



43455
056000
FREMONT, CA



FOR SUBLEASE | ±35,184 SF AVAILABLE NOW! | FLEXIBLE TERMS & DIVISIBILITY
HIGH-TECH R&D MANUFACTURING FACILITY WITH CLASS 100 CLEAN ROOMS

*DIGITALLY ALTERED PHOTO

GRANT DIEDE
+1 510 433 5854
CA RE Lic: 02020428

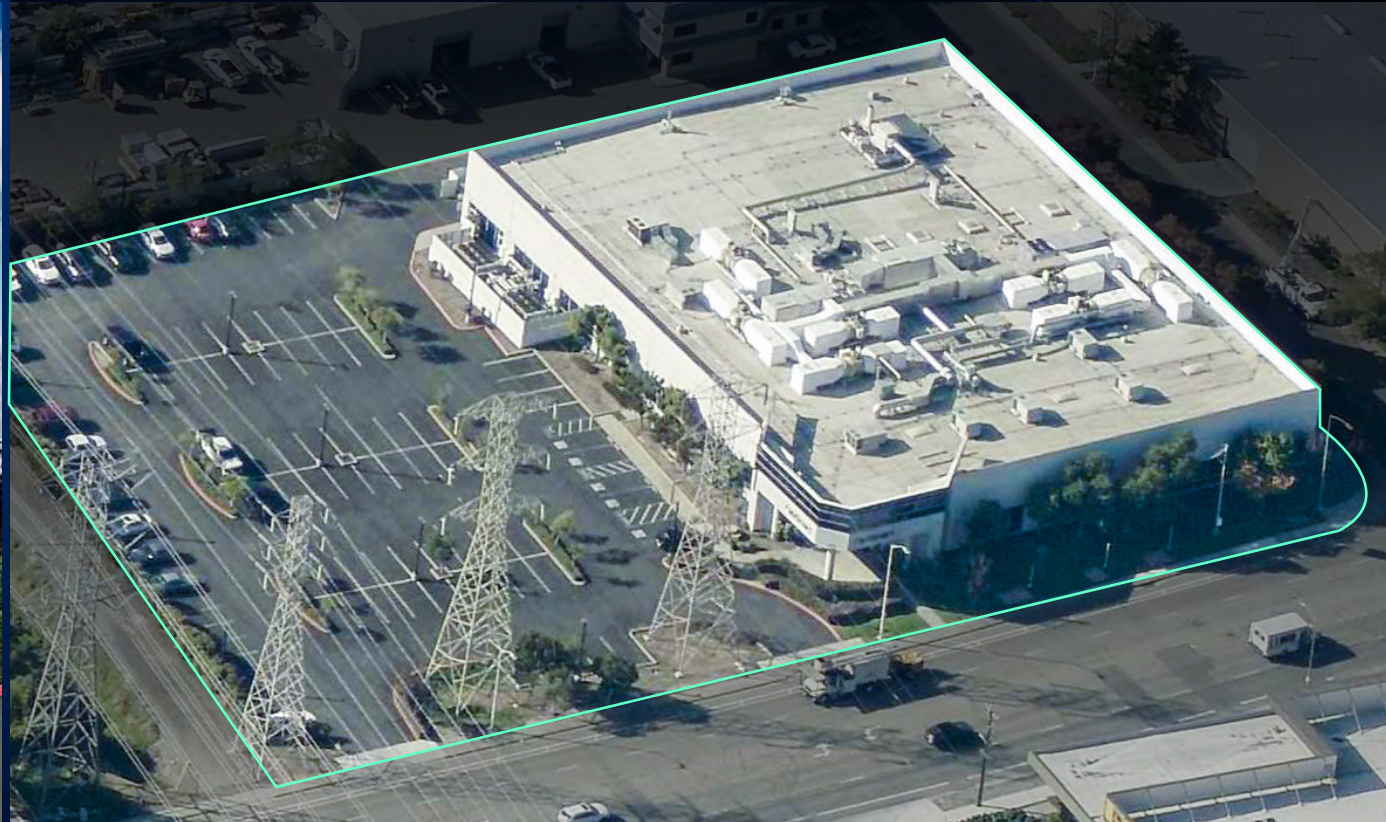
RICO CHEUNG
+1 415 519 1749
CA RE Lic: 01067557

ALFONSO PINTOR
+1 650 486 2229
CA RE Lic: 02241623





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BUILDING HIGHLIGHTS

- ±35,184 SF of Single Story R&D Manufacturing
- ±11,320 SF of Class 100 Clean Room Space
- ±11,130 SF of Office Area w/ Natural Light from Expansive Glass lines & Skylights w/ High 12' Ceilings
- 1 Exterior Grade Level Loading Roll-Up Door (14' H x 12' W)
- 20' Clear Height in Warehouse
- 2,000 Amps of 3-Phase Power (277/480 Volts)
- 114 Parking Spaces Available (3.3/1,000 Parking Ratio)
- 2 Secured Equipment Pads
- Enclosure Trash Area Outside
- Fire Sprinkler System Installed
- Former semiconductor manufacturing/R&D facility with existing infrastructure (DI water System, CDA System, Chillers, etc.)
- Located on the Corner of Osgood Road & Darby Commons



