



Colliers



For Sublease

48021-48027 WARM SPRINGS

Warm Springs Boulevard

48021-48027 Warm Springs Fremont, CA

±106,100 SF R&D/Manufacturing Building for Sublease

- Divisible to ±48,000 SF
- High Image Business Park Environment
- Freestanding Building
- 4,000 amps, 277/480v Panel
- Sprinklered (0.60 pgm PSF)
- 6 Covered Dock High Doors
- 2 Glassed Dock High Doors
- 2 Grade Level Doors
- 3.5/1,000 Parking
- ±16' to ±18.5' Clear Height
- New Roof
- New HVAC
- Easy Access to I-880 & I-680
- Available Now
- Sublease term through 12/31/2028
- \$0.99 NNN (\$0.35 operating expenses)

Contact:

Nick Ousman, SIOR
Executive Vice President
+1 510 433 5820
nick.ousman@colliers.com
CA License No. 01908981

Greig Lagomarsino, SIOR
Vice Chairman
+1 510 433 5809
greig.lago@colliers.com
CA License No. 01063817

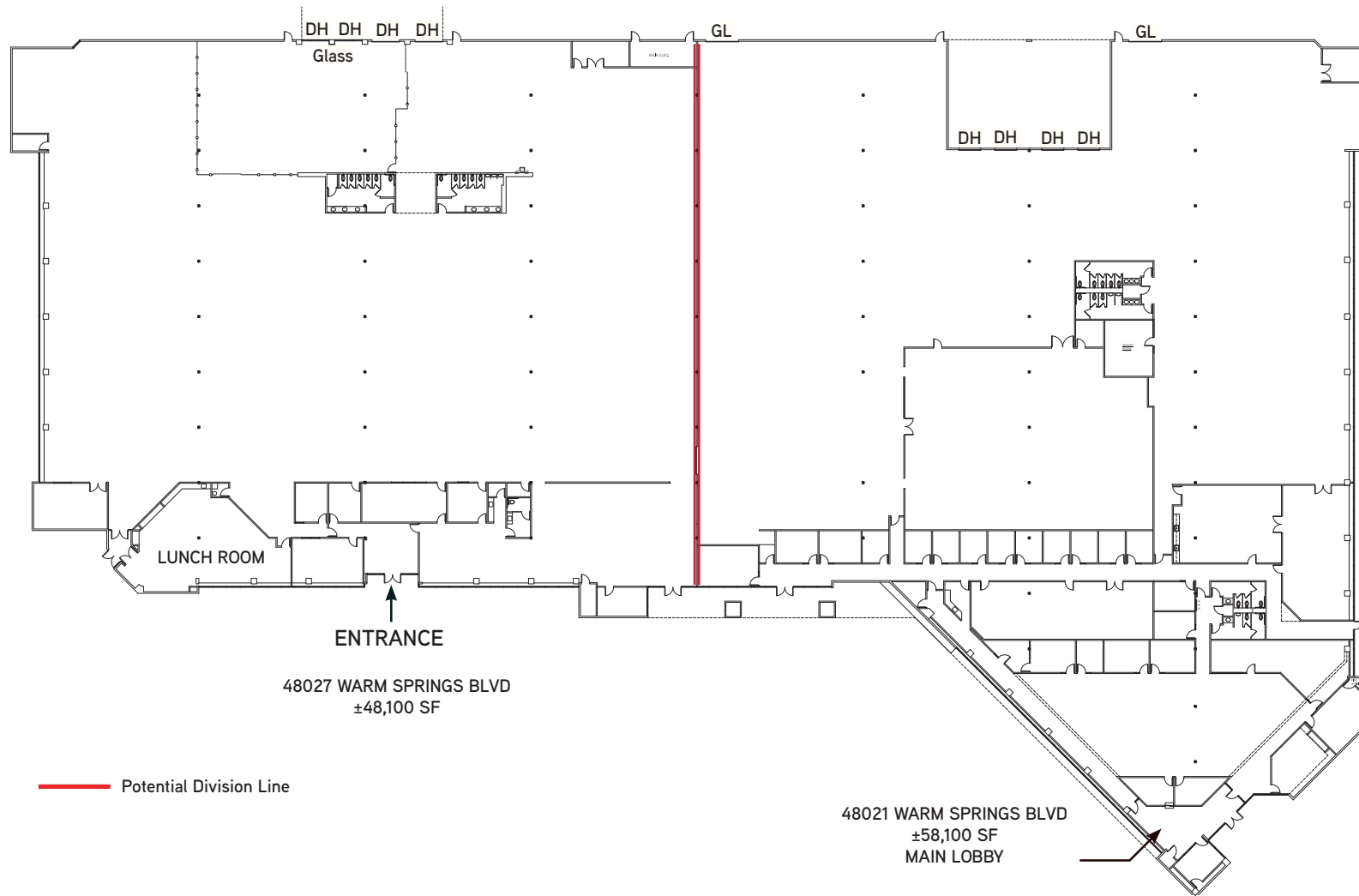
Chris Stauber
Senior Associate
+1 510 287 3121
chris.stauber@colliers.com
CA License No. 02167419

Gary Nichols
Senior Vice President
+1 415 279 5280
gary.nichols@colliers.com
CA License No. 00811289

John Lagomarsino
Associate
+1 510 433 5843
john.lago@colliers.com
CA License No. 02348024

Accelerating success.

