

TWO R&D/MANUFACTURING BUILDINGS FOR LEASE / SALE
±29,760 SF - ±62,890 SF

AUTO MALL PKWY

±29,760 SF

±62,890 SF

4050 Technology Place 4174 Technology Drive

FREMONT, CALIFORNIA

CBRE

PROPERTY OVERVIEW



±29,760 SF - ±62,890 SF
Two (2) R&D/Manufacturing Buildings



5.55 Total Acres
4174 Technology: 2.07 Acres
4050 Technology: 3.48 Acres



APN: 525-1250-60 and 525-1250-61



4174 Technology: 1,200 Amps @ 277/480V Panel
4050 Technology: 1,600 Amps @ 277/480V Panel



13.5' - 15' Clear Height



Dock High and Grade Level Doors



2.3/1,000 Parking Ratio



Light Industrial Zoning



Great Access to I-680 and I-880



Less than 2 Miles from Warm Springs BART Station and Pacific Commons Shopping Center



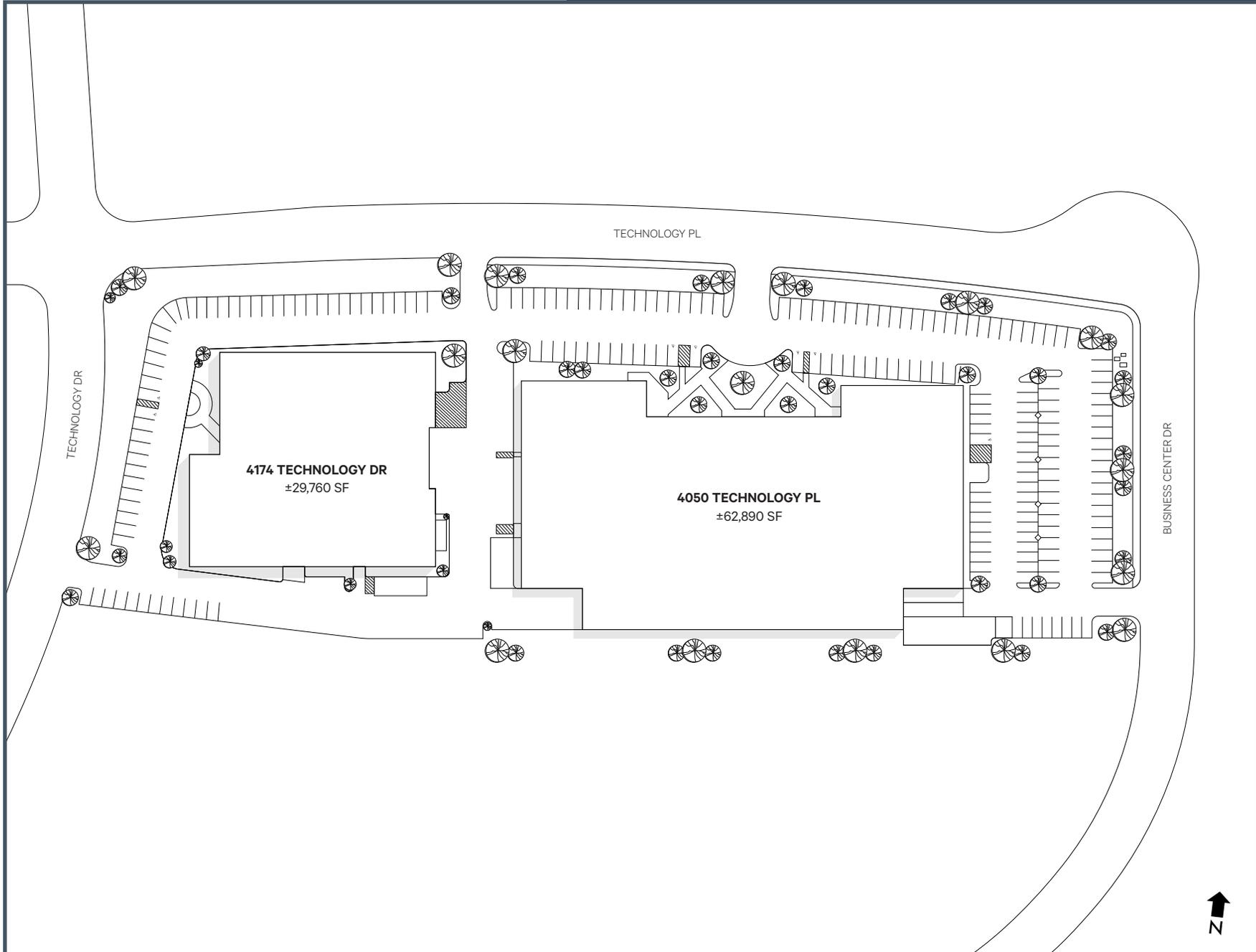
Available August 1, 2026



Can be leased/sold together or separately