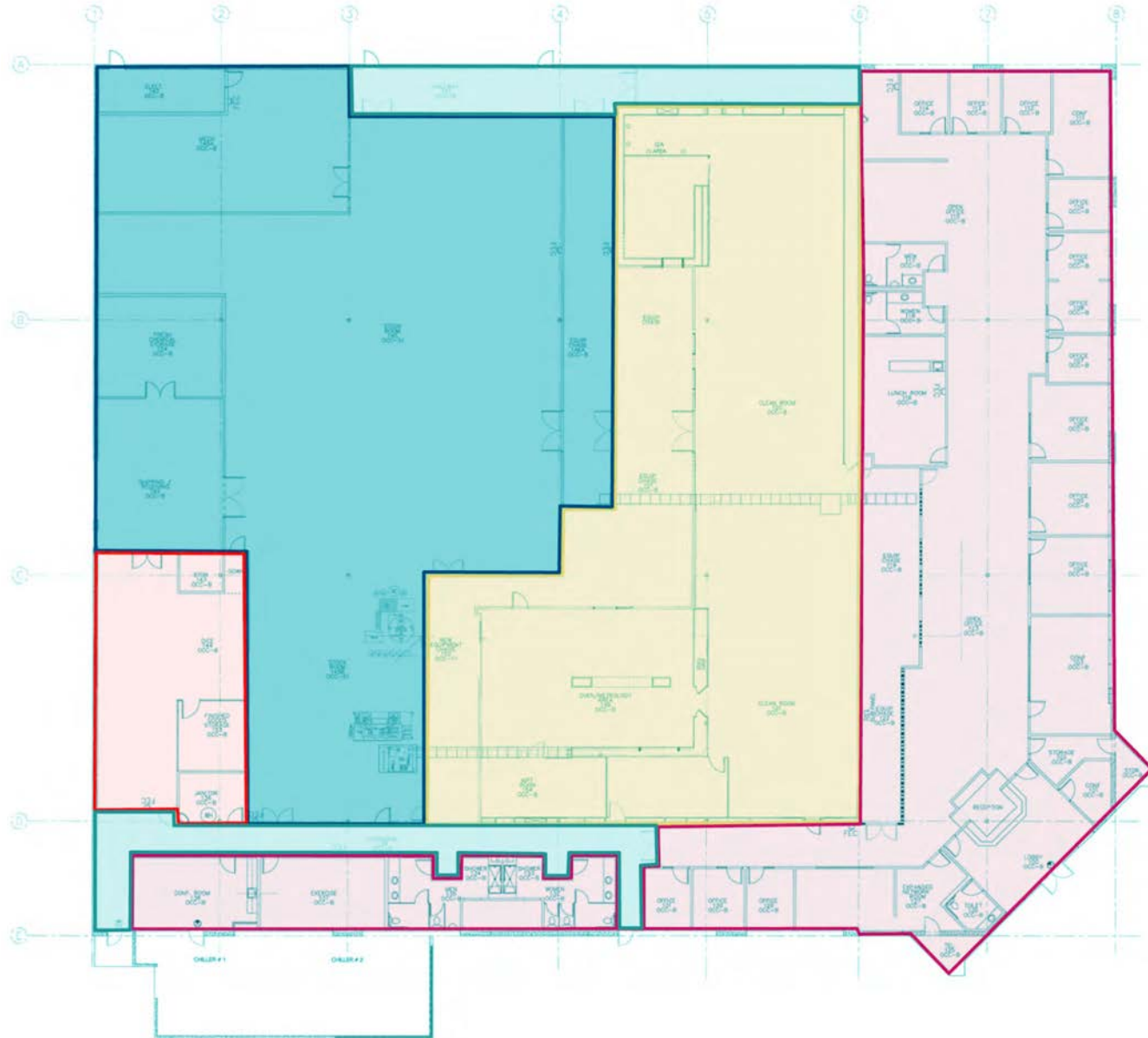
CLEANROOM HIGHLIGHTS

- ±11,320 SF of Existing Class 100 Clean Room Space
- Infrastructure Set Up for Potential Clean Room Expansion (±2,500 SF)
- 9' Finish Height in Clean Rooms
- 2 Dedicated Equipment Pads
- Acid Waste Neutralization (AWN) System
- De-Ionized Water System
- Processed Hot/Cold Water & Nitrogen Piping Loops
- Vacuum System
- 2 Existing Chillers
- Scrubbers
- Installed Gas Life Safety System
- Clean Dy Air System & Compressors
- 9 HVAC Units w/ 216.5 tons of Capacity on Roof Top
- Power Conditioner Unit

