



6,000 Amps @ 277/480V
AVAILABLE NOW

FREMONT, CALIFORNIA

**FREESTANDING ADVANCED
MANUFACTURING/R&D BUILDING**
MARKET READY WORK COMPLETE!

±68,503 SF
AVAILABLE FOR LEASE

48664
MILMONT DRIVE

LPCWEST
LINCOLN PROPERTY COMPANY

BARINGS

CBRE

PROPERTY HIGHLIGHTS



±68,503 SF
PARTIAL 2-STORY BUILDING



±17,986 SF
MEZZANINE



±3.9 ACRES
SITE



18' - 20'
CLEAR HEIGHT



TWO (2)
DOCK HIGH DOORS



TWO (2)
GRADE LEVEL DOORS



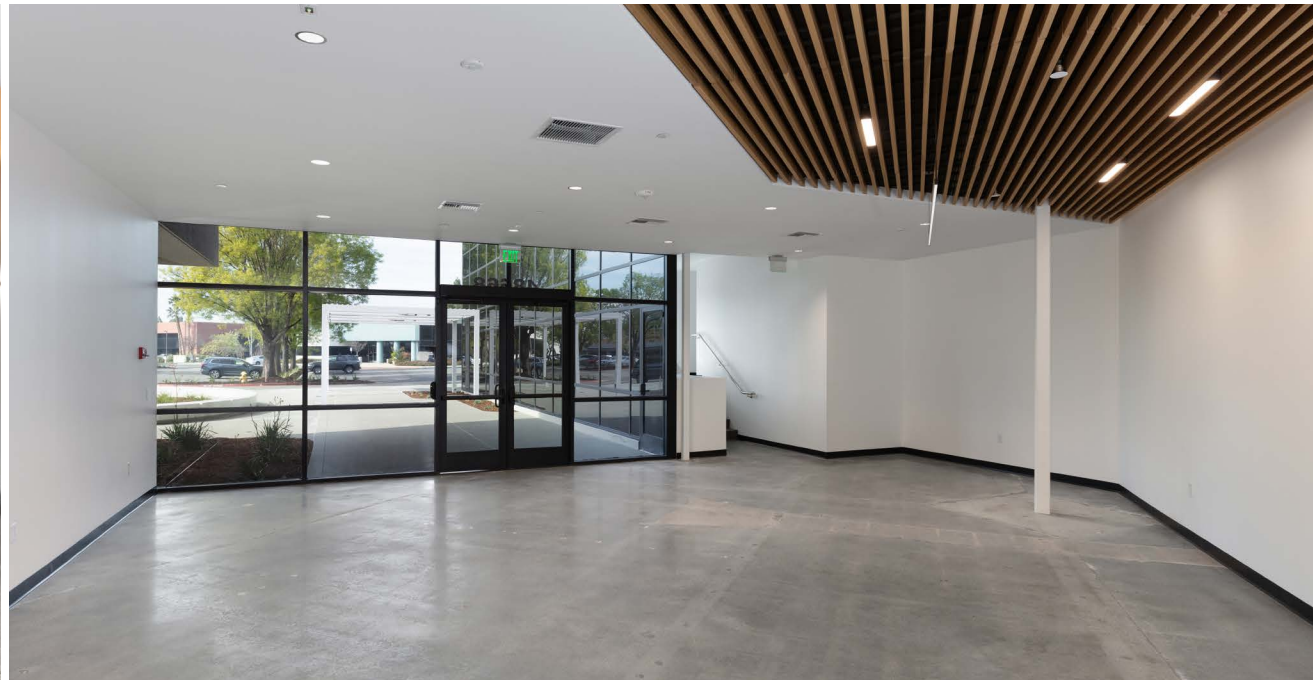
UPGRADE TO 6,000 AMPS
@ 277/480V
AVAILABLE NOW