SITE PLAN



FLOOR PLAN

4050 Technology Place
±62,890 SF | Not to Scale

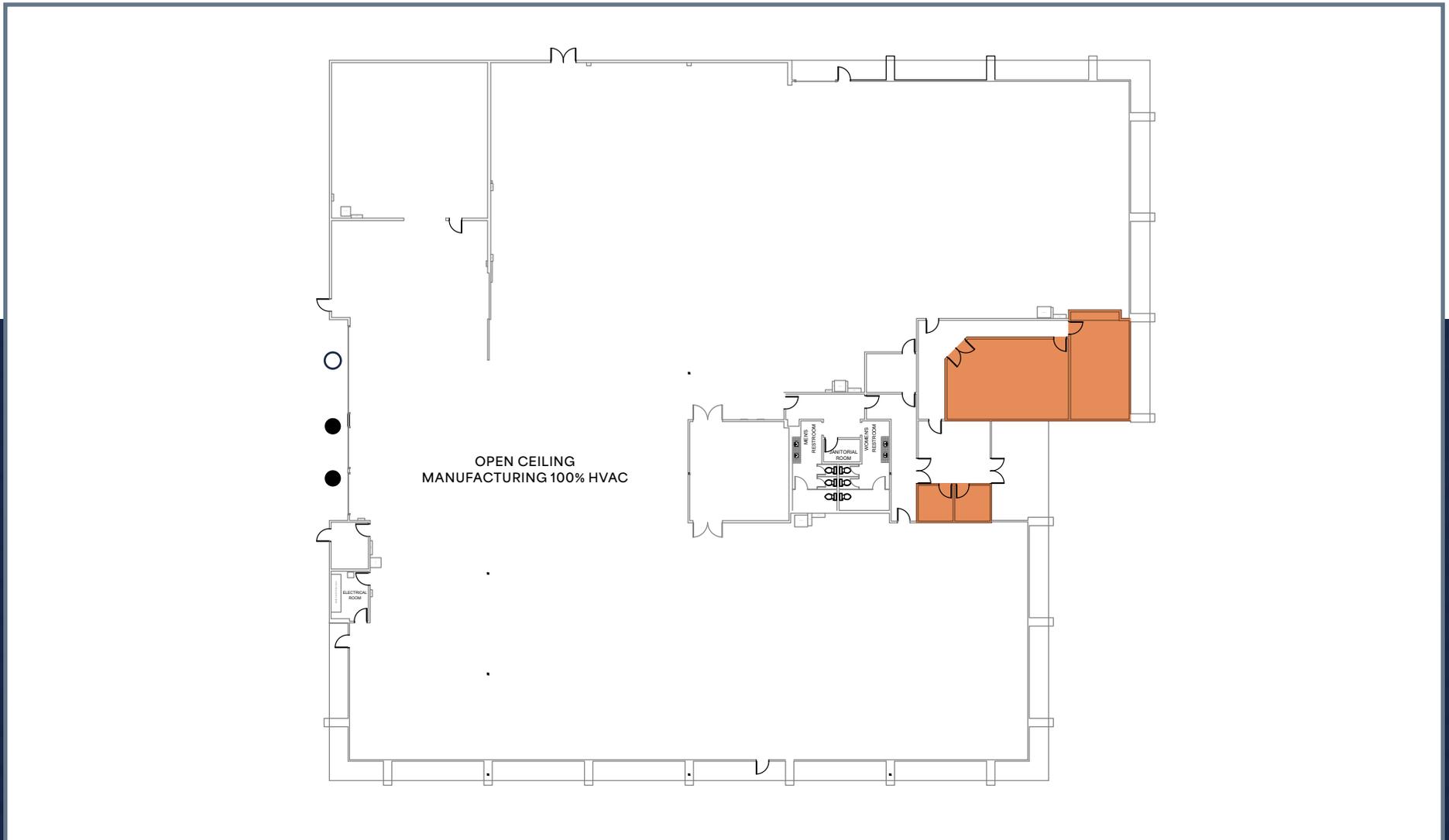
● OFFICE ● LAB ▲ DOCK HIGH DOOR ● GRADE LEVEL DOORS



FLOOR PLAN

4174 Technology Drive
±29,760 SF | Not to Scale

- OFFICE
- GRADE LEVEL DOORS
- 21' X 14' GRADE LEVEL DOOR



NEARBY AMENITIES





TWO R&D/MANUFACTURING
BUILDINGS FOR LEASE / SALE

4050
Technology Place

4174
Technology Drive

±29,760 SF - ±62,890 SF

Chip Sutherland
Vice Chairman

+1 408 453 7410
Chip.sutherland@cbre.com
Lic. 01014633

Joey McSweeney
First Vice President

+1 408 467 7553
Joey.mcsweeney@cbre.com
Lic. 02033713

Sean Walsh
Associate

+1 408 790 5418
Sean.walsh@cbre.com
Lic. 02226611

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 marks 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.