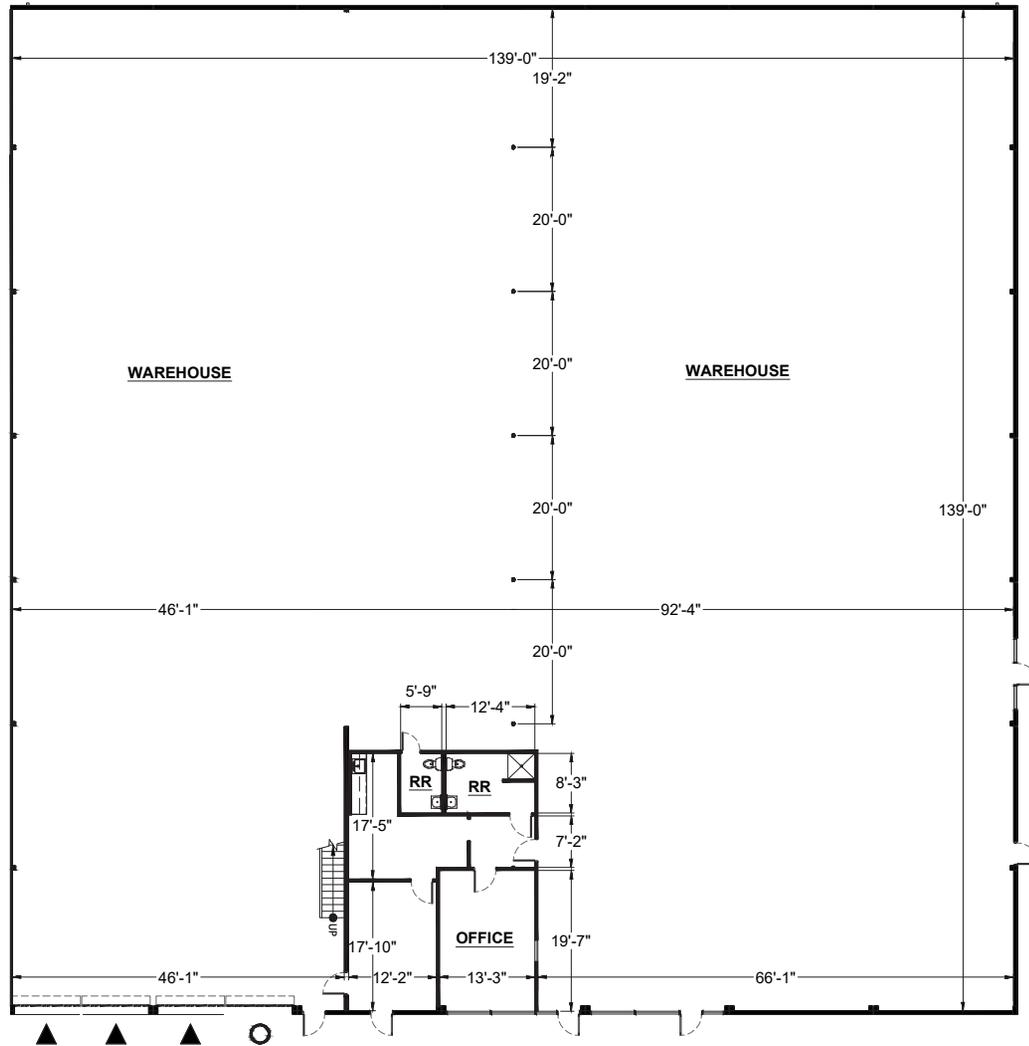
4775 Hannover Place

- Available now
- ±10,894 SF
- 2,176 SF office
- 8,718 SF clear span warehouse
- Market-ready renovations complete including new lighting, new flooring and new paint
- 5 private offices
- 2 conference rooms
- One dock-high door with dock leveler
- Two grade-level doors
- 5,000 SF paved and secured side yard
- Power: 600 amps @ 120/208v, 3-phase
- 22' clear height



FLOOR PLAN

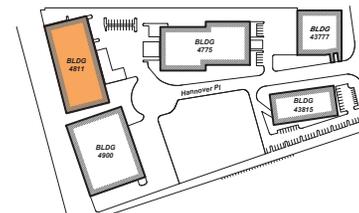
4811 Hannover Place
±20,992 SF



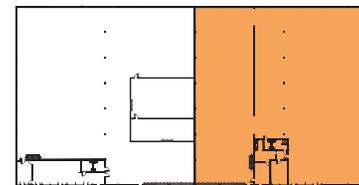
SUITE DATA:

