

FLEX R&D/MFG FOR SALE OR LEASE

47651 & 47671 WESTINGHOUSE DR, FREMONT, CA



±58,347 SF Flex R&D/MFG Building

Located in a sought-after Fremont business park location

For lease divisible to ±24,320 SF & ±34,027 SF

±3.65 AC land

±20' clear height

Four grade doors and two dock doors

±3.33/1,000 parking ratio

APN: 519-1681-6-1

I-T (Industrial Tech) zoning

±2,000 Amps, 277/480 Volt, 3 Phase (to be verified by Buyer/Tenant)

Lease rate: \$1.75 NNN

Purchase price: \$17,500,000 (\$299.30/SF)

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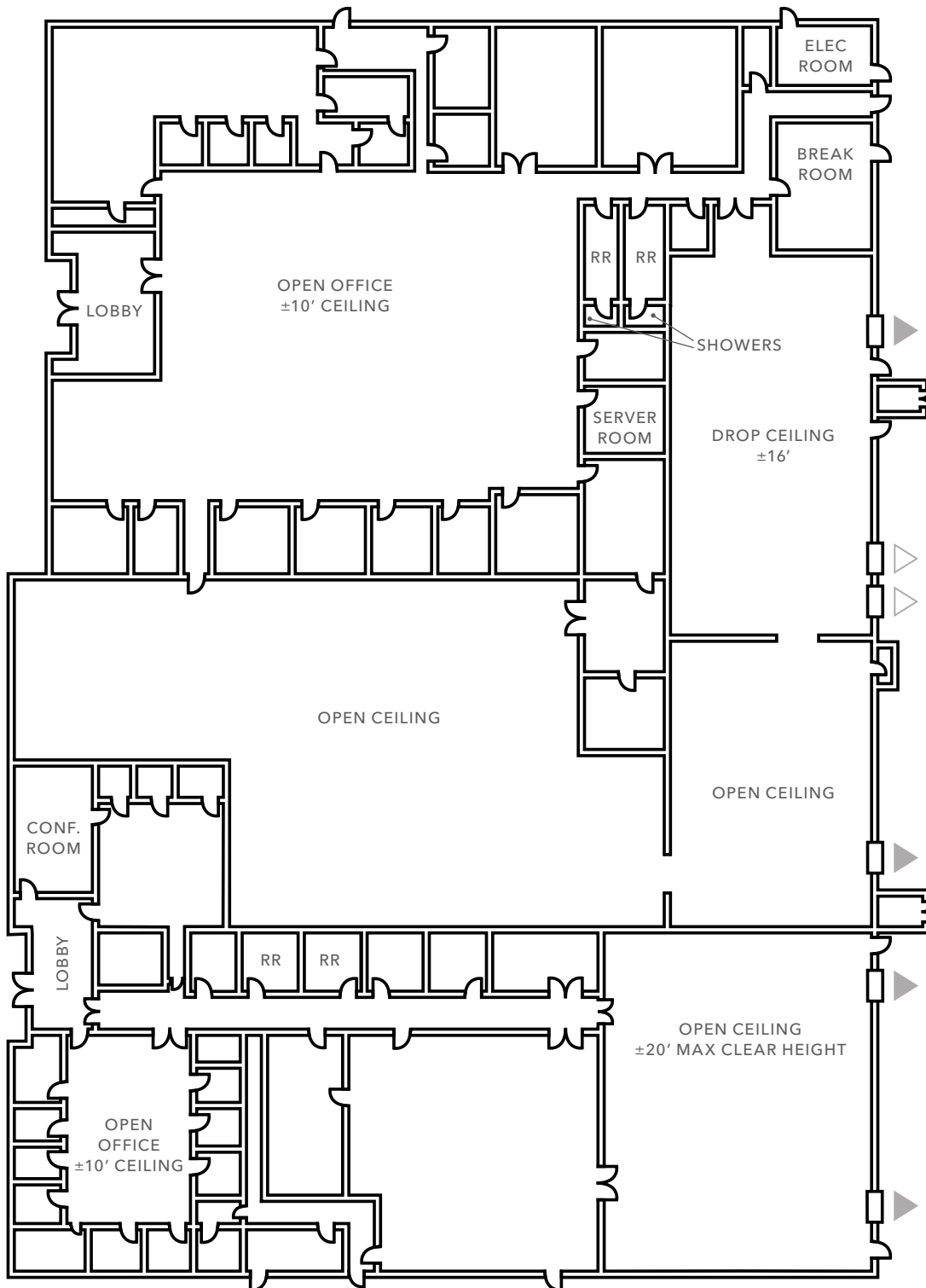
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FLOOR PLAN