2.3/1,000
PARKING RATIO



GREAT ACCESS
TO I-880 AND I-680








INTERIOR PHOTOS



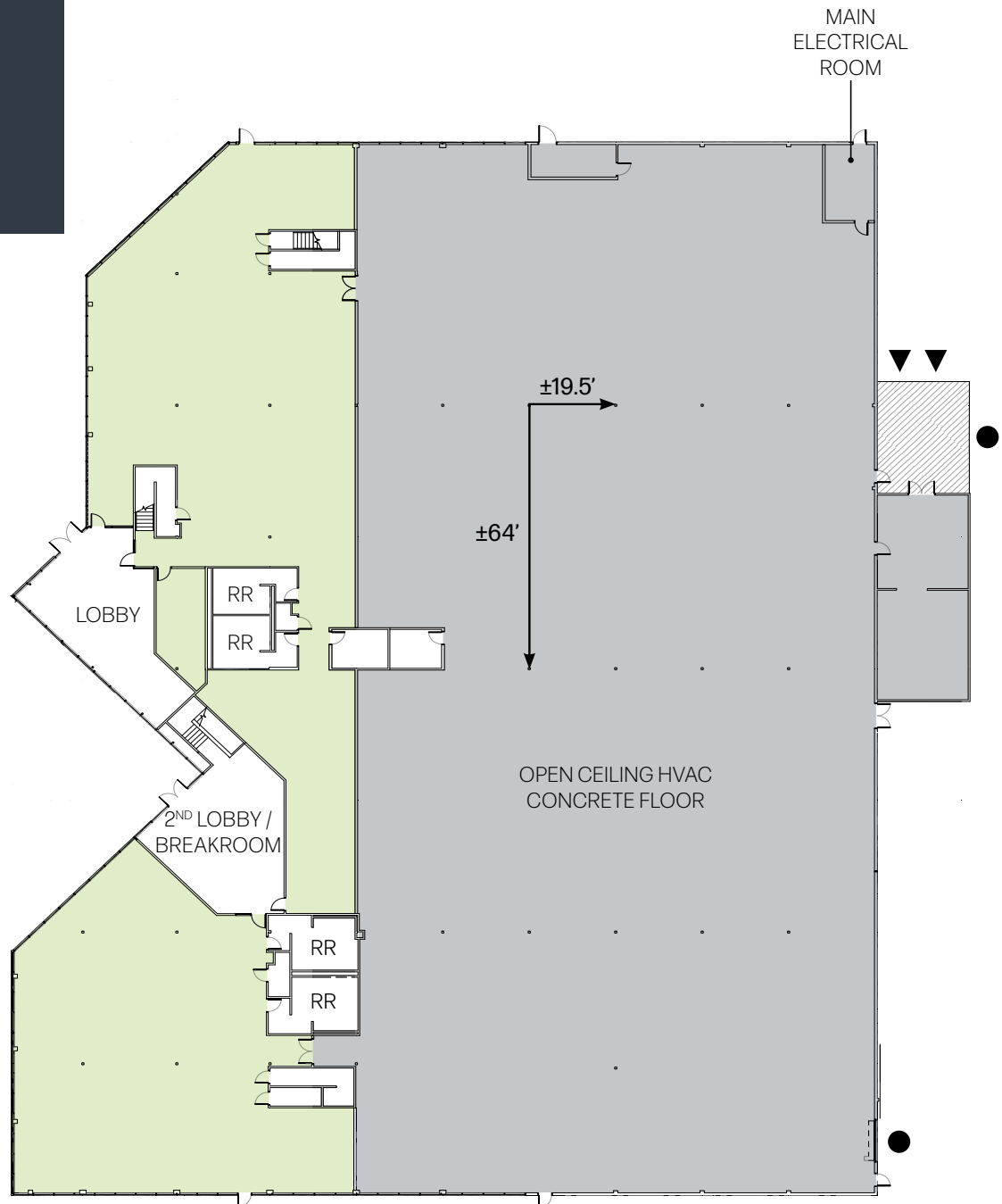


AS-BUILT FLOOR PLAN

First Floor
±50,517 SF