OFFICE	1,979 SF
WAREHOUSE	19,013 SF
TOTAL	20,992 SF
CLEAR HEIGHT	20'-6" - 23'-6"
GRADE LEVEL DOORS	1
DOCK HIGH DOORS	3

SITE KEY PLAN:

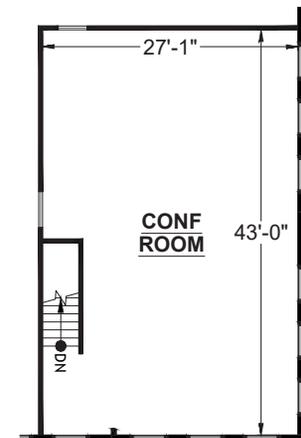
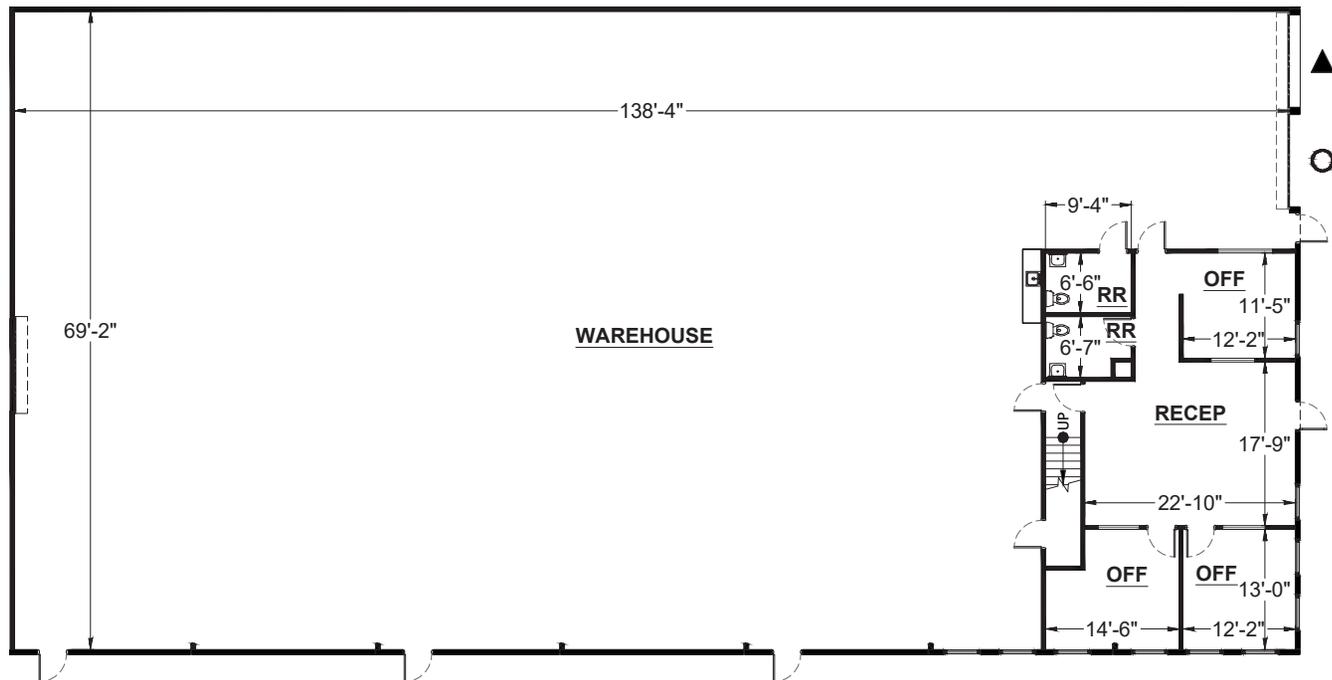


BUILDING KEY PLAN:



FLOOR PLAN

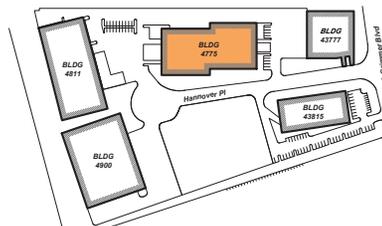
4755 Hannover Place
±11,520 SF



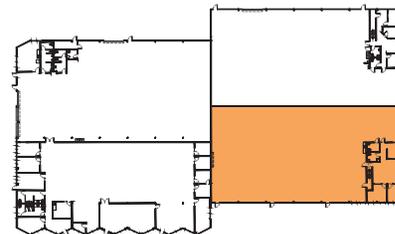
SUITE DATA:

OFFICE	2,552 SF
WAREHOUSE	8,968 SF
TOTAL	11,520 SF
CLEAR HEIGHT	19'-6" - 22'-0"
⊙ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:

