



AVAILABLE FOR **SUBLEASE**



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

Available  
**±23,076 SF**

**NEWMARK**

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Executive Managing Director  
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CA RE License #01433395

# 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

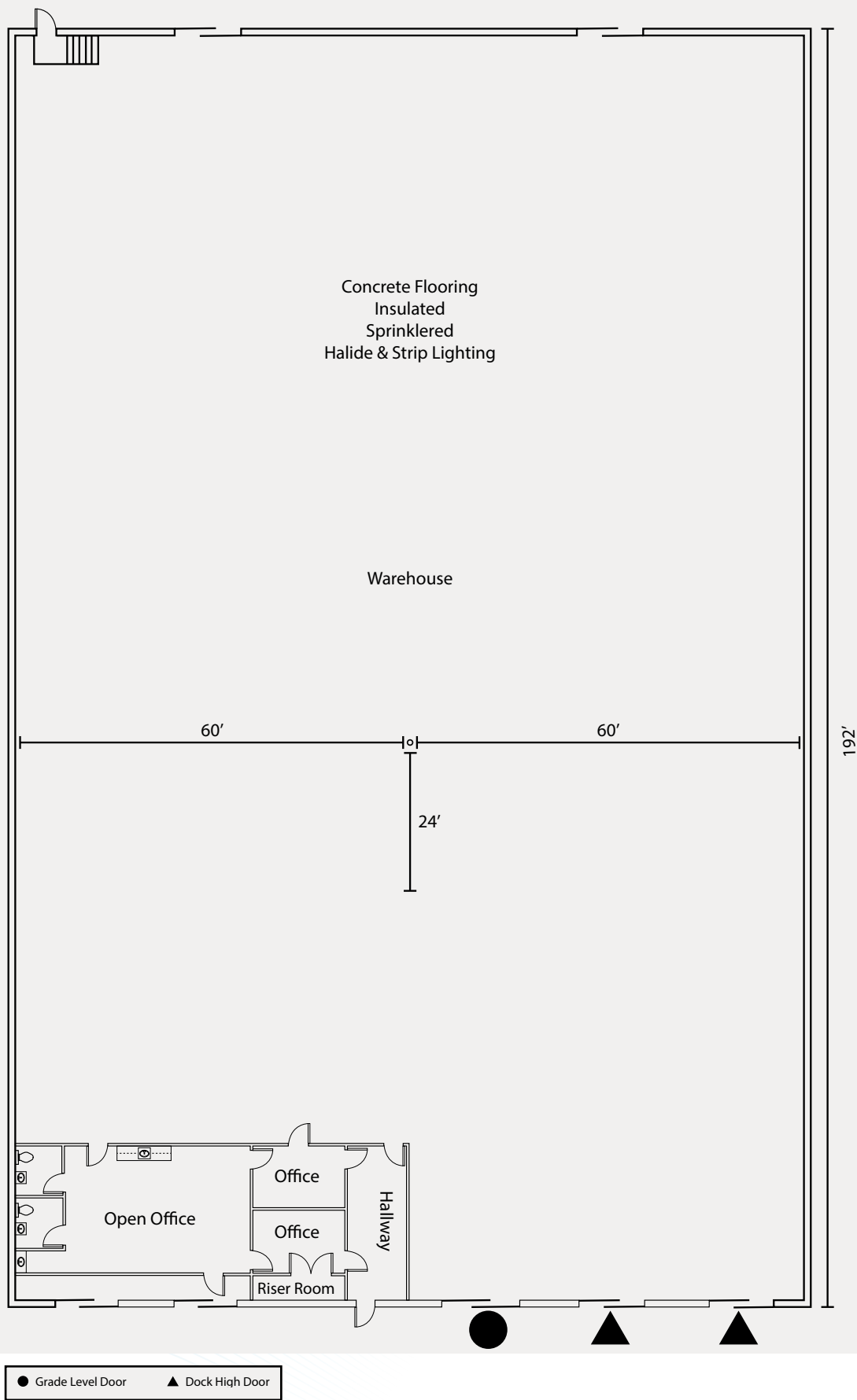


AVAILABLE  
NOW



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

# FLOOR PLAN





# SITE AERIAL & PHOTOS







**For more information,**

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