-  COVERED DOCK PLATFORM
-  WAREHOUSE
-  OPEN OFFICE
-  DOCK HIGH DOORS
-  GRADE LEVEL DOORS

Not to Scale

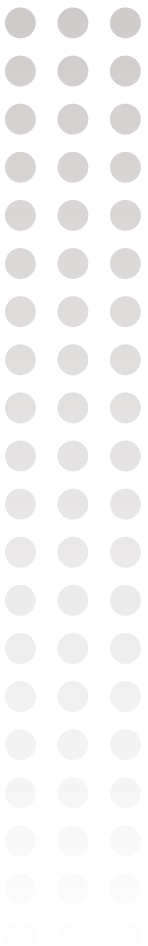
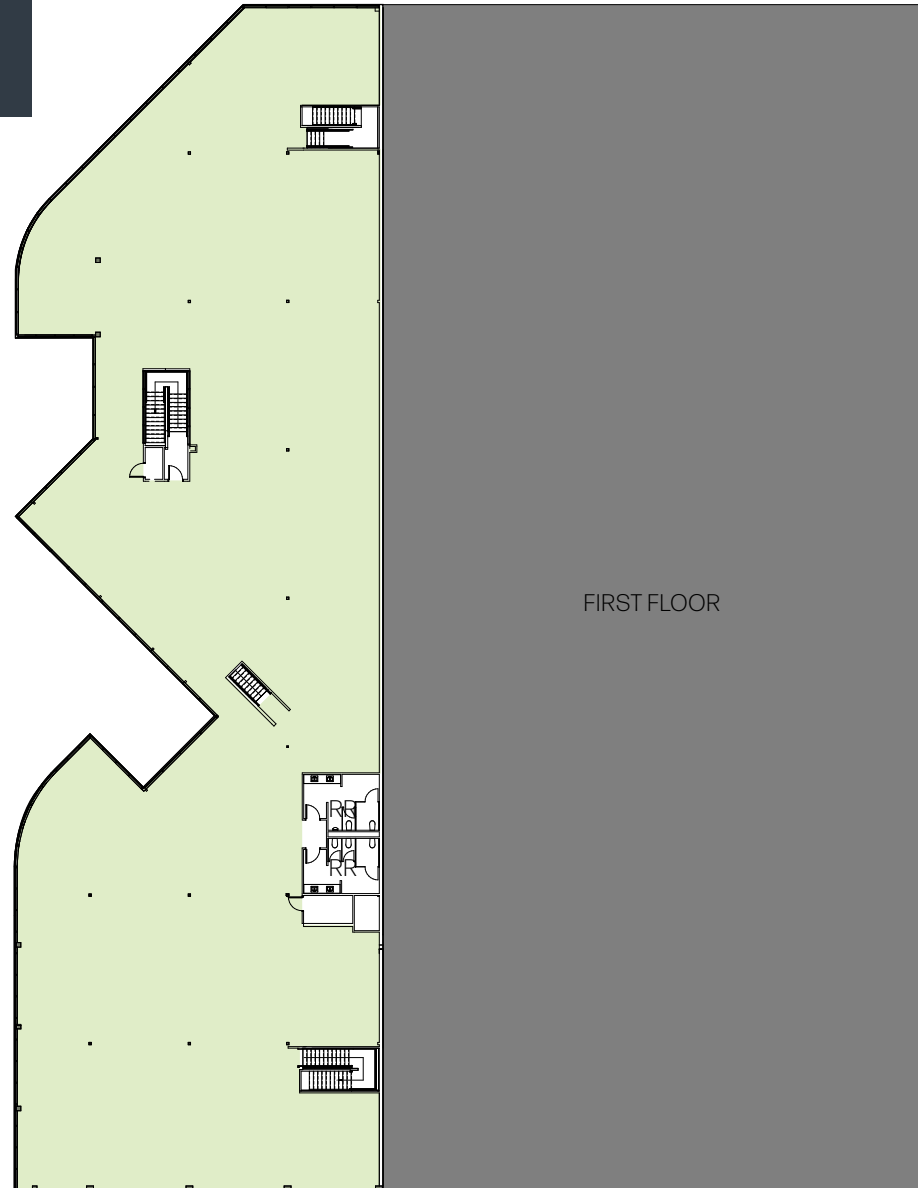


