



4,000 Amps @ 277/480V
AVAILABLE NOW

FREMONT, CALIFORNIA



**FREESTANDING
ADVANCED MANUFACTURING/
STEM BUILDING**

±51,385 SF
AVAILABLE FOR LEASE

34325
ARDENWOOD BLVD

LPCWEST
LINCOLN PROPERTY COMPANY

BARINGS

CBRE

PROPERTY HIGHLIGHTS



±51,385 SF
PARTIAL 2-STORY BUILDING



TWO (2)
GRADE-LEVEL DOORS



3.35/1,000
PARKING RATIO



±9,166 SF
MEZZANINE



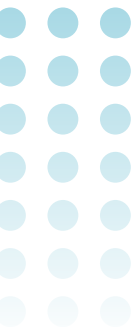
26' - 28'
CLEAR HEIGHT



UPGRADE TO 4,000 AMPS
@ 277/480V AVAILABLE NOW



HIGHLY DESIRABLE
ARDENWOOD SUBMARKET

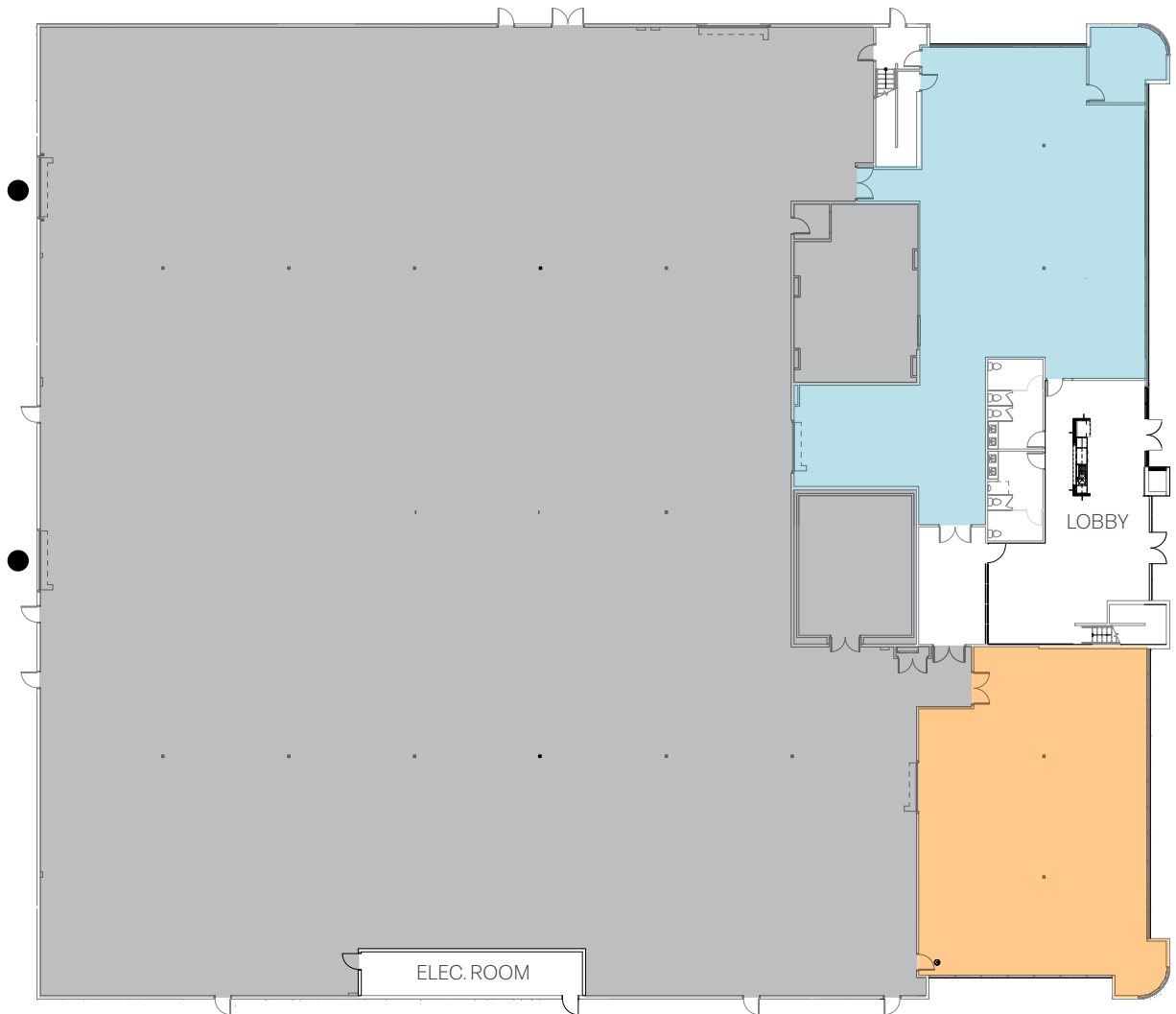


AS-BUILT FLOOR PLAN

First Floor
±42,219 SF



- GRADE LEVEL DOORS
- WAREHOUSE
- OFFICE
