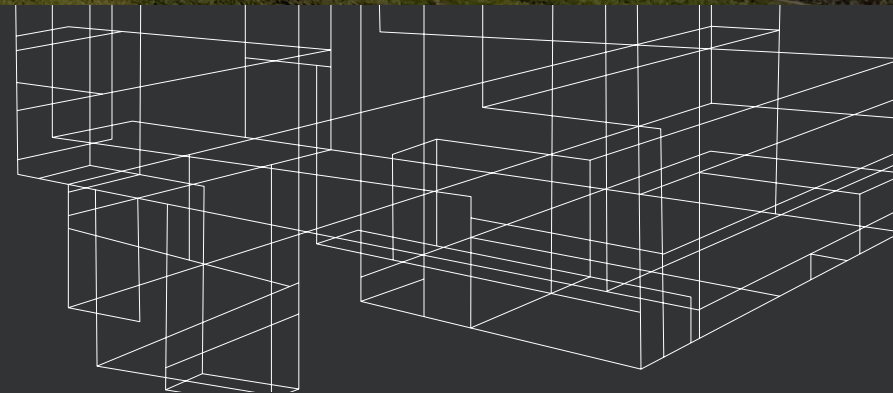


YOUR NAME HERE

FOR LEASE

*±4,700 SF - ±20,700 SF Industrial/R&D space
available Adjacent to Warm Springs BART
Station Convenient access to major freeways*

45461-45473 WARM SPRINGS BLVD FREMONT, CA





45461-45473 WARM SPRINGS BLVD

Property Highlights

Building signage available

4 front entrances

3 conference rooms and 10 privates

Server room and large equipment pad

1 large lab, kitchen or break area

3 grade level roll-up doors

Sprinklers throughout

Bonus mezzanine storage area

±2.2/1,000 parking

Power: 800 Amps @277/480 Volts

Easy access to Interstates 680 & 880 and Hwy 237

Numerous amenities nearby

Zoning: Warm Springs Innovation District - 10

→ [VIEW ZONING CODE](#)

±20,700

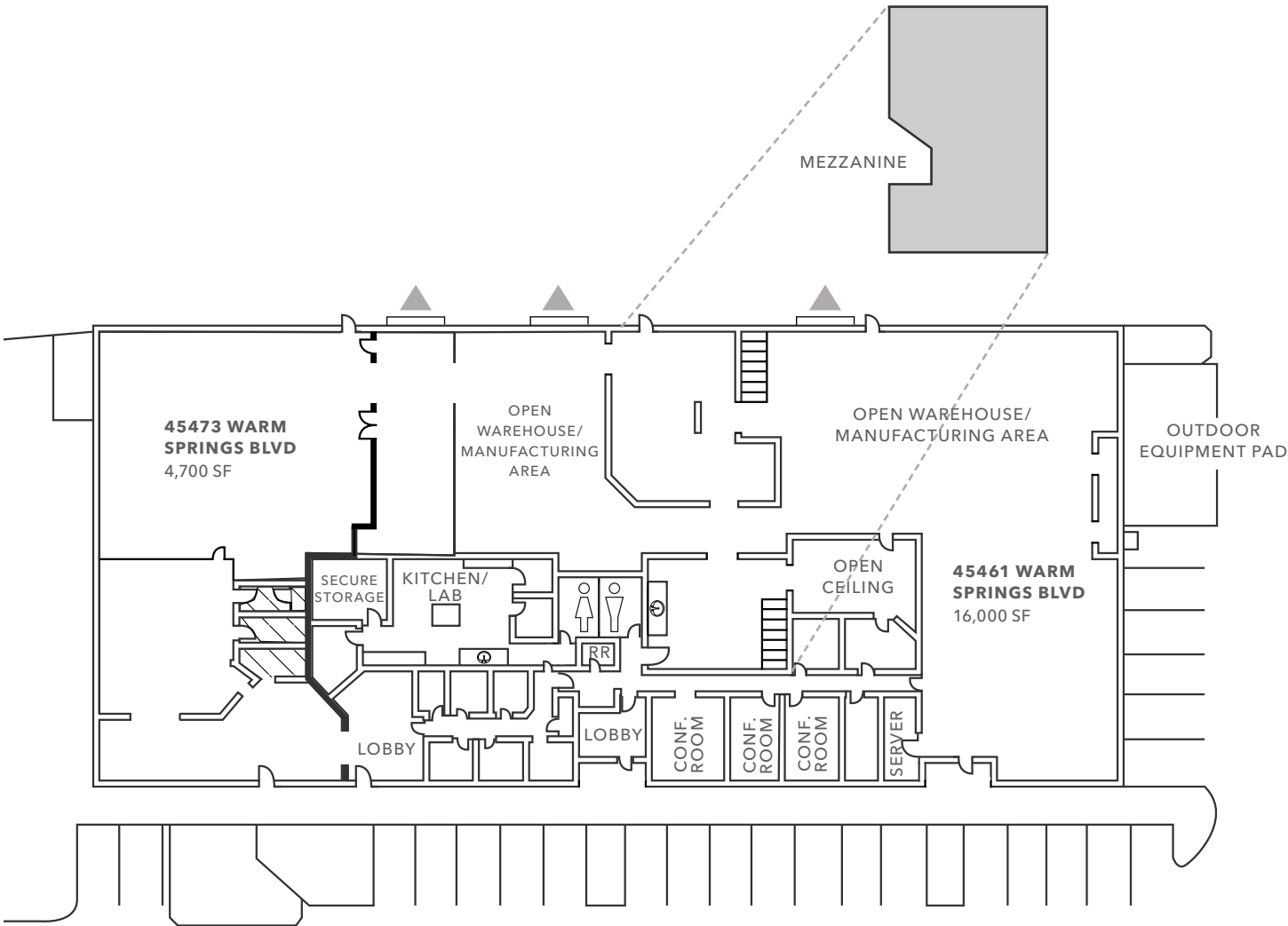
TOTAL SF

14'

CLEAR HEIGHT



FLOOR PLAN



±20,700 SF

AVAILABLE

SIGNAGE

AVAILABLE

NOW

AVAILABLE

LEGEND

- Bonus Mezzanine Storage
- ▲ Grade Level Loading
10'W x 12'H
- | Potential Division

FLOOR PLAN NOT TO SCALE



For more information, contact

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