

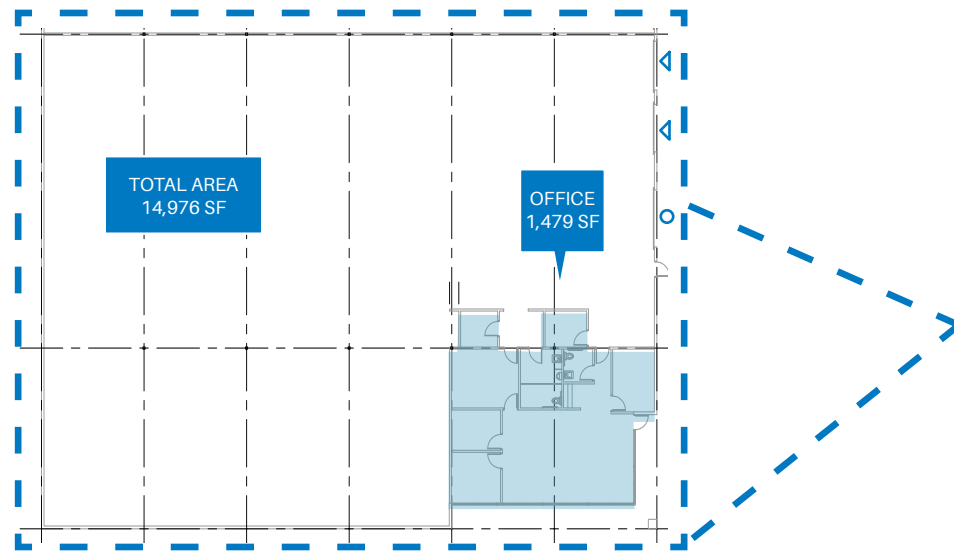


47602-47682 KATO ROAD

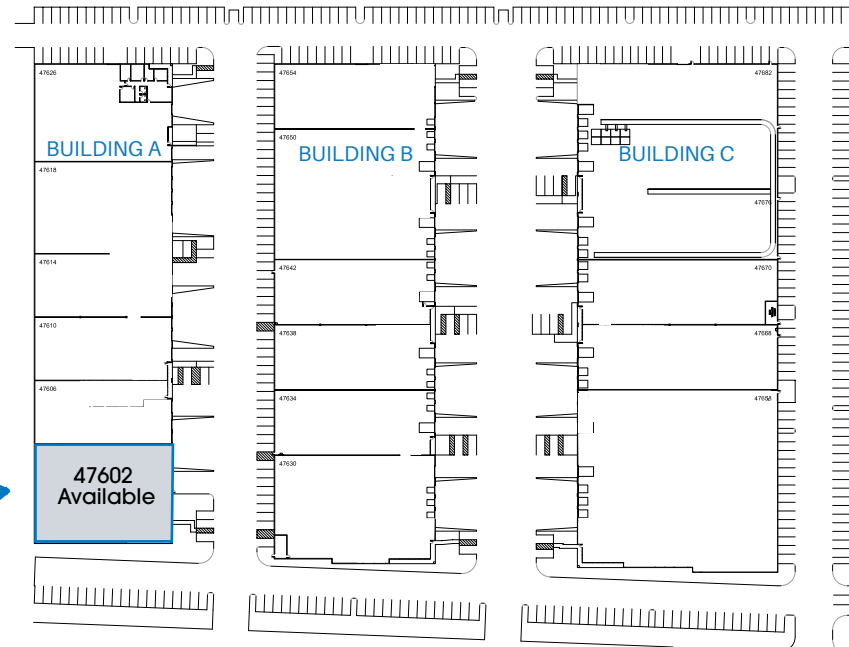
[www.fremontdistributionpark.com](http://www.fremontdistributionpark.com)

