



# *Industrial at* **FREMONT STATION**

NEW OWNERSHIP

**±128,400 SF**  
MULTI-TENANT ADVANCED  
MANUFACTURING / WAREHOUSE



# FEATURES

## *Industrial at* FREMONT STATION

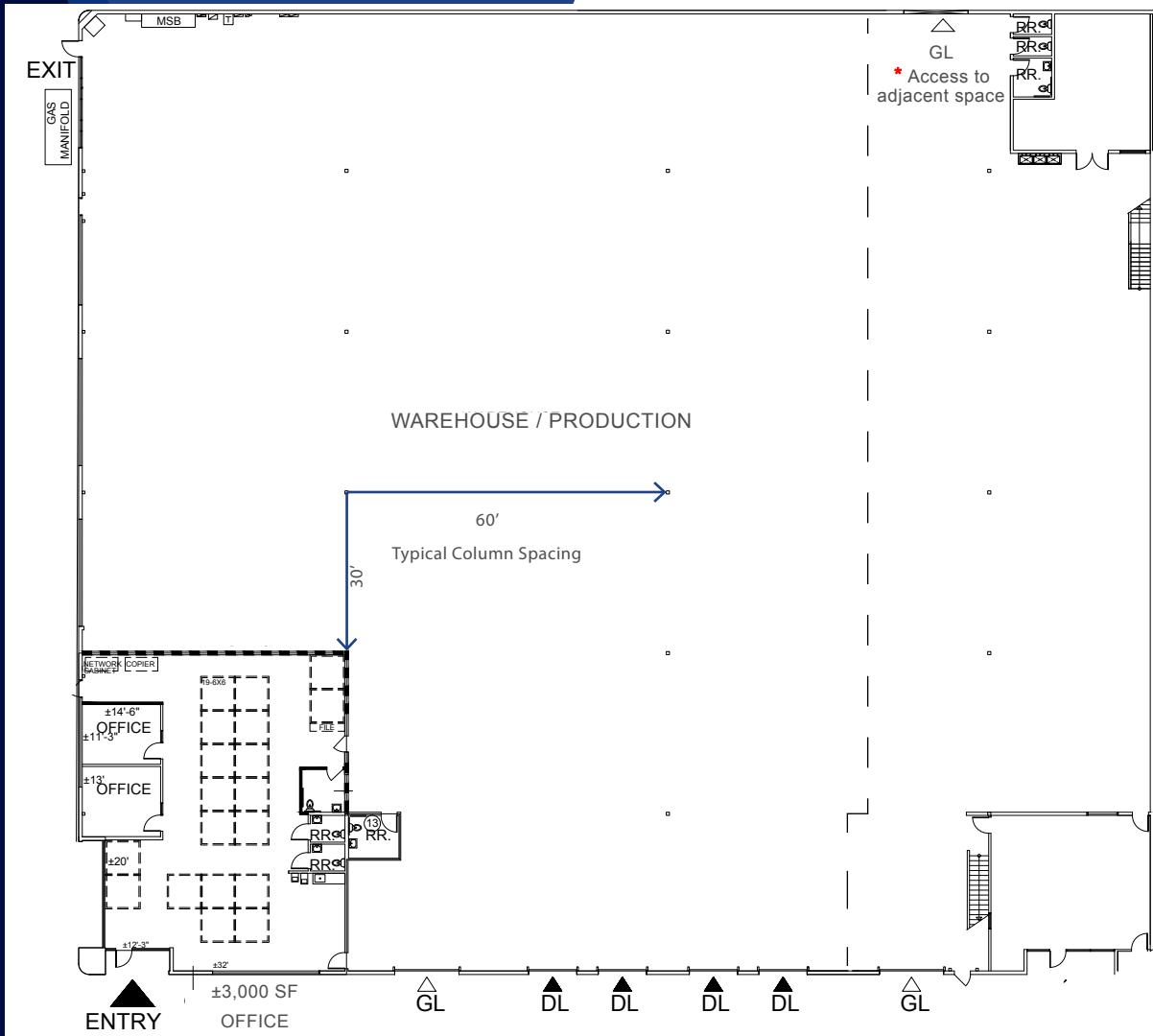
- New Institutional Ownership
- Brand New Enhanced Exterior & Interior Renovations
- Ideal Transit Focused Location:
  - 4 min walk to Warm Springs / South Fremont BART Station
  - Easy Access to I-880 & I-680
- High Visibility Corner Location
- Current Availabilities + Future Expansion

# FLOOR PLAN

## PLANNED MARKET READY

# SPACE HIGHLIGHTS

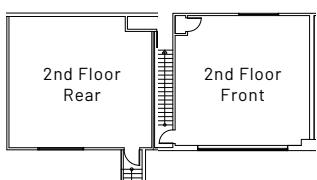
2708 Prune Avenue



- **±37,738 Square Feet  
(Expandable - Potentially Divisible)\***
- Corner Unit with Outdoor Patio Area
- Multiple Office Pod Configurations
- 800 Amps at 277/480V Power
- 24' Clear Height in Warehouse/Production Area
- 4 Dock Doors | 2 Grade Level Doors
- 30' x 60' Typical Column Spacing
- Ample Parking
- Skylights Throughout
- Market Ready Work to Commence Soon
- Tenant Improvement Dollars Available

