



**ARES  
INDUSTRIAL  
MANAGEMENT**

COMPLETION

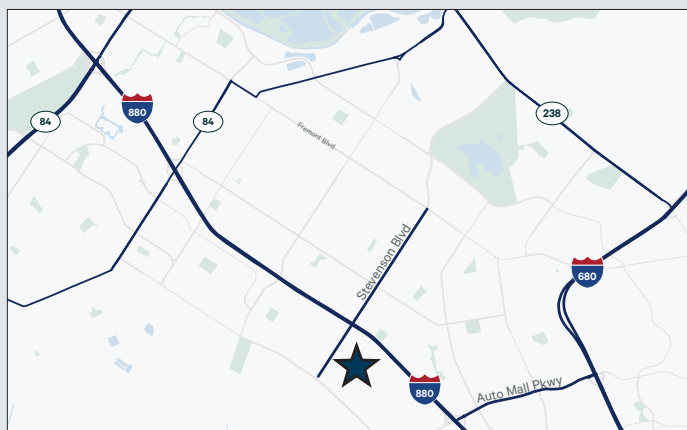
3 | Q

2 0 2 4

# 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)

**CHIP SUTHERLAND**

Vice Chairman  
+1 408 453 7410  
chip.sutherland@cbre.com  
Lic. 01014633

**ROB SHANNON**

Executive Vice President  
+1 408 453 7486  
rob.shannon@cbre.com  
Lic. 00857593

**CHRIS VAN KEULEN**

Senior Vice President  
+1 510 874 1934  
chris.vankeulen@cbre.com  
Lic. 01845520

**ROBERT FERRARO**

Executive Vice President  
+1 510 874 1910  
bob.ferraro@cbre.com  
Lic. 00949584





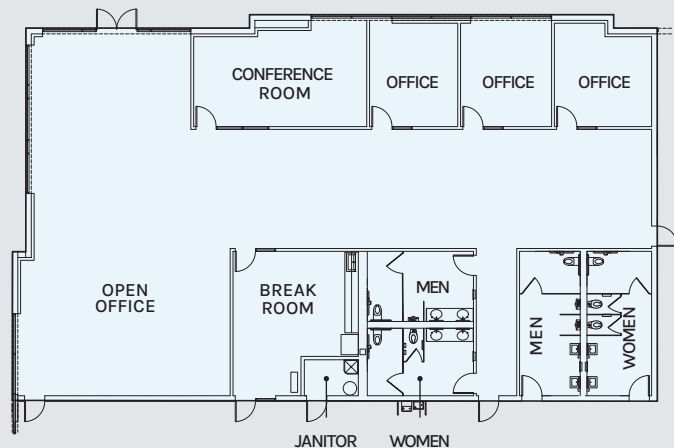
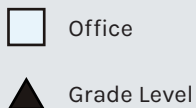
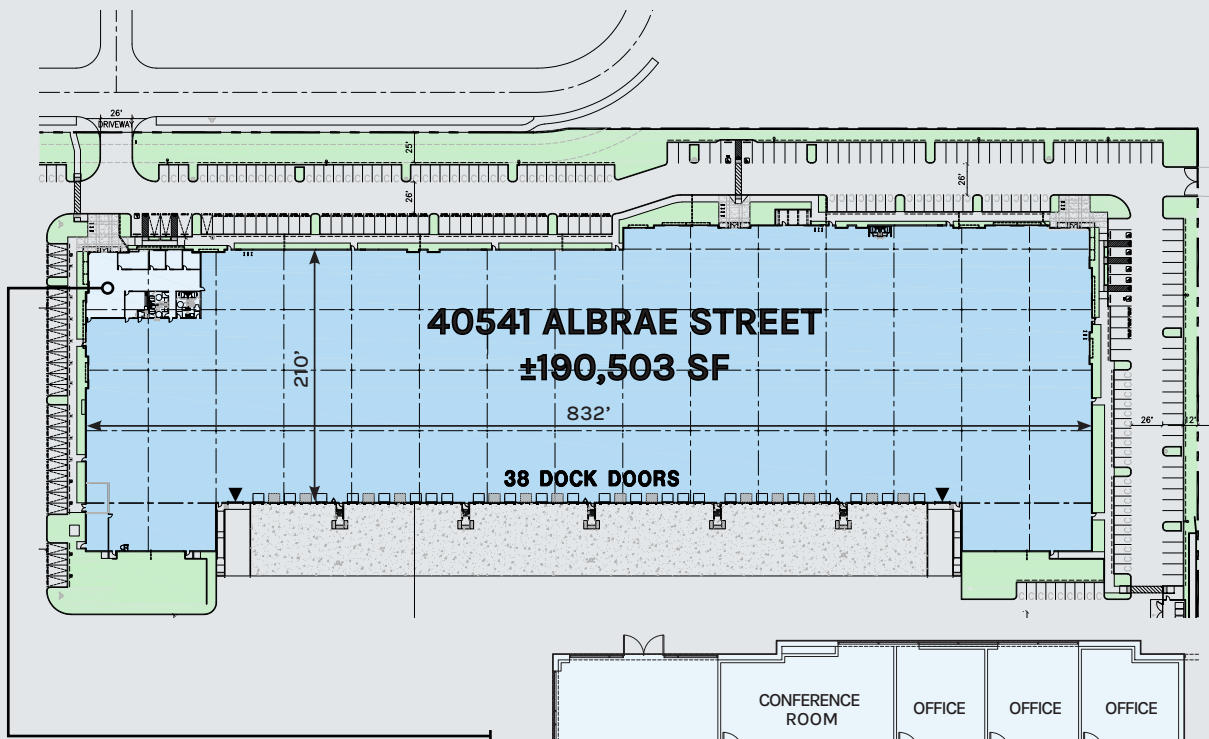
ARES  
INDUSTRIAL  
MANAGEMENT

