

PRICE REDUCTION!

AVAILABLE FOR **SUBLEASE**



**40577 Albrae Street,
Unit D, Fremont, CA 94538**

Available
±23,076 SF

NEWMARK

MIKE SPIRO

Executive Managing Director
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SITE PLAN & SPACE HIGHLIGHTS



±23,076
Square Feet



±1,154 SF
of Office



200 Amps,
277/480 Volts



1 Grade
Level Door



2 Dock
High Doors



22' Minimum
Clear Height



24'x60'
Column Spacing



1.4/1,000
Parking



Easy Access
to I-880



Fully Sprinklered
(.33/3,000 GPM)



Master Lease
Expiration:
December 31, 2028

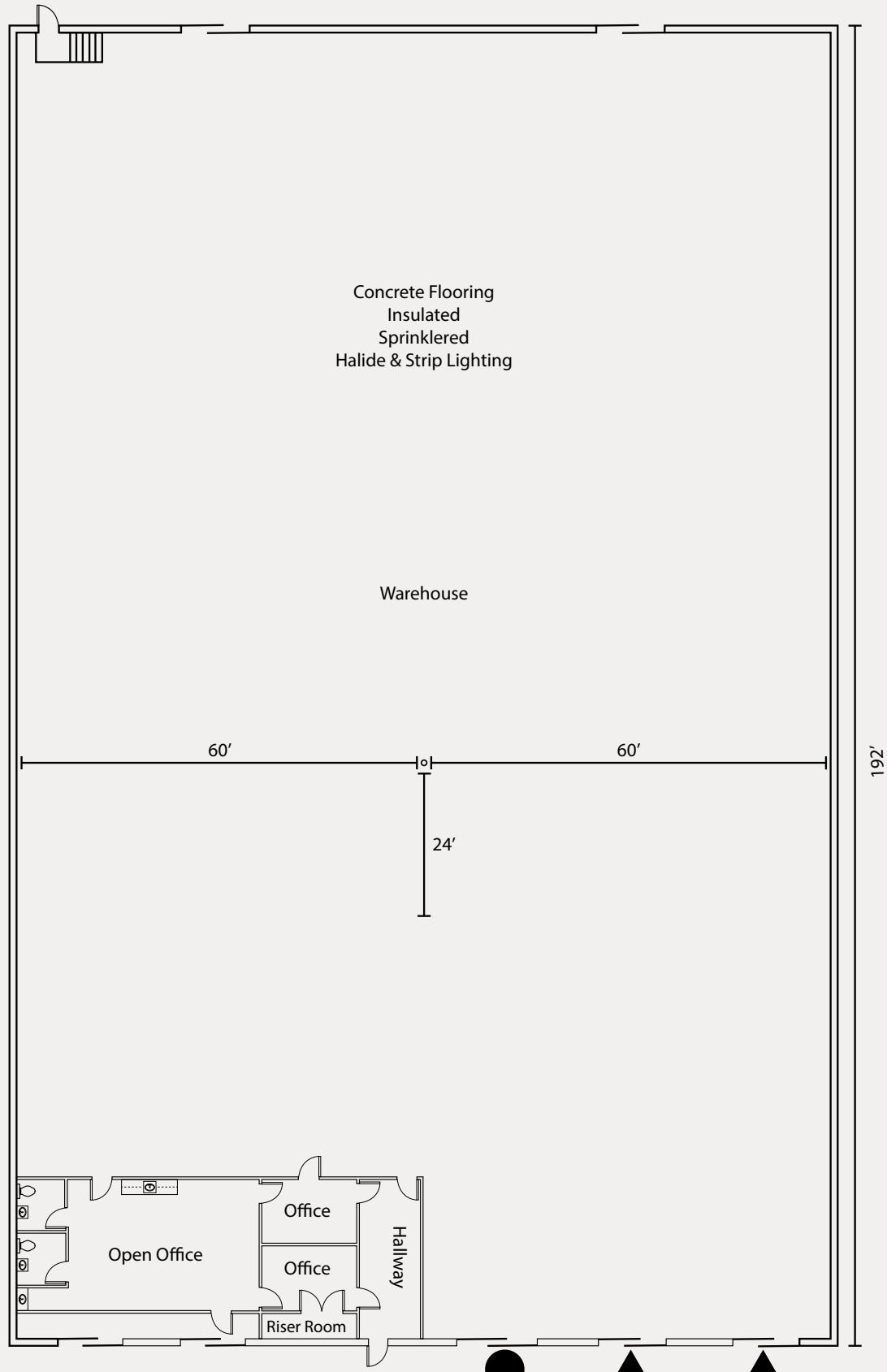


AVAILABLE
NOW



Lease Rate:
~~\$1.35/SF NNN~~ **\$1.20/SF NNN**

FLOOR PLAN



SITE AERIAL & PHOTOS





For more information,

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