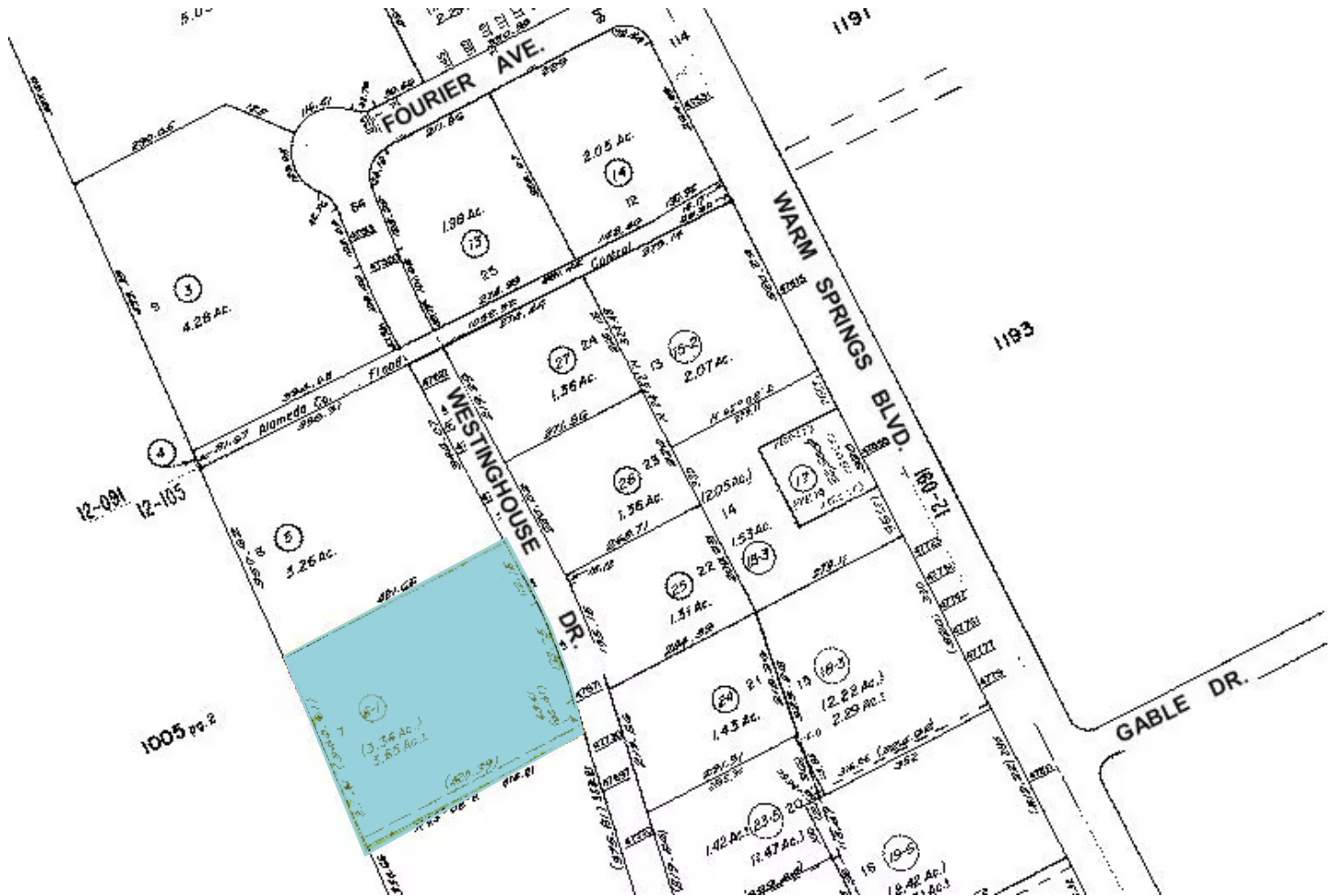
▲ Grade level loading
△ Dock-high loading

FLOOR PLAN NOT TO SCALE

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PARCEL MAP





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