# FREMONT TECHNOLOGY CENTER

40541 ALBRAE STREET, FREMONT, CALIFORNIA

## 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
- ESRF Sprinklers
- 56' x 50' Column Spacing
- 10.16 Acre Site
- 305 Parking Stalls



Conceptual Office Plan  
±5,200 SF



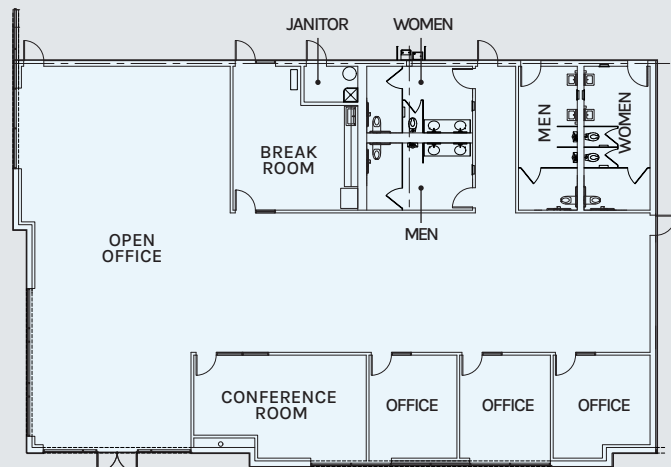
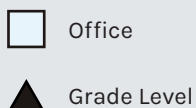
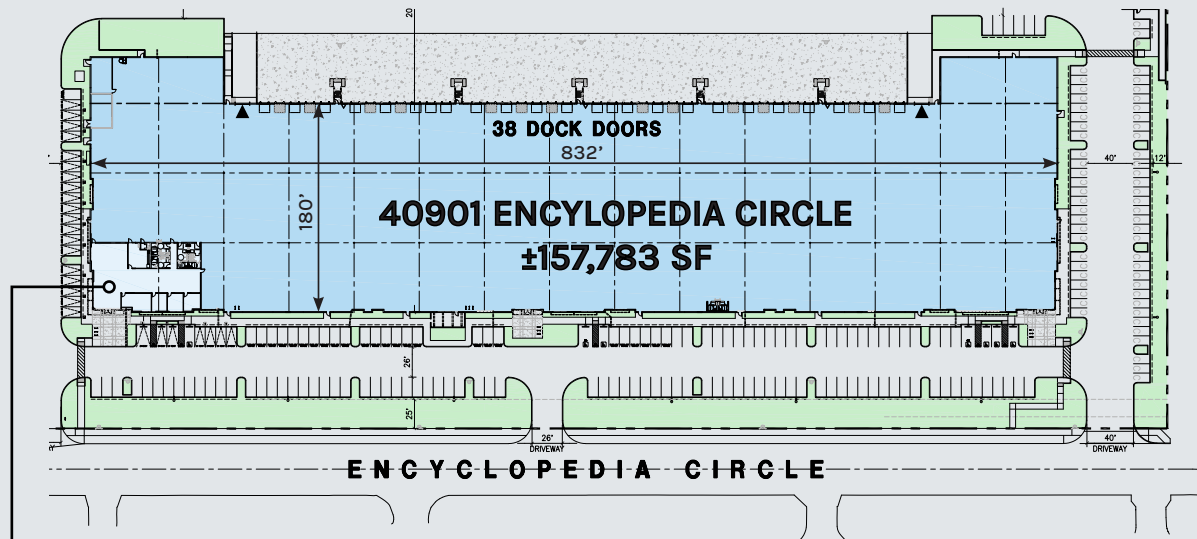
ARES  
INDUSTRIAL  
MANAGEMENT

