



**ARES
INDUSTRIAL
MANAGEMENT**

COMPLETION

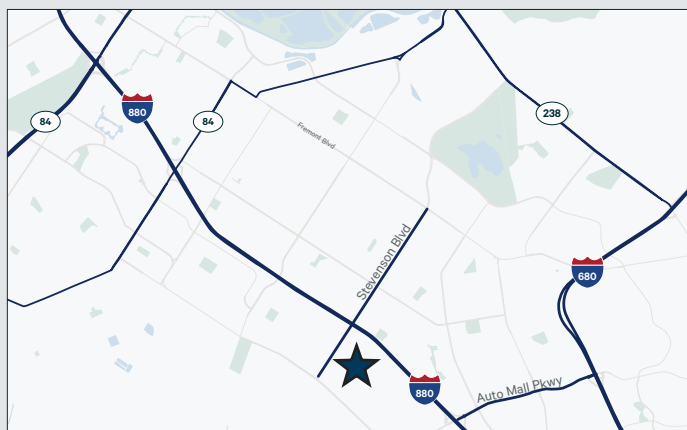
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FREMONT TECHNOLOGY CENTER

40541-40445 ALBRAE STREET, FREMONT, CALIFORNIA
40901 ENCYCLOPEDIA CIRCLE, FREMONT, CALIFORNIA

±395,125 Leasable SQ FT | Class A Warehouse Facility



BUILDING HIGHLIGHTS

- Three (3) Industrial Buildings totaling ±395,125 Square Feet
- Dock and Grade Level Loading
- ESFR Sprinklers
- Direct Access to I-880 via Stevenson Blvd, and San Francisco Peninsula via Hwy 84 (Dumbarton Bridge)

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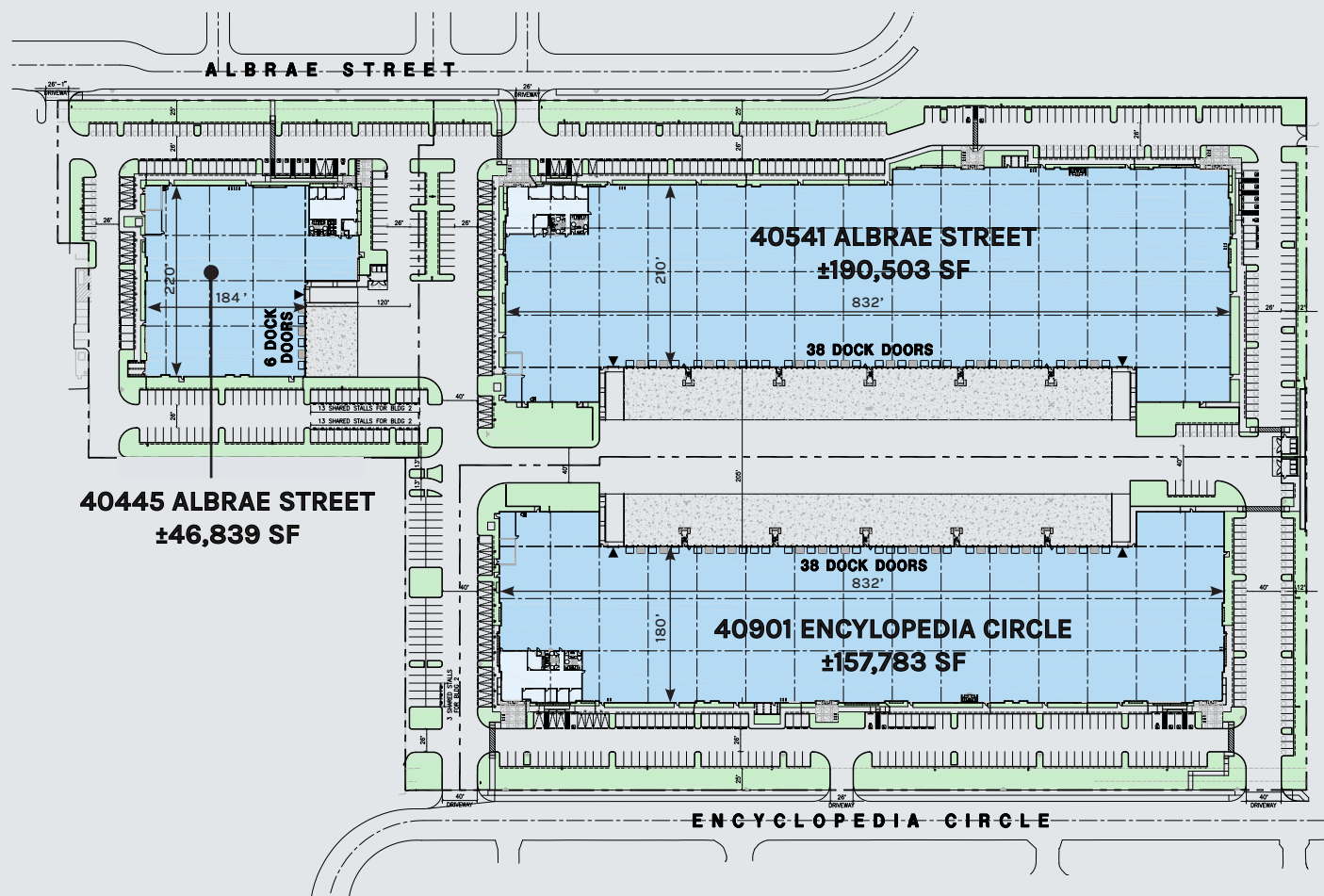


