

FREMONT TECH PARK

±57,167 SF FOR LEASE

5,000 AMPS @ 277/480V POWER

SINGLE-STORY STANDALONE
R&D/MANUFACTURING BUILDING



MARKET READY WORK UNDERWAY

4225
TECHNOLOGY DRIVE

FREMONT, CALIFORNIA



CBRE



TECHNOLOGY DRIVE

LEASED

LEASED

±57,167 SF AVAILABLE

SHARED DOCK DOOR

OUTDOOR COURTYARD



PROPERTY HIGHLIGHTS



±57,167 SF R&D/Manufacturing Building



5,000 Amps @ 277/480V Power
(Tenant to Verify)



100% HVAC



Six (6) Dock High Doors
Three (3) Grade Level Doors



Convenient Fremont location with
Great Access to I-680 and I-880



3.08/1,000 Parking Ratio



±22' Clear Height



Outdoor Courtyard



Less than 2 miles from Warm
Springs BART Station and Pacific
Commons Shopping Center



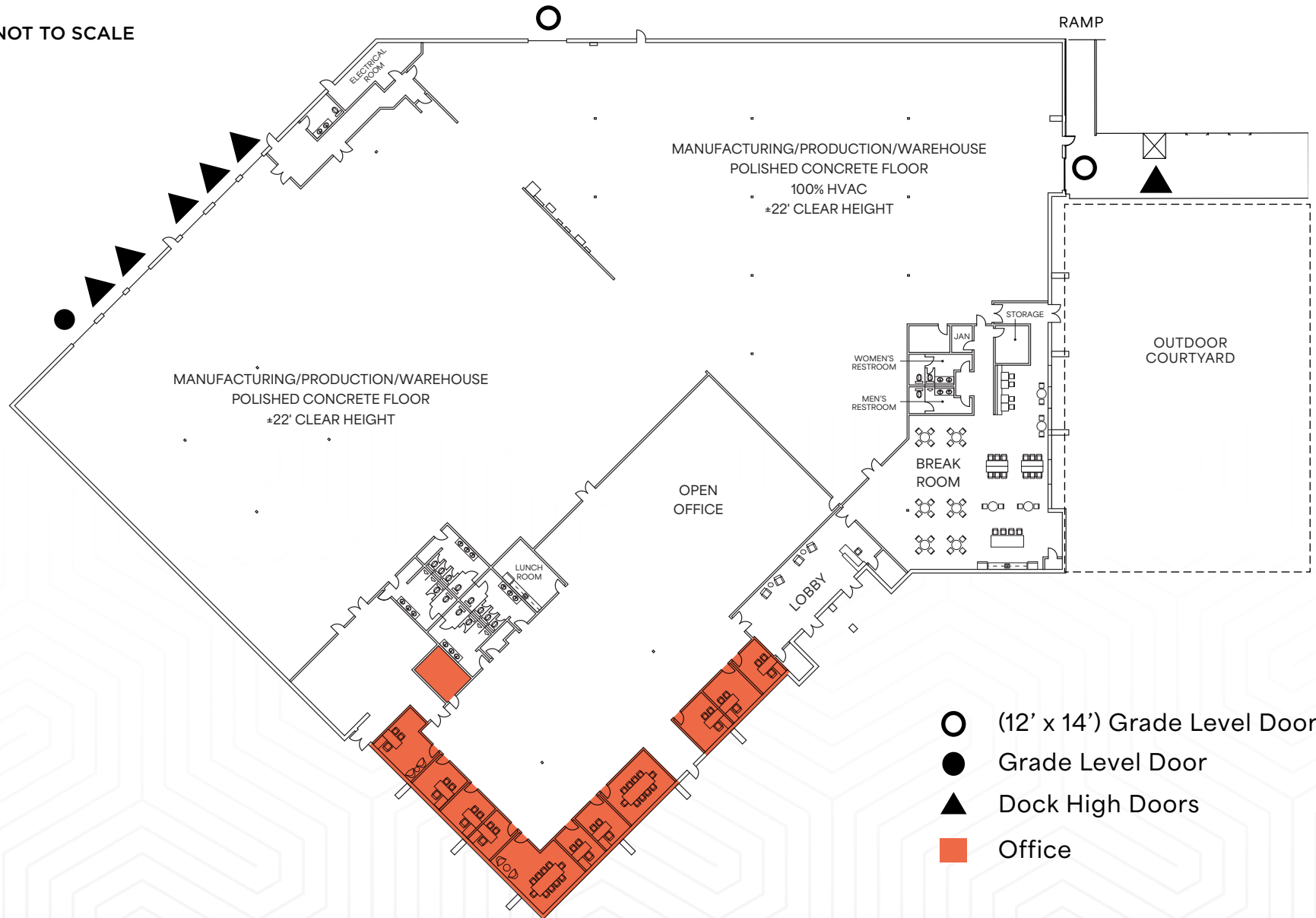
Flexible Floorplan with
TI's to Suit Available



Combination of Office, Labs, Open Ceiling
Production/Manufacturing and Warehouse Layout

FLOOR PLAN

NOT TO SCALE



- (12' x 14') Grade Level Doors
- Grade Level Door
- ▲ Dock High Doors
- Office



LOADING AREA



OUTDOOR COURTYARD



PROPERTY PHOTOS



AMENITY MAP



H
Holiday Inn Express

HOMewood SUITES by Hilton
FedEx
CHIPOTLE
Starbucks

24
FITNESS

AMERICAN SWIM

Starbucks

Jack
in the box

Skyway Plaza
CLUB PILATES
SUBWAY
Walmart
DOLLAR TREE
WELLS FARGO
AT&T
PANDA EXPRESS
Togo's
CHIPOTLE

**4225
TECHNOLOGY DRIVE**

PEAK
The Clubhouse

THE HOME DEPOT

Warm Springs / South Fremont

Warm Springs Plaza
AT&T
Starbucks
CVS pharmacy
CHASE
Orangetheory FITNESS
SUBWAY

Pacific Commons Shopping Center
Burlington Total Wine & More
FIREHOUSE SUBS
CHASE
HomeGoods
IN-N-OUT
Krispy Kreme
BLAZE PIZZA
COLD STONE
Lowe's
ULTA
Rack
citi
WINGSTOPS
BUFFALO WILD WINGS
Target
85
DoorDash
PANDA EXPRESS
Starbucks
Pizza Hut
the Habit BURGER GRILL
Panera BREAD
COSTCO WHOLESALE
TJ-MAXX
FIVE BELOW
FIVE GUYS
DSW
OLD NAVY
Market Broiler Restaurants
jamba
crumbl
verizon
dishdash

extended STAY AMERICA
MARRIOTT
LA QUINTA
SUBWAY

TESLA

McDonald's

Franciscan Center
BANK OF AMERICA
CIRCLE K
BURGER KING
Starbucks
SAFeway
HARBOR FREIGHT

SPIN A YARN

262



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R&D/MANUFACTURING
BUILDING

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