# 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



Conceptual Office Plan  
±5,566 SF



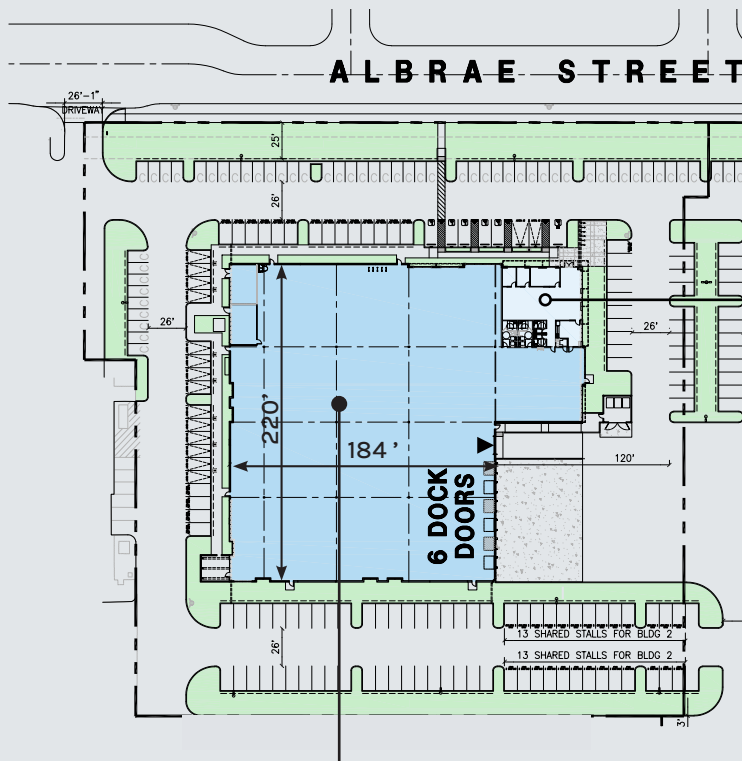
**ARES  
INDUSTRIAL  
MANAGEMENT**

# FREMONT TECHNOLOGY CENTER

40445 ALBRAE STREET, FREMONT, CALIFORNIA

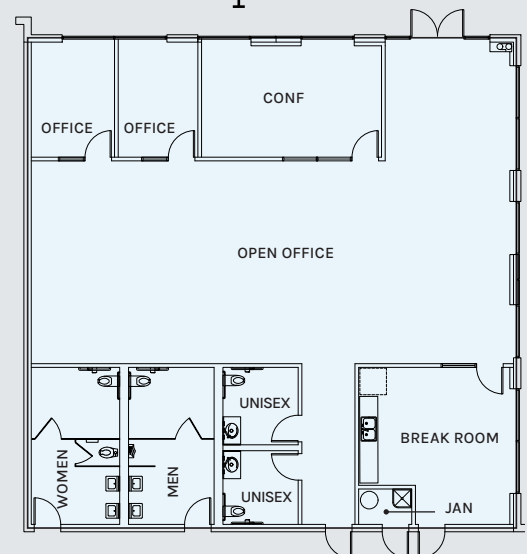
**Building 3: ±46,839 Leasable SQ FT**

- ±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





**ARES  
INDUSTRIAL  
MANAGEMENT**

# FREMONT TECHNOLOGY CENTER

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

## Area Map





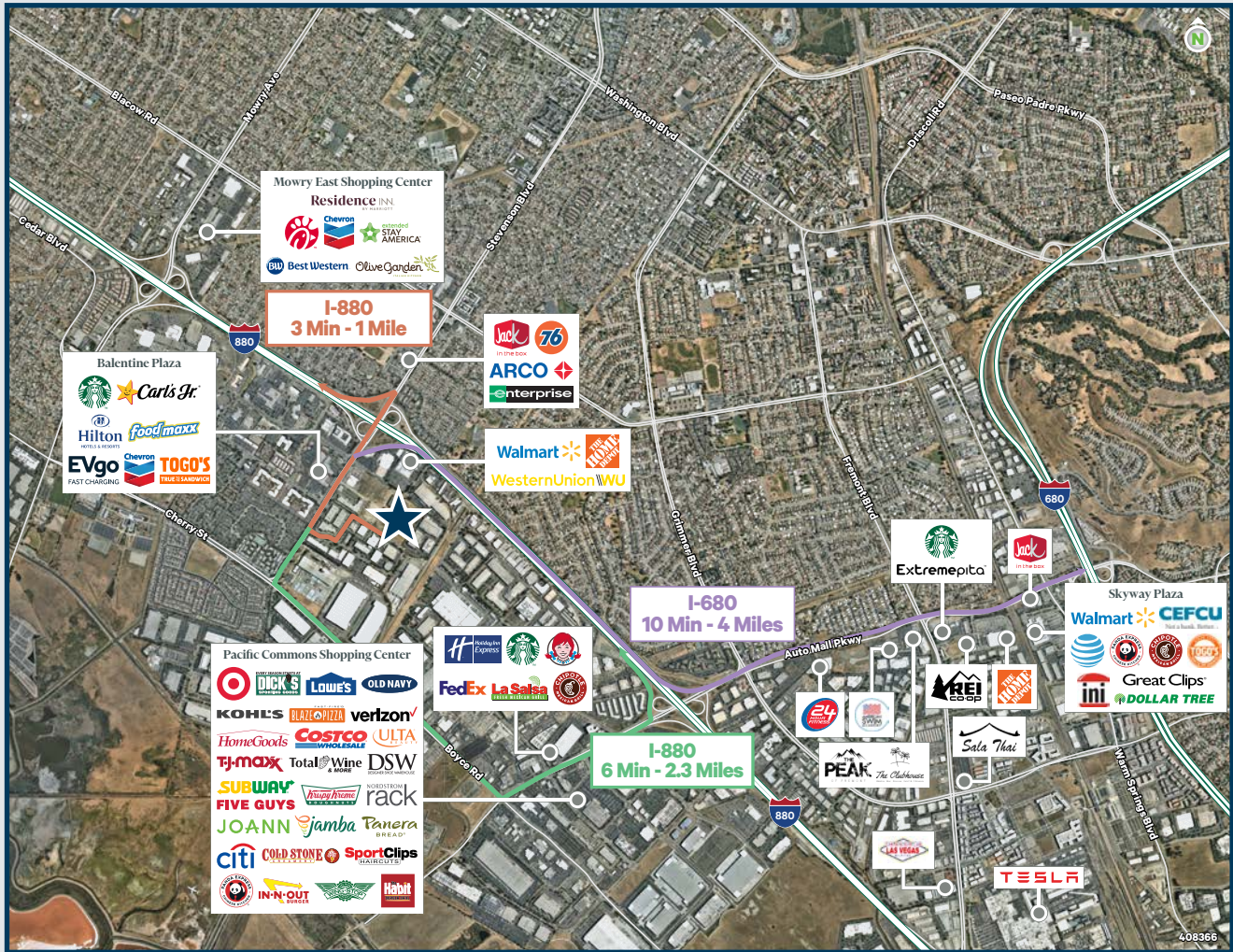


**ARES  
INDUSTRIAL  
MANAGEMENT**

# FREMONT TECHNOLOGY CENTER

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

## Amenity Map



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.





ARES  
INDUSTRIAL  
MANAGEMENT

# FREMONT TECHNOLOGY CENTER

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



**CHIP SUTHERLAND**

Vice Chairman

+1 408 453 7410

[chip.sutherland@cbre.com](mailto:chip.sutherland@cbre.com)

Lic. 01014633

**ROB SHANNON**

Executive Vice President

+1 408 453 7486

[rob.shannon@cbre.com](mailto:rob.shannon@cbre.com)

Lic. 00857593

**CHRIS VAN KEULEN**

Senior Vice President

+1 510 874 1934

[chris.vankeulen@cbre.com](mailto:chris.vankeulen@cbre.com)

Lic. 01845520

**ROBERT FERRARO**

Executive Vice President

+1 510 874 1910

[bob.ferraro@cbre.com](mailto:bob.ferraro@cbre.com)

Lic. 00949584

**CBRE**