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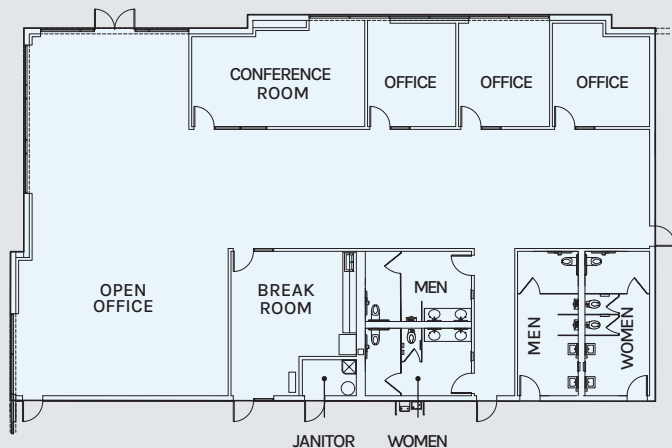
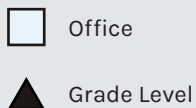
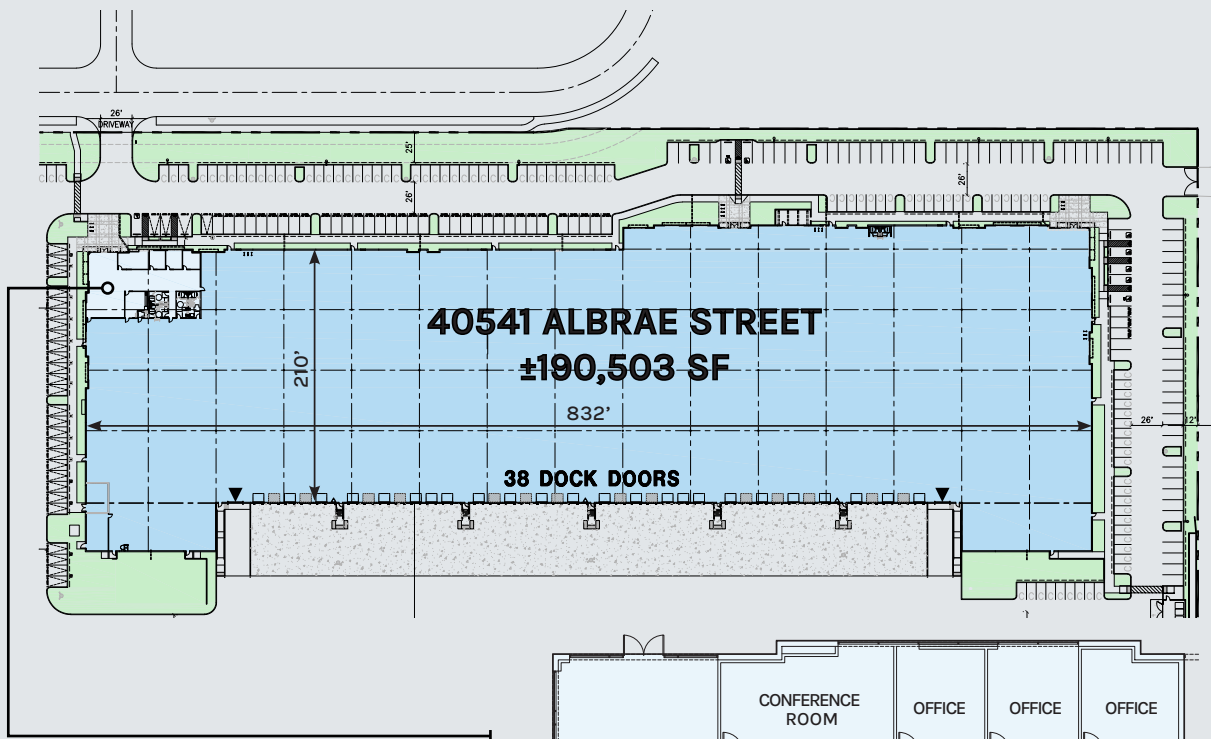
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Building 1: ±190,503 Leasable SQ FT

