

# 40455-40563 Encyclopedia Cir



## Hathaway Business Park | Fremont, CA

### PROPERTY DETAILS

- 3.5/1,000 Parking
- 480 Volt Power
- Grade Level Loading
- 18' Clear Height
- Expansion Capability
- Comcast Pure Fiber Optic up to 100 GB Available
- Units Sizes from 3,777 SF to 7,764 SF

### Current Availabilities

Unit	Available	Size
40459	Now	±3,987 SF
40455	October 1, 2026	±3,777 SF
40523	Now	±5,104 SF

### CONTACT: BEN CAPUTO

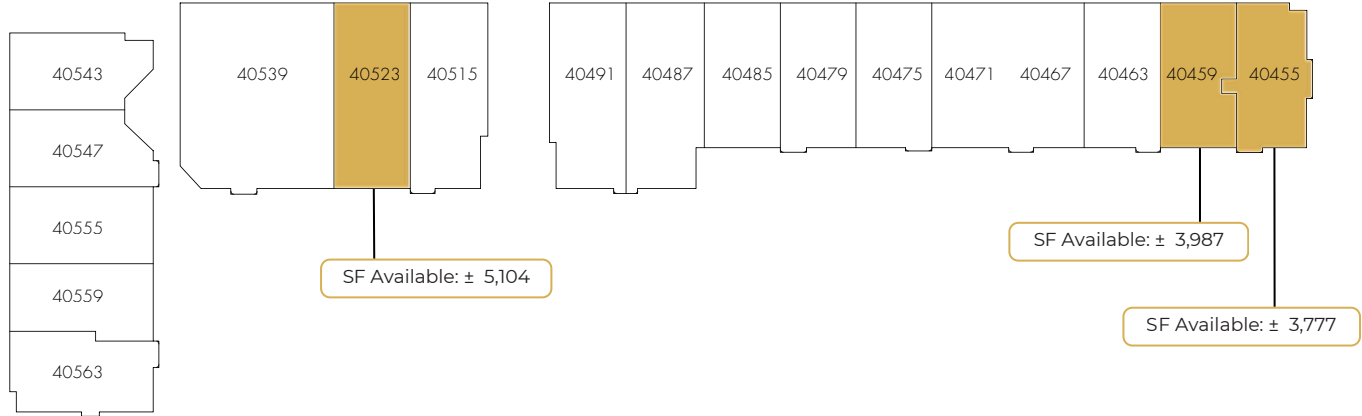
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## Site Plan



## Location Map



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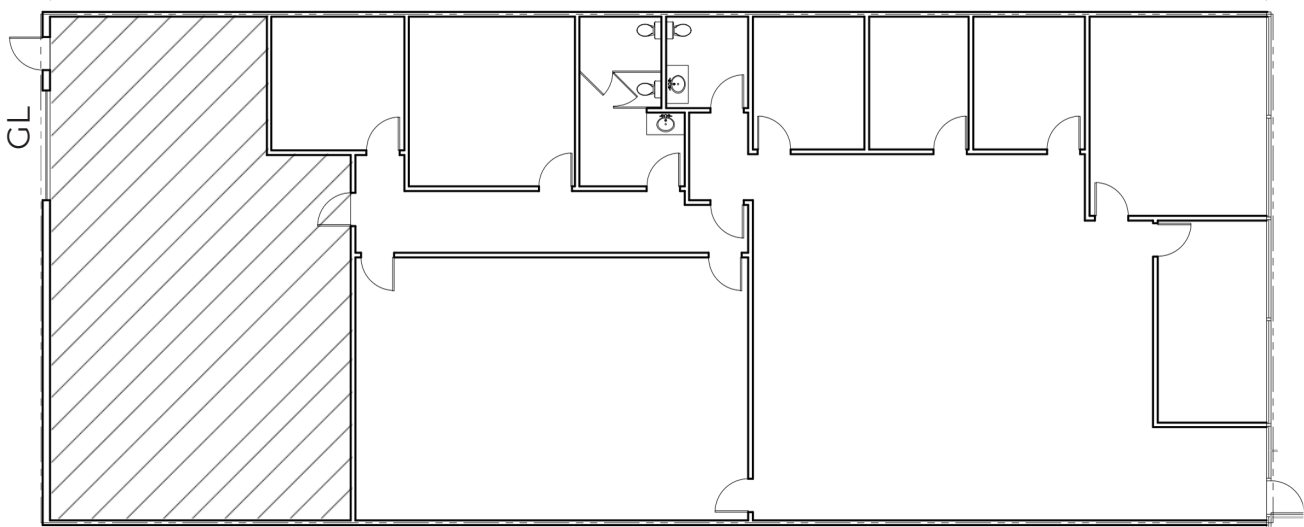
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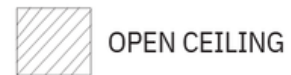
## Floor Plan - 40523