# 47602 KATO ROAD | BUILDING A

47602



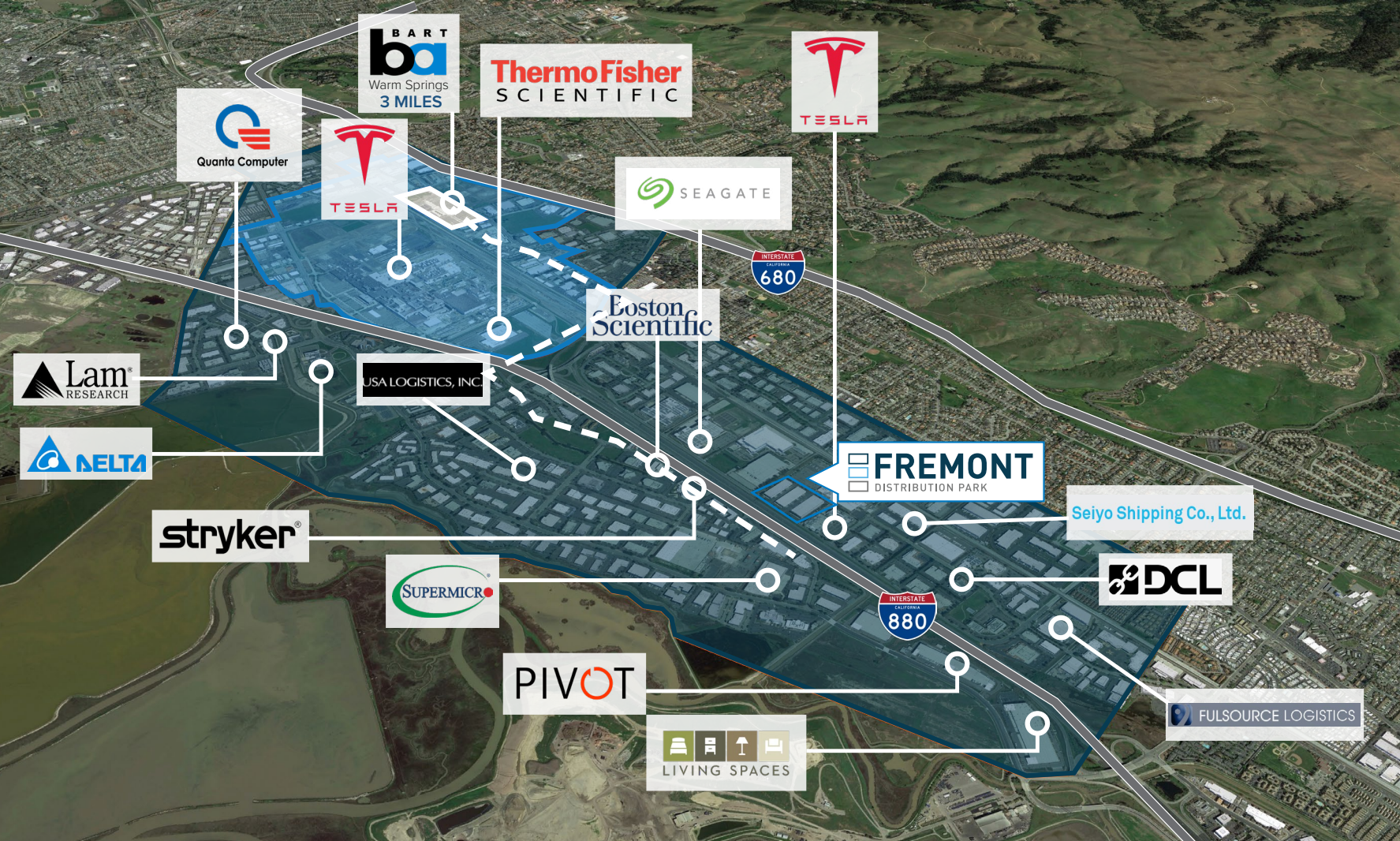
- ◀ Dock
- Grade




## PROPERTY DETAILS

- ±14,976 SF AVAILABLE
- ±1,479 SF OFFICE
- SIGNAGE POSSIBLE
- FREEWAY VISIBILITY
- CORNER UNIT WITH HIGH IMAGE GLASS FRONTAGE
- EXCELLENT ACCESS TO I-880 AND I-680
- CLEAR HEIGHT: ± 24'
- FLEXIBLE SUBLEASE TERMS POSSIBLE (SUBLEASE 3/31/26)
- LOADING: 2 DOCK HIGH, 1 GRADE LEVEL DOOR
- PARKING: 1:1,000 RSF
- POWER: 200 AMP 277/480VOLT
- FULLY SPRINKLERED: .33 GPM/ 3000 SF
- LARGE TRUCK COURT
- DIRECT LEASE WITH QUALITY INSITUTIONAL OWNERSHIP POSSIBLE
- AVAILABLE WITH ONE MONTH NOTICE
- CALL BROKER FOR PRICING (\$0.26 OPEX)






## KEY

 Fremont Innovation District

 Warm Springs Project Area

 Warm Spring BART

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