



FOR LEASE

*Multiple Industrial/R&D spaces available
Adjacent to Warm Springs BART Station
Convenient access to major freeways*

2207 WARM SPRINGS CT & 45461 WARM SPRINGS BLVD FREMONT, CA

±6,570 SF

2207 WARM SPRINGS CT, STE A

NOW

AVAILABLE

±16,000 SF

45461 WARM SPRINGS BLVD

NOW

AVAILABLE



FOR LEASE

2207 Warm Springs Ct, Suite A

Mostly open ceiling manufacturing area

Extensive glass line-front and left side

1 grade level door

2 restrooms

±2.2/1,000 parking

Power: 400 Amps @277/480 Volts

Building signage available

Easy access to Interstates 680 & 880 and Hwy 237

Numerous amenities nearby

Zoning: Warm Springs Innovation District - 10

→ [VIEW ZONING CODE](#)

±6,570

TOTAL SF

15'

CLEAR HEIGHT

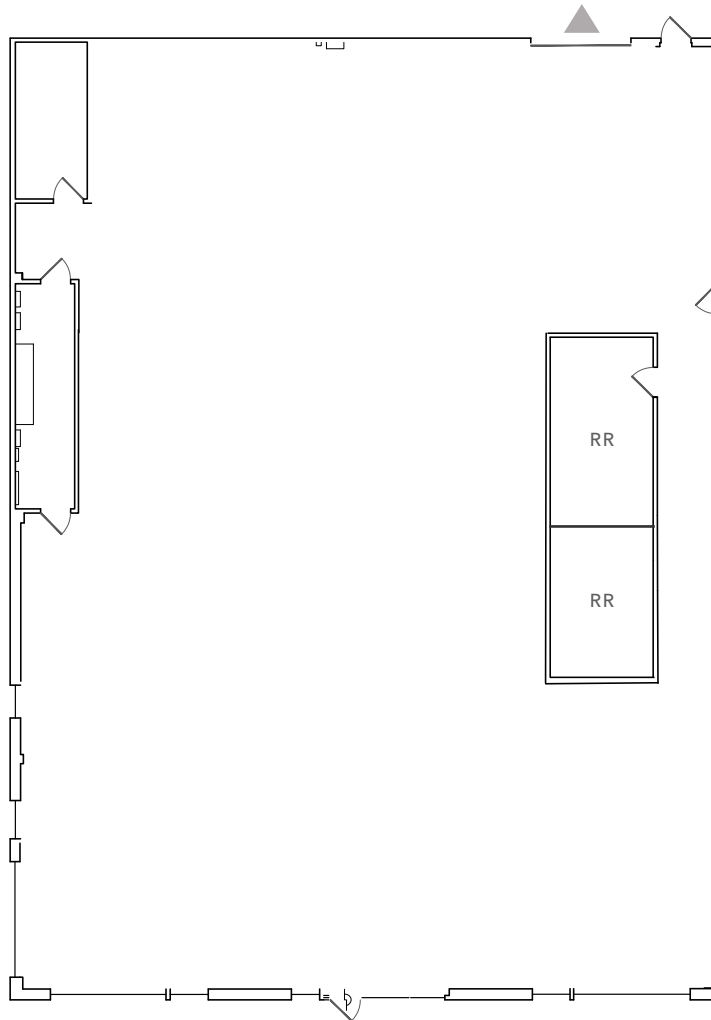


FOR LEASE

FLOOR PLAN 2207 WARM SPRINGS CT, SUITE A

LEGEND

▲ Grade Level Loading
10'W x 12'H



±6,570 SF

AVAILABLE

SIGNAGE

AVAILABLE

NOW

AVAILABLE

FLOOR PLAN NOT TO SCALE

FOR LEASE

45461 Warm Springs Blvd

Building signage available

3 front entrances and 2 lobbies

3 conference rooms and 10 private offices

Server room and large equipment pad

1 large kitchen or lab area

2 grade level roll-up doors

Sprinklers throughout

Bonus mezzanine storage area

±2.2/1,000 parking

Power: 800 Amps @277/480 Volts

Easy access to Interstates 680 & 880 and Hwy 237

Numerous amenities nearby

Zoning: Warm Springs Innovation District - 10

→ [VIEW ZONING CODE](#)