Site Plan



48021-48027 Warm Springs, Fremont | For Sublease



Accelerating success.

Property Photos



Contact:

Nick Ousman, SIOR
Executive Vice President
+1 510 433 5820
nick.ousman@colliers.com
CA License No. 01908981

Greig Lagomarsino, SIOR
Vice Chairman
+1 510 433 5809
greig.lago@colliers.com
CA License No. 01063817

Chris Stauber
Senior Associate
+1 510 287 3121
chris.stauber@colliers.com
CA License No. 02167419

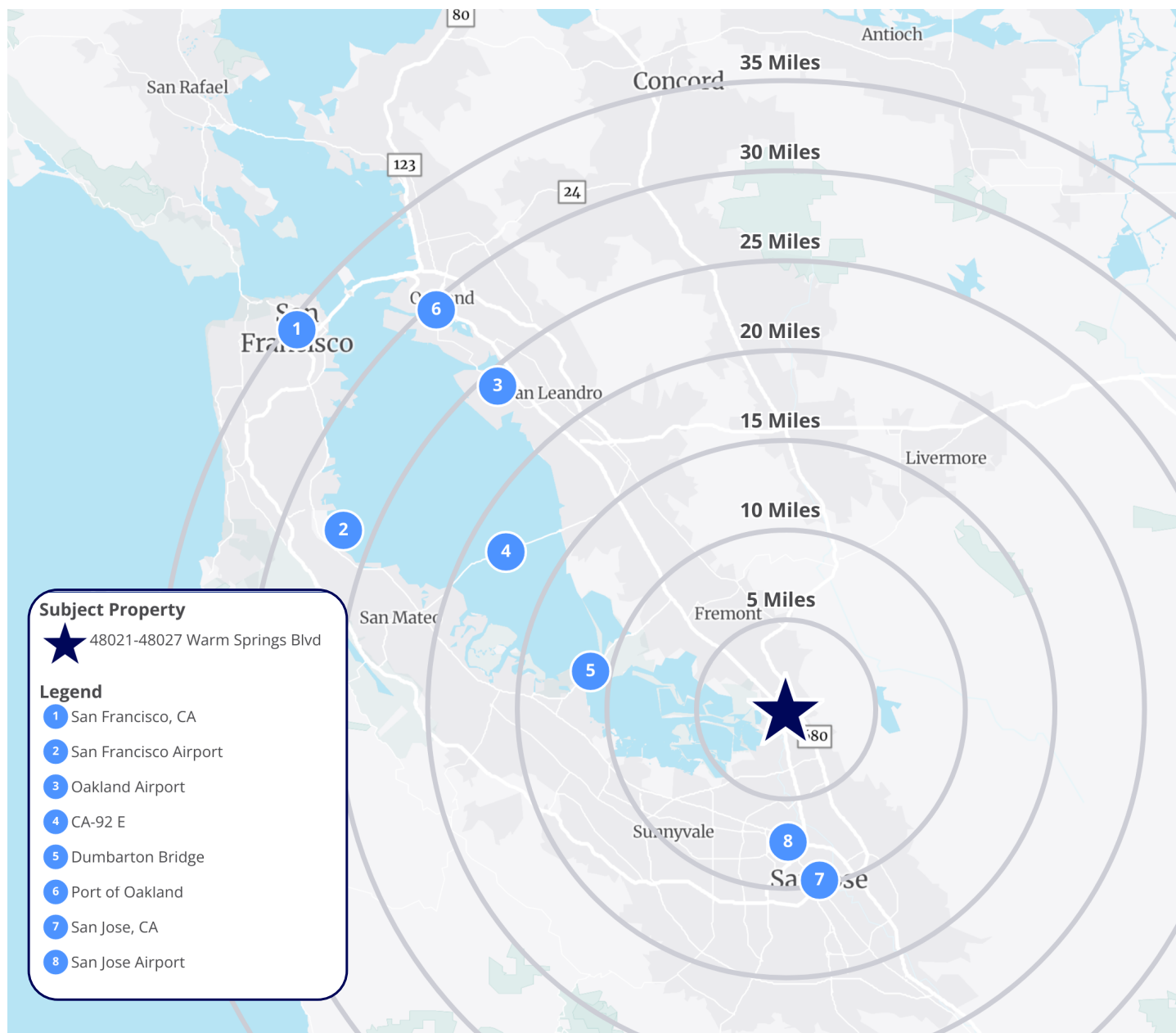
Gary Nichols
Senior Vice President
+1 415 279 5280
gary.nichols@colliers.com
CA License No. 00811289

John Lagomarsino
Associate
+1 510 433 5843
john.lago@colliers.com
CA License No. 02348024

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Accelerating success.

Region



Contact:

Nick Ousman, SIOR
Executive Vice President
+1 510 433 5820
nick.ousman@colliers.com
CA License No. 01908981

Greig Lagomarsino, SIOR
Vice Chairman
+1 510 433 5809
greig.lago@colliers.com
CA License No. 01063817

Chris Stauber
Senior Associate
+1 510 287 3121
chris.stauber@colliers.com
CA License No. 02167419

Gary Nichols
Senior Vice President
+1 415 279 5280
gary.nichols@colliers.com
CA License No. 00811289

John Lagomarsino
Associate
+1 510 433 5843
john.lago@colliers.com
CA License No. 02348024

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.