AS-BUILT FLOOR PLAN

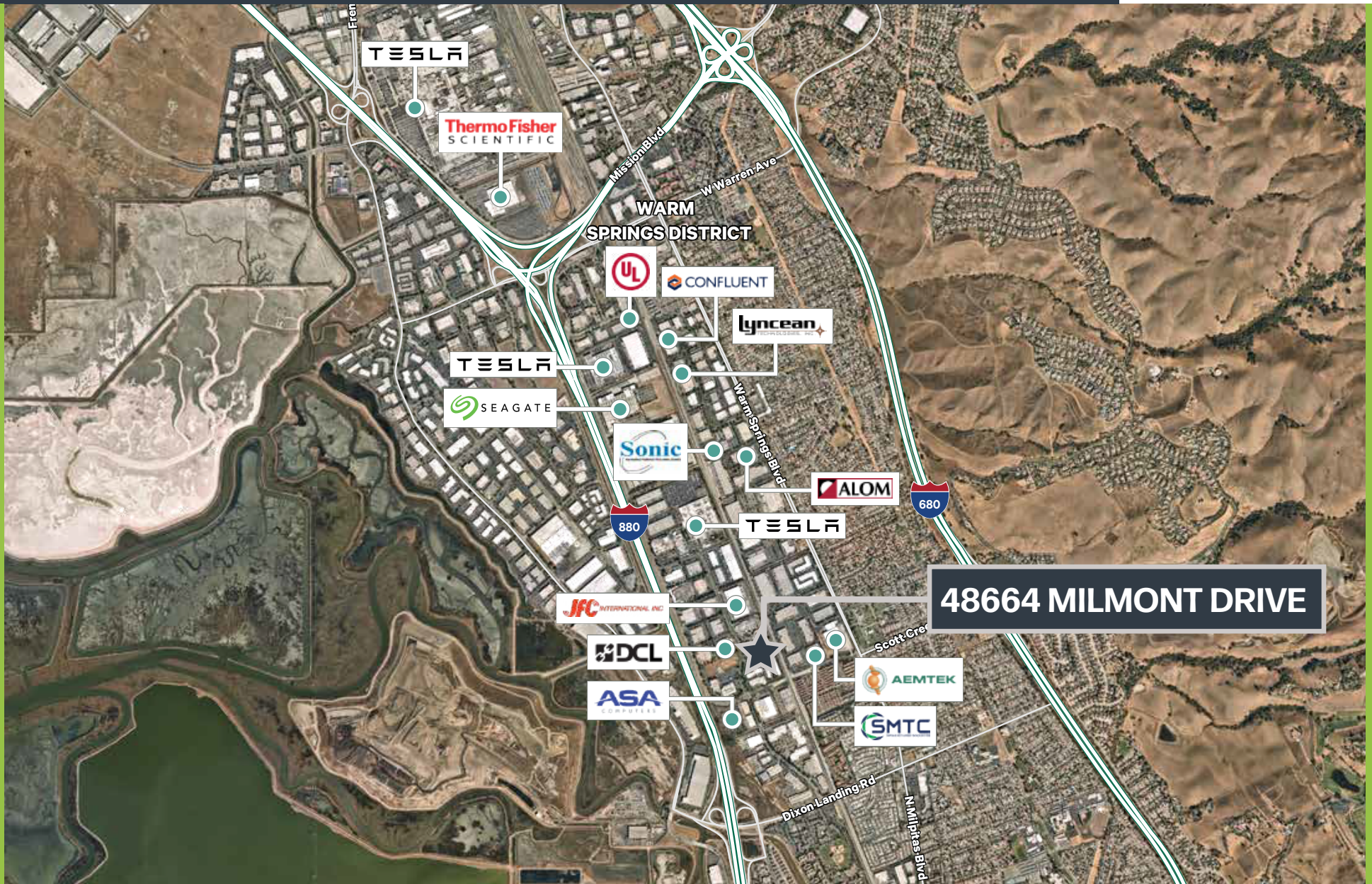
Second Floor
±17,986 SF

 OPEN OFFICE

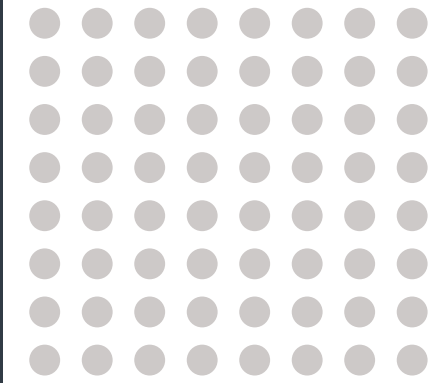
Not to Scale



CORPORATE NEIGHBORS



AMENITIES MAP



3.5 MILES
TO WARM SPRINGS
BART STATION

48664 MILMONT DRIVE

- SPIN A YARN
- Chaat House
- Cart's Jr.
- Hilton Garden Inn
- Starbucks
- Pink Panthers ESPRESSO
- Jack in the box
- CVS pharmacy
- Denny's
- extended STAY AMERICA
- Franciscan Center
- BANK OF AMERICA
- HSBC
- FedEx
- ups
- TACO BELL
- KFC
- ROUND TABLE PIZZA ROYALTY
- USPS.COM
- SAFeway
- OSAKA
- WELLS FARGO
- Happy Lemon
- citibank
- Ajisen Ramen
- HO CHOW RESTAURANT 河福村
- Sala Thai
- Hampton by Hilton
- Bay Club
- HYATT PLACE
- LAQUINTA INNS & SUITES
- extended STAY AMERICA
- MARRIOTT
- McDonald's
- BART

48664

MILMONT DRIVE
FREMONT, CALIFORNIA



FREESTANDING ADVANCED MANUFACTURING/R&D BUILDING

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BARINGS

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