FLOORPLAN

±35,184 SF TOTAL

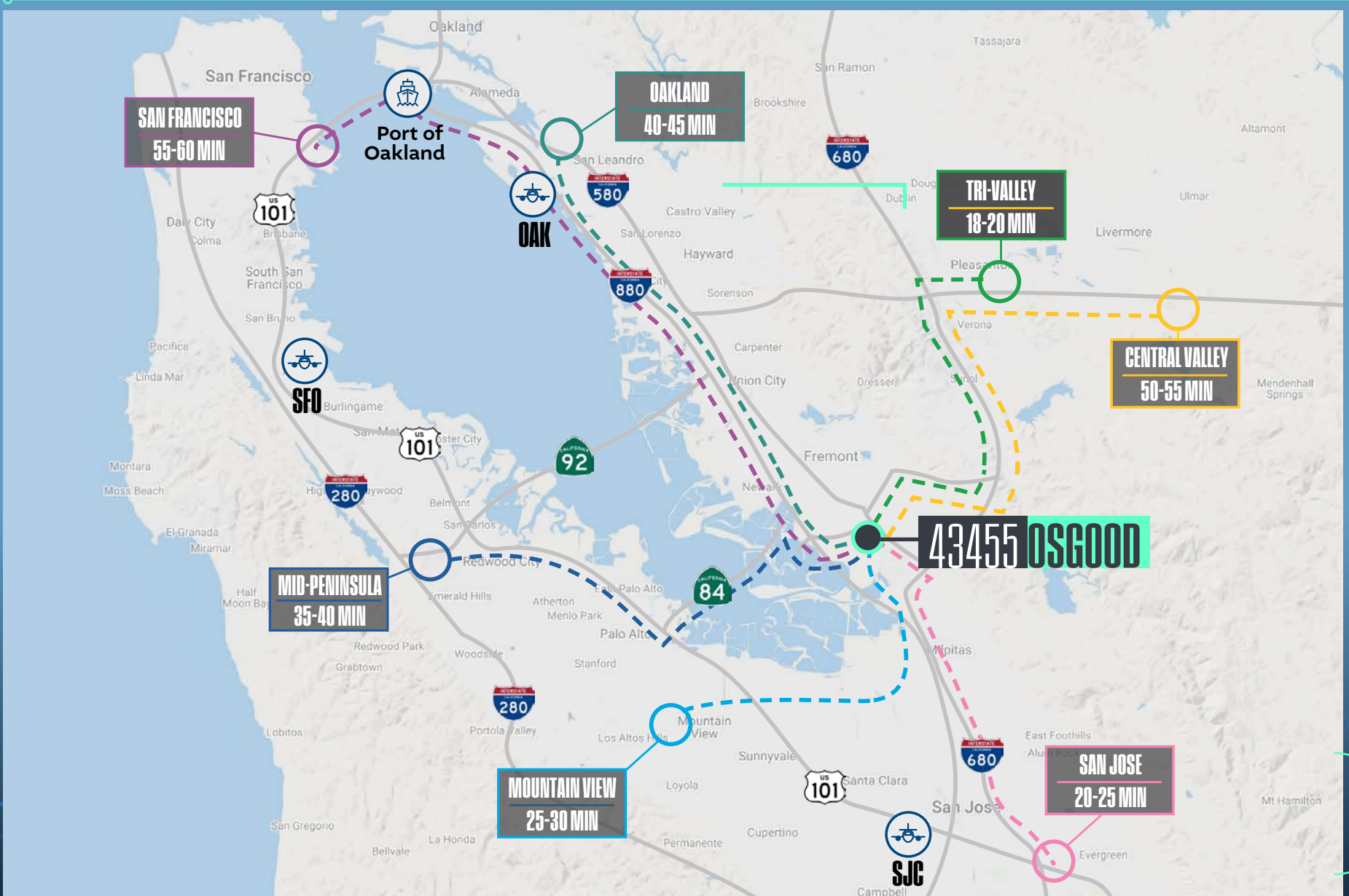
- ±11,130 SF
OFFICE AREA(S)
- ±12,734 SF
WAREHOUSE AREA(S)
- ±11,320 SF
CLEAN ROOM(S)
- HALLWAYS







ACCESSIBILITY



43455 Osgood's centralized location provides convenient drive times and access throughout the San Francisco Bay Area.

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- **GRANT DIEDE**
+1 510 433 5854
grant.diede@colliers.com
CA RE Lic: 02020428
- **RICO CHEUNG**
+1 415 519 1749
rico.cheung@colliers.com
CA RE Lic: 01067557
- **ALFONSO PINTOR**
+1 650 486 2229
alfonso.pintor@colliers.com
CA RE Lic: 02241623



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