

83,572 – 270,828 SF on 13.34 Acres with 1.7 Acres of Excess Yard
Industrial / Warehouse For Lease

47550 Kato Road, Fremont

AVAILABLE NOW

ESFR AND FULL
BUILDING RENOVATION
UNDERWAY

1.7 acres of excess yard



Accelerating success.

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Owned and managed by



270,828 SF industrial/warehouse building with 1.7 acres of excess yard on an approximately 13.34-acre parcel coverage



47550 Kato Road

Excess Yard

Property Highlights

- Divisible to 83,572 SF
- 11,938 SF two story office area
- Separate 1.7 acre paved yard with immediate access to Kato Road available for lease (Currently being leased by Tesla)
- IT (Industrial-Tech) zoning
- 39 dock-high loading doors
- 2 grade level loading doors
- Up to 34' clear height
- Electrical service being upgraded to 4,000 amps @ 277/480 voltage (Existing services of 2,000 amps @277/480 voltage)
- Fire Sprinklers: ESFR
- 137'-165' truck aprons; all staging and parking areas are paved with 100% concrete
- 210 parking spaces
- 37 trailer parking spaces (Not inclusive of excess yard area)



Excellent access
to I-880 & I-680
High freeway visibility



Traffic counts
Kato Rd: 6,293
(2022)



Downtown San Jose: 15.2 miles
Downtown Oakland: 31.1 miles
Downtown San Francisco: 40.9 miles

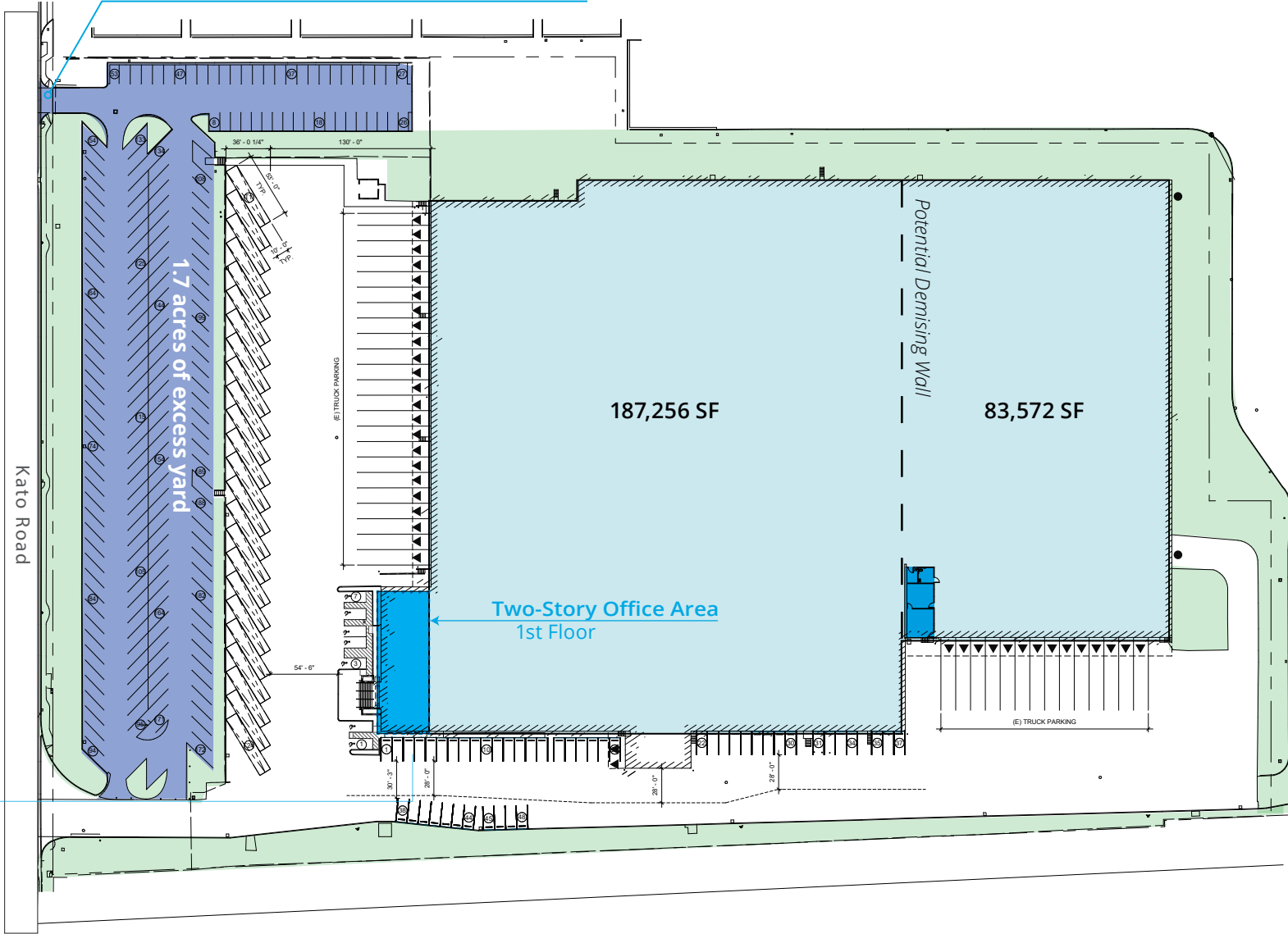
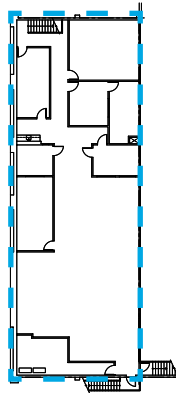


SJC: 11.2 miles
OAK: 26.3 miles
SFO: 37.3 miles

Site Plan

Separate entrance can be leased to a 3rd party

2nd Floor



*site plan not to scale/not exact

- Grade Level Doors
- ◀ Dock Doors
- Excess yard
- Warehouse
- Office
- Landscaping

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4755 Kato Road



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