- ±36' Clear Height
- 38 Dock High Doors
- 2 Grade Level Doors
- Up to 4,000 Amp Power:
 - (1) 400 Amp House
 - (2) 1,200 Amp Tenant Meters
- ESFR Sprinklers
- 56' x 50' Column Spacing
- 10.16 Acre Site
- 305 Parking Stalls



Conceptual Office Plan
±5,200 SF



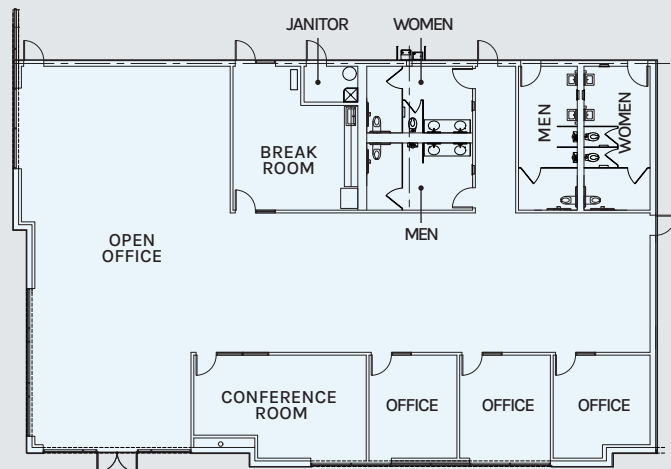
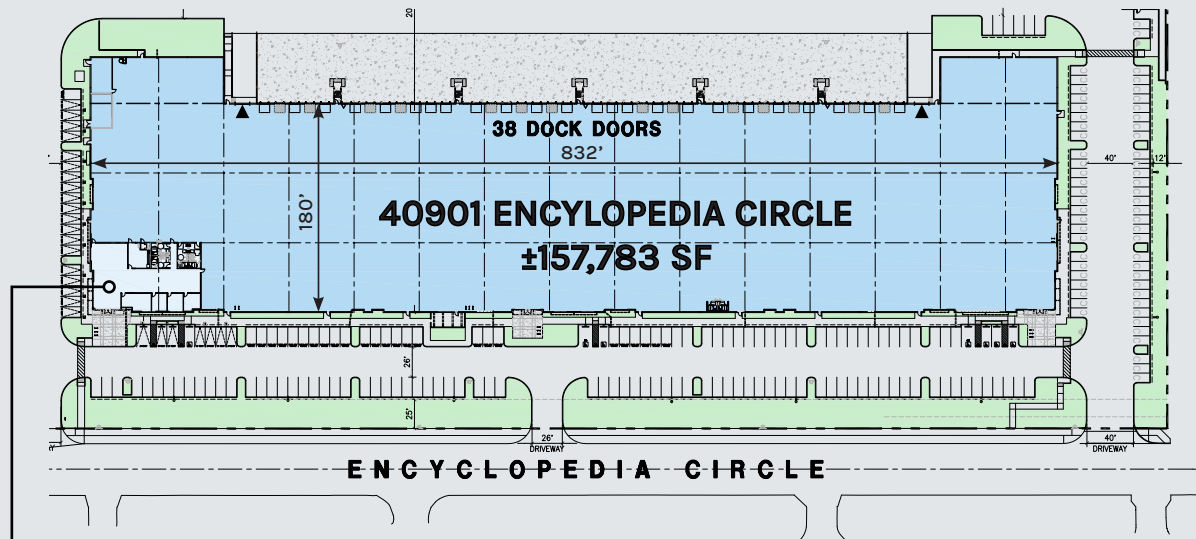
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FREMONT TECHNOLOGY CENTER