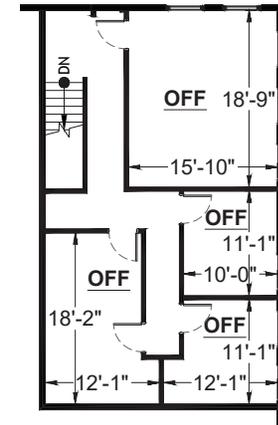
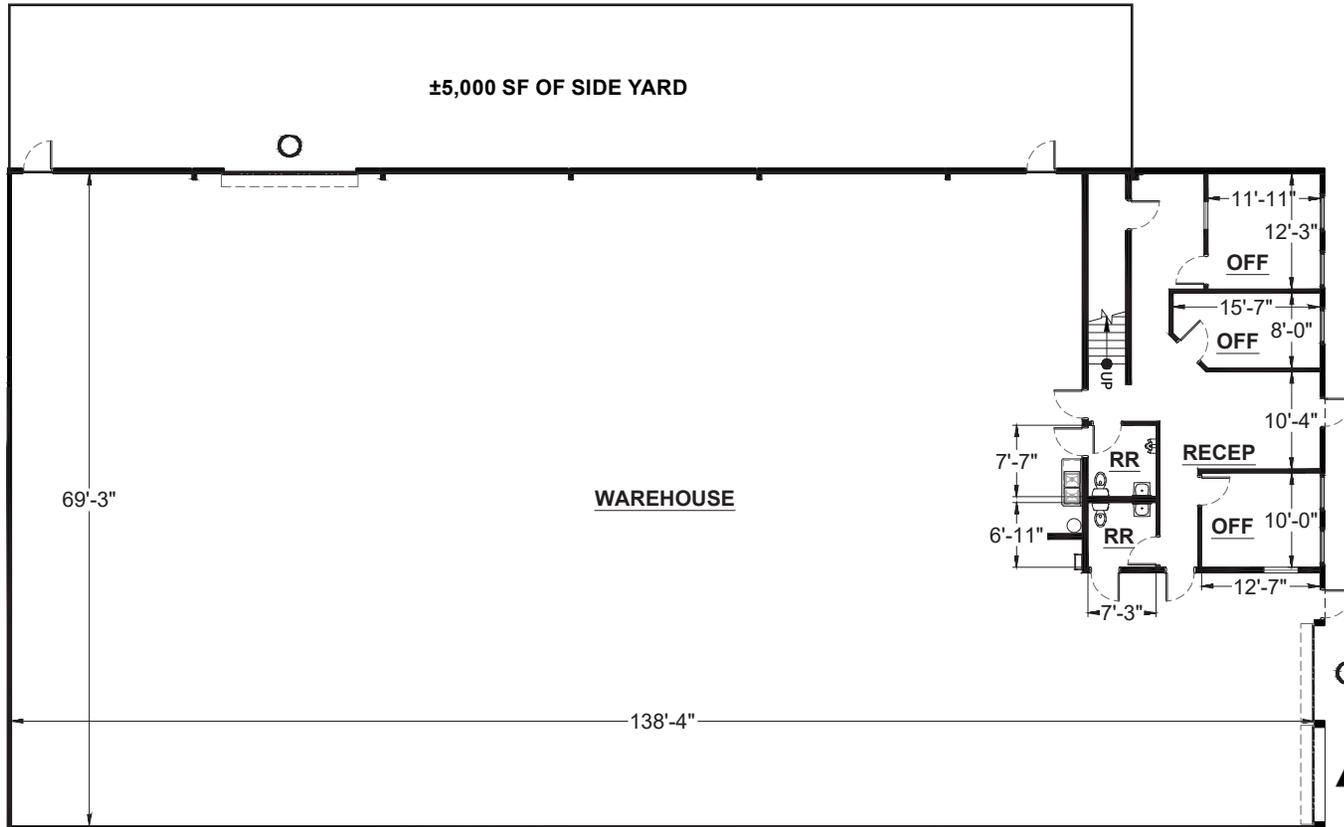


BUILDING KEY PLAN:



FLOOR PLAN

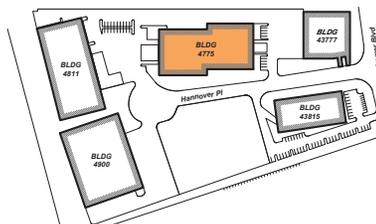
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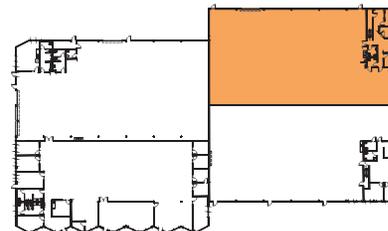
SUITE DATA:

