

40748

ENCYCLOPEDIA CIRCLE FREMONT

FOR LEASE