**\$1.85 Gross**  
(CAM Included)

*Improvement  
Allowance Available*



Available Now



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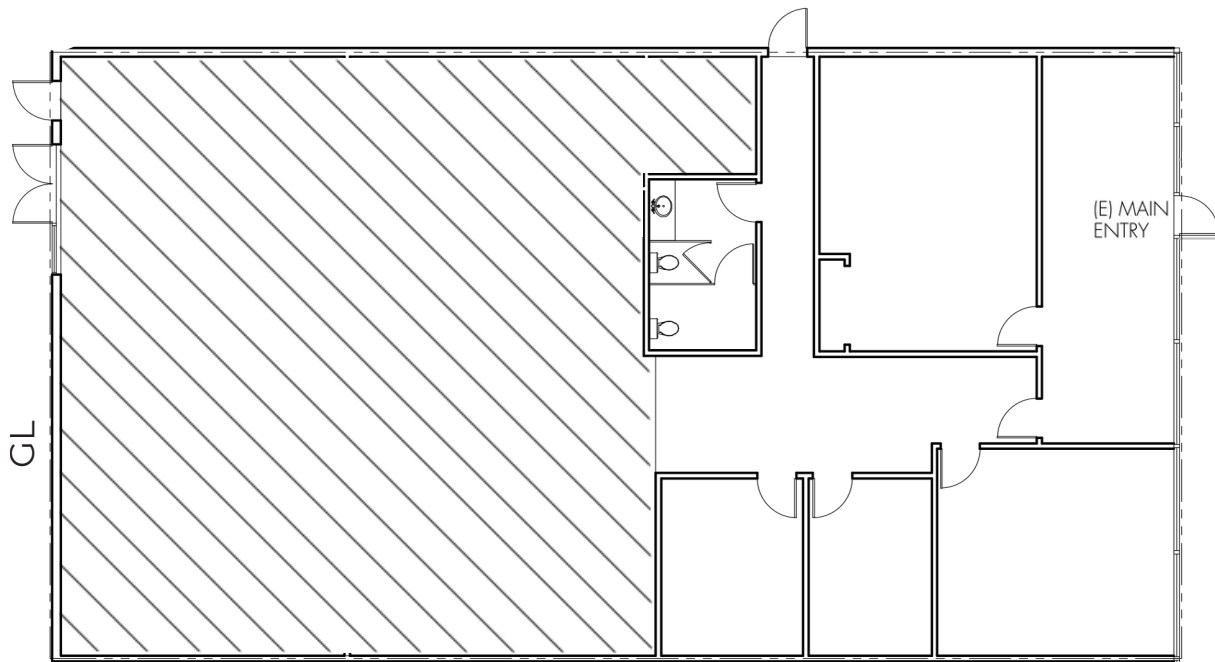
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## Floor Plan - 40459