OFFICE	2,176 SF
WAREHOUSE	8,718 SF
TOTAL	10,894 SF
CLEAR HEIGHT	19'-6" - 22'-0"
○ GRADE LEVEL DOORS	2
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



SITE PLAN

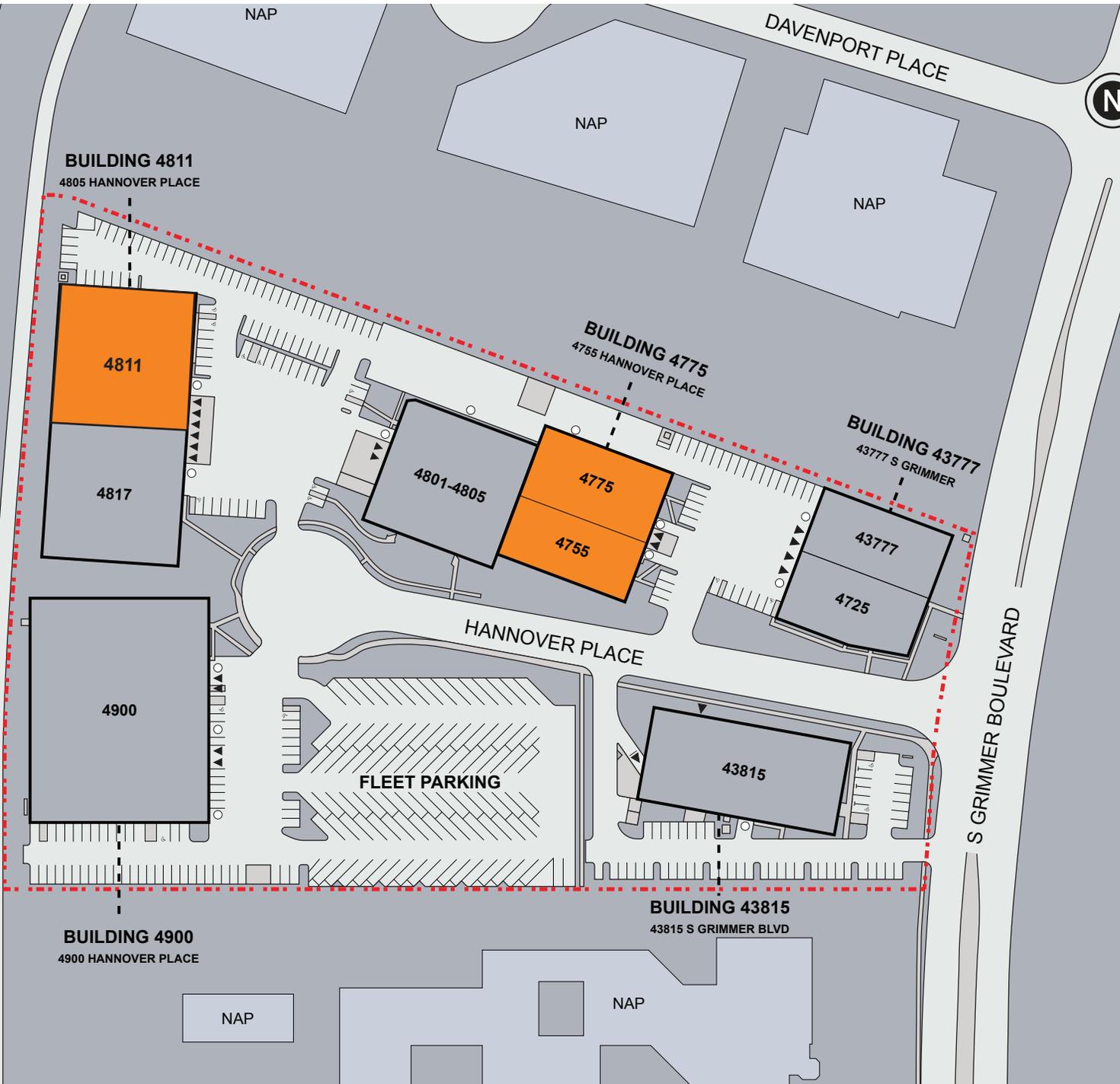
■ AVAILABLE ■ LEASED

LEGEND

- ▲ DOCK-HIGH DOORS
- GRADE-LEVEL DOORS
- ▲ BELOW-GRADE DOORS



NIMITZ FREEWAY



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