40901 ENCYCLOPEDIA CIRCLE, FREMONT, CALIFORNIA

Building 2: ±157,783 Leasable SQ FT

- ±36' Clear Height
- 38 Dock High Doors
- 2 Grade Level Doors
- Up to 4,000 Amp Power:
 - (1) 400 Amp House
 - (2) 1,200 Amp Tenant Meters
- ESFR Sprinklers
- 60' x 56' Column Spacing
- 8.48 Acre Site
- 253 Parking Stalls



- Office
- Grade Level

Conceptual Office Plan
±5,566 SF



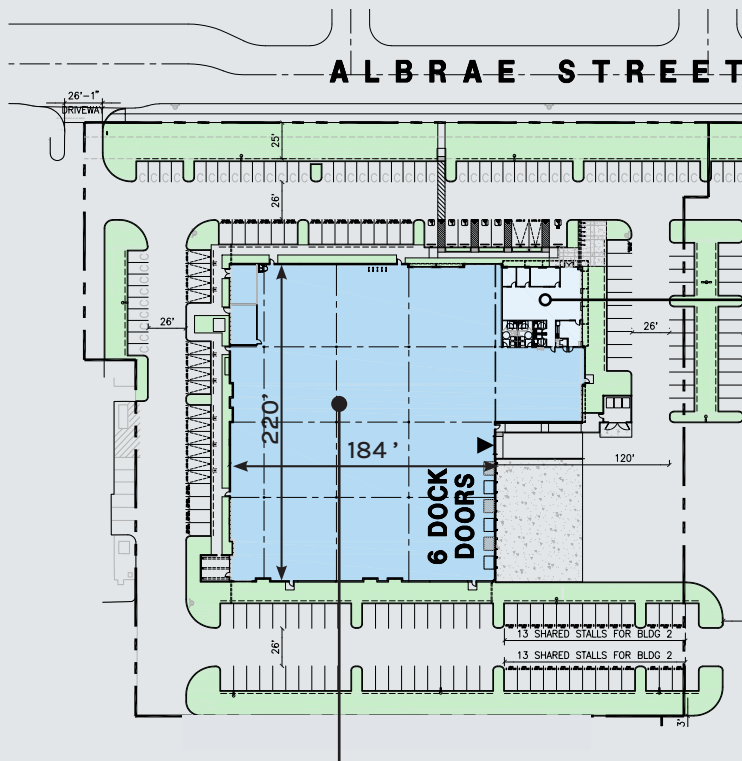
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FREMONT TECHNOLOGY CENTER



40445 ALBRAE STREET, FREMONT, CALIFORNIA

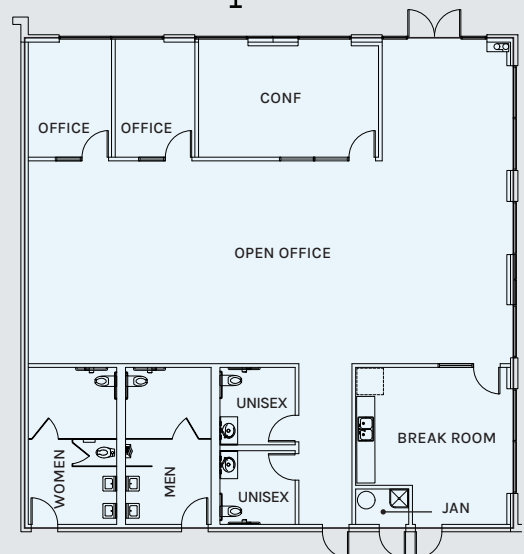
Building 3: ±46,839 Leasable SQ FT

- ±32' Clear Height
- 6 Dock High Doors
- 1 Grade Level Doors
- Up to 3,000 Amp Power:
 - (1) 200 Amp House
 - (1) 1,600 Amp Tenant Meters with 1,600 Amp Distribution Section
- ESFR Sprinklers
- 52' x 50' Column Spacing
- 3.72 Acre Site
- 155 Parking Stalls



**40445 ALBRAE STREET
±146,839 SF**

-  Office
-  Grade Level



Conceptual Office Plan
±3,108 SF



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Area Map





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40541-40445 ALBRAE STREET, FREMONT, CALIFORNIA
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Amenity Map



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