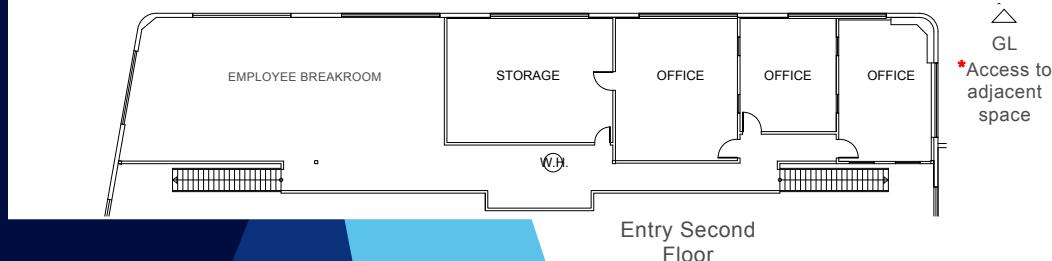
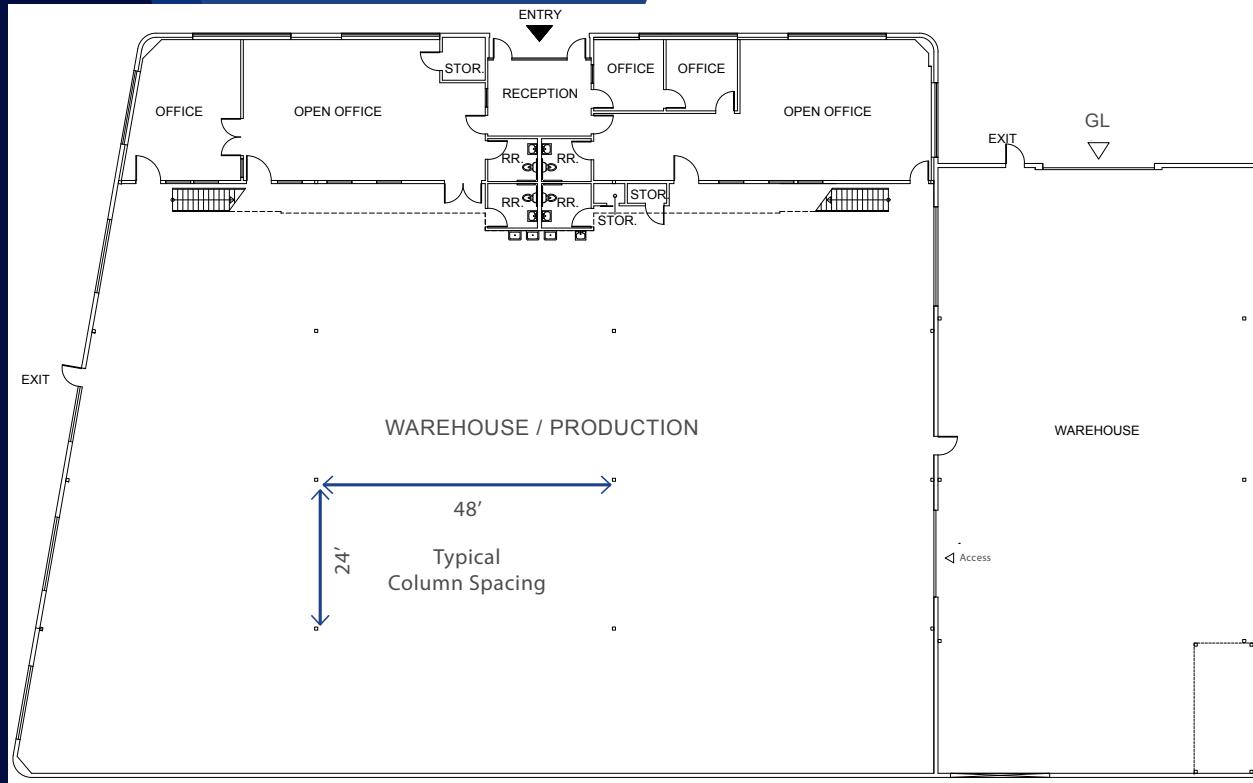
\* Access door to 2700 Prune - Expansion: ±25K SF  
(±63,212 Total SF) plus additional power