- LAB

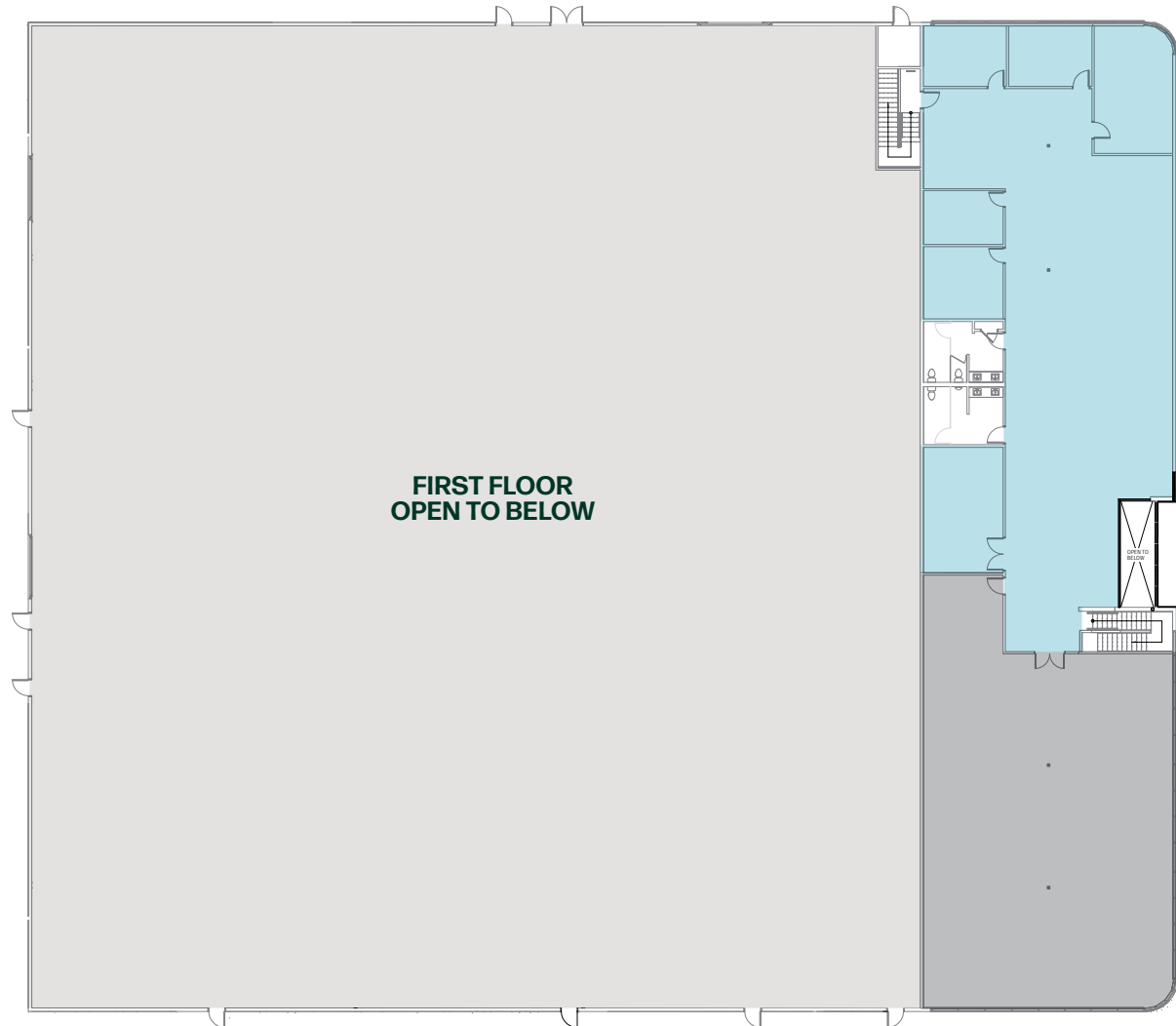


Not to Scale

AS-BUILT FLOOR PLAN

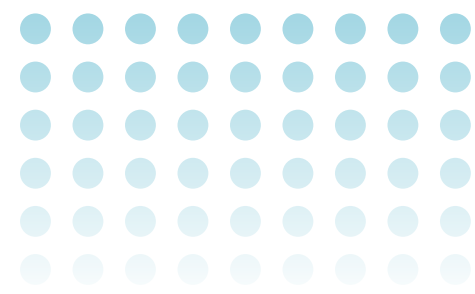
Second Floor
±9,166 SF

- WAREHOUSE
- OFFICE



Not to Scale

AMENITIES MAP



34325
ARDENWOOD BLVD

aloft
HOTELS

DISTANCES TO/FROM 34325 ARDENWOOD BLVD

±1.5 MILES
TO HWY 84/DUMBARTON BRIDGE

±2.7 MILES
TO I-880 FREEWAY

±4.3 MILES
TO BART UNION CITY STATION

±16.8 MILES
TO OAKLAND INTERNATIONAL AIRPORT

±21.1 MILES
TO SAN JOSE INTERNATIONAL AIRPORT

±25.7 MILES
TO SAN FRANCISCO INTERNATIONAL AIRPORT



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BARINGS

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