+16,000

TOTAL SF

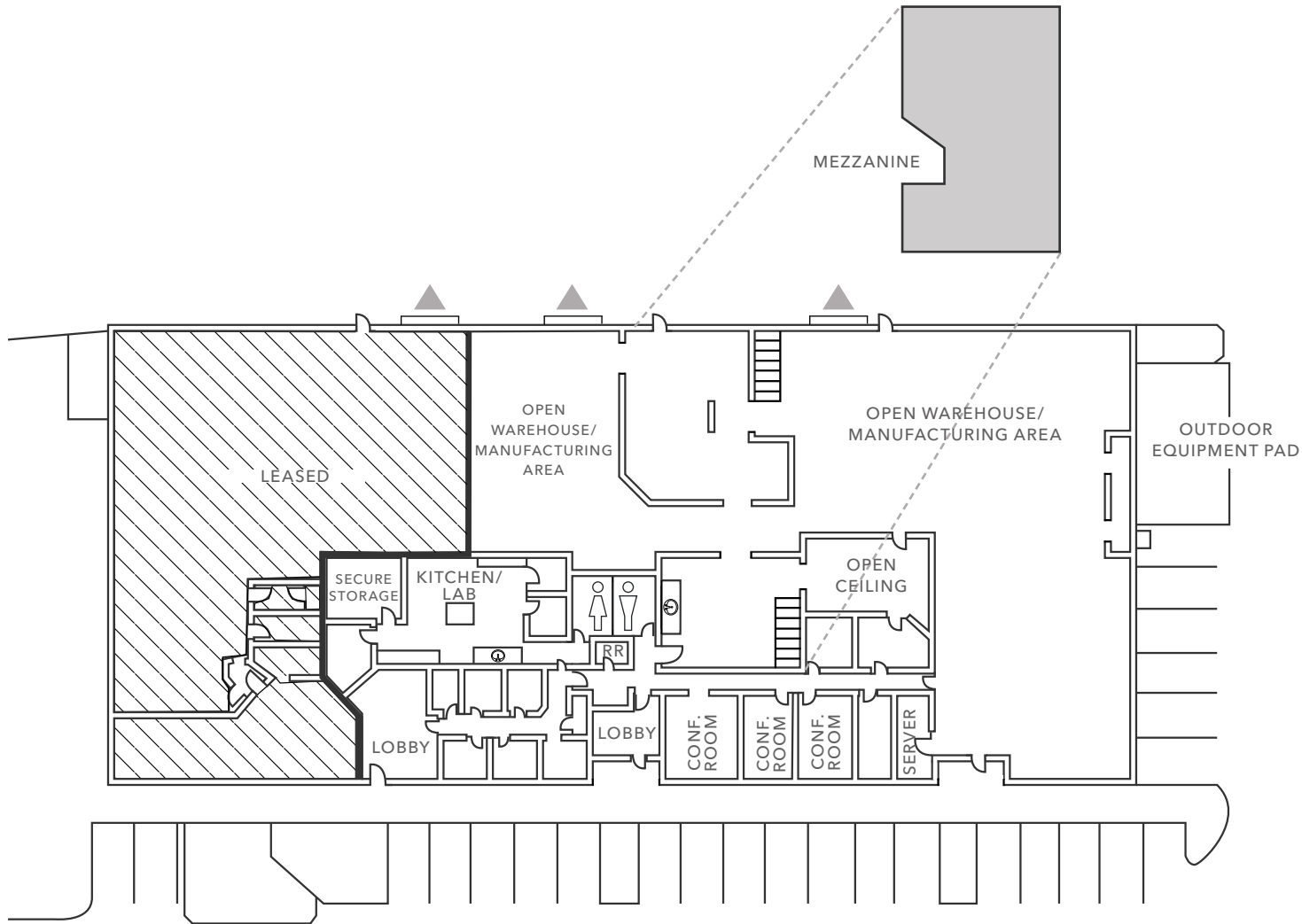
14'

CLEAR HEIGHT



FOR LEASE

FLOOR PLAN 45461 WARM SPRINGS BLVD



FLOOR PLAN NOT TO SCALE

±16,000 SF
AVAILABLE

SIGNAGE
AVAILABLE

NOW
AVAILABLE

LEGEND

- Bonus Mezzanine Storage
- ▨ Not Available
- ▲ Grade Level Loading
10'W x 12'H



For more information, contact

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