**\$1.85 Gross**  
(CAM Included)

**Market Ready**  
Improvements Nearing Completion.



Available Now



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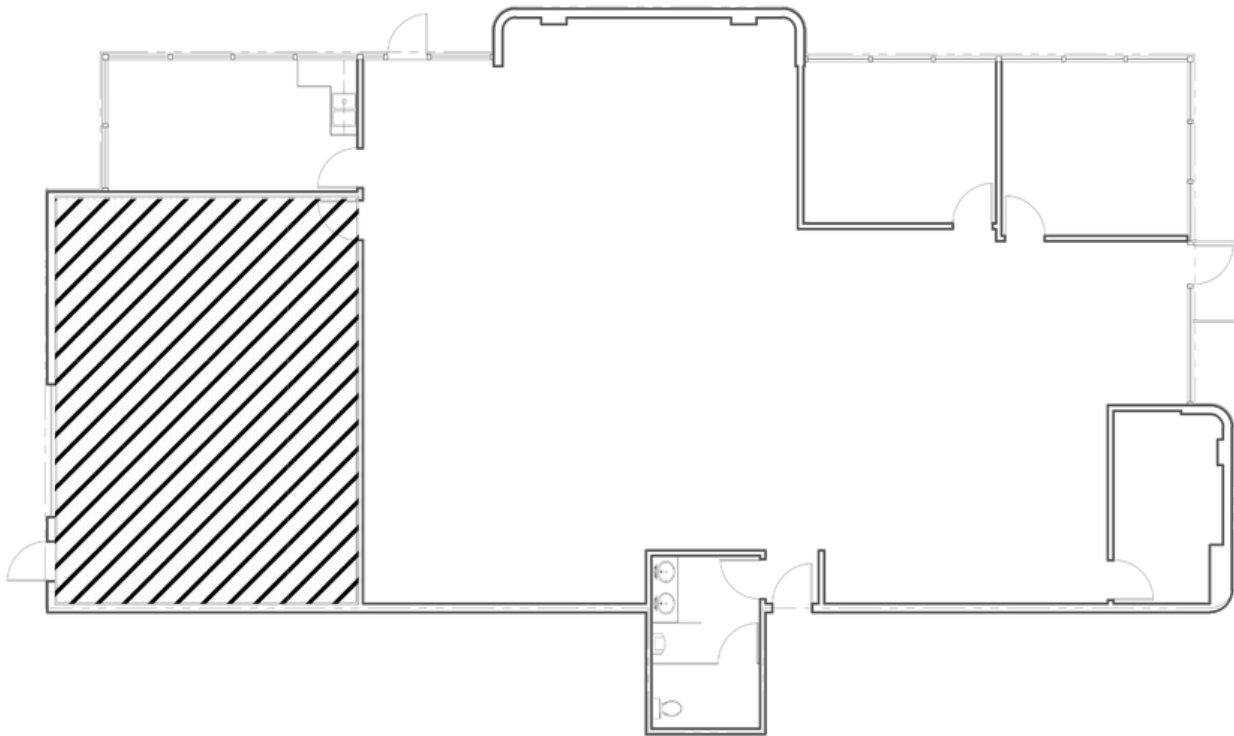
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## Floor Plan - 40455

**\$1.85 Gross**  
(CAM Included)

*Improvement  
Allowance Available*



Available October 1, 2026



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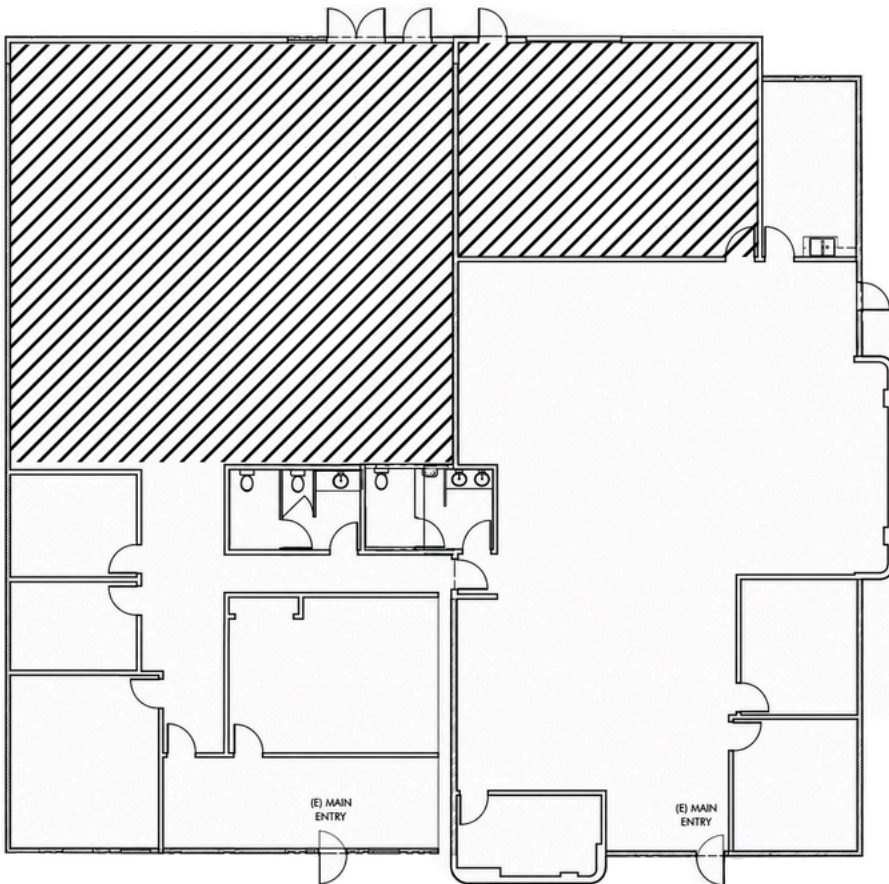


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## 40455 - 40459 Combined Floor Plan

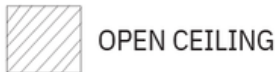


**±7,764 SF**  
(Total size)

**\$1.85 Gross**  
(CAM Included)

*Improvement  
Allowance Available*

Available  
October 1, 2026



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