Now Touring - Contact Brokers to Schedule



# FLOOR PLAN

## EXISTING



# SPACE HIGHLIGHTS

2700 Prune Avenue

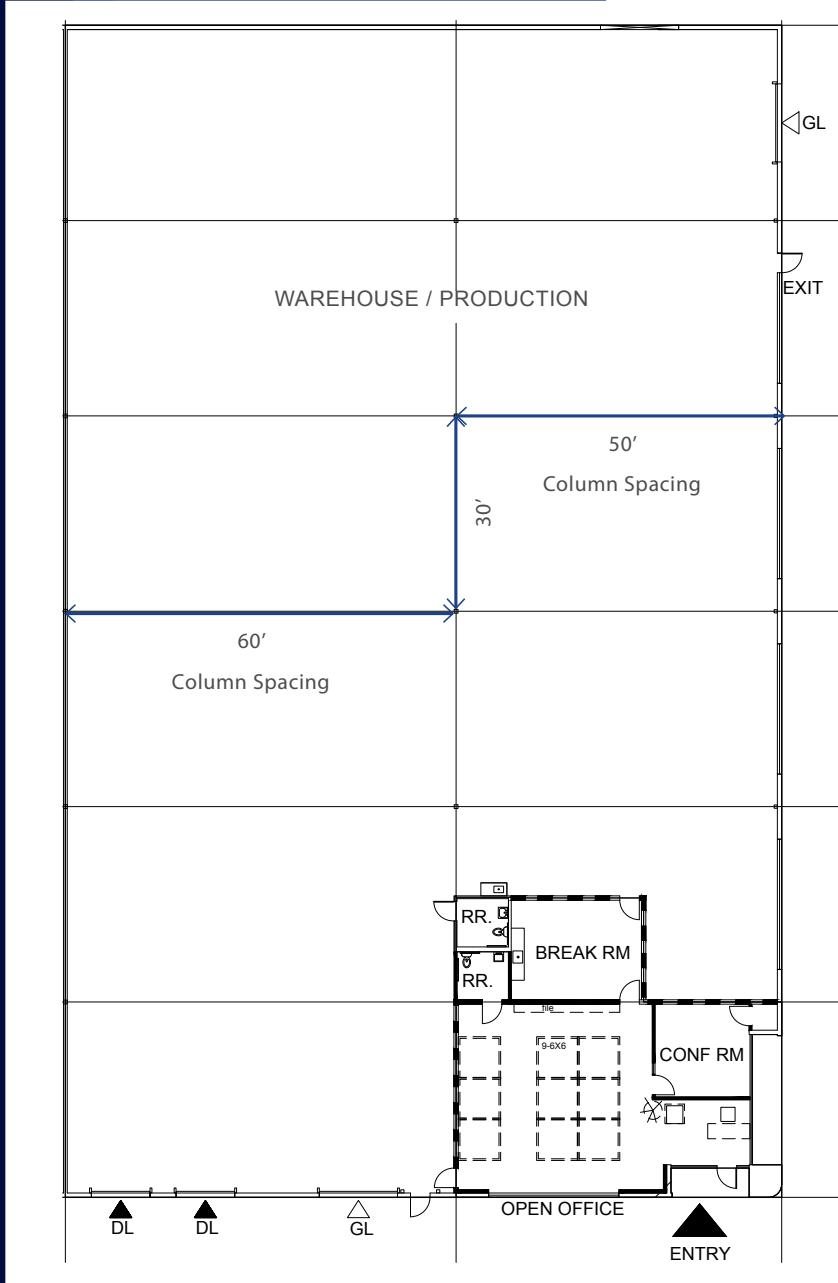
- $\pm 25,474$  Square Feet  
(Expandable to  $\pm 63,212$  SF)\*
- High Visibility Corner Unit
- $\pm 5,054$  SF Office
- 800 Amps at 277/480V Power
- 24' Clear Height in Warehouse/Production Area
- One (1) Over-sized Grade Level Door
- 24' x 48' Column Spacing
- Ample Parking
- Skylights Throughout
- Tenant Improvement Dollars Available
- Available Q4 - 2025

\* Access door to 2708 Prune - Expansion: ( $\pm 37K$  SF ( $\pm 63,212$  Total SF) plus additional power and loading

Now Touring - Contact Brokers to Schedule

# FLOOR PLAN

## PROPOSED FLOOR PLAN



# SPACE HIGHLIGHTS

2728 Prune Avenue

- ±19,800 Square Feet
- High Visibility Corner Unit
- ±1,800 SF Spec Office Planned
- 400 Amps at 277/480V Power
- 24' Clear Height in Warehouse/Production Area
- 2 Dock Doors | 2 Grade Level Doors
- 30' x 50'-60' Column Spacing
- Ample Parking
- Skylights Throughout
- Fully Insulated Warehouse
- Market Ready Work to Commence Soon
- Tenant Improvement Dollars Available

Now Touring - Contact Brokers to Schedule

# MAP



5  
MINUTES

I-880 &  
I-680

6  
MILES

CA-237

10  
MILES

SJC

20  
MILES

STANFORD

24  
MILES

OAK

34  
MILES

SFO

# Industrial at FREMONT STATION

±128,400 SF MULTI-TENANT ADVANCED MANUFACTURING / WAREHOUSE



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**NEWMARK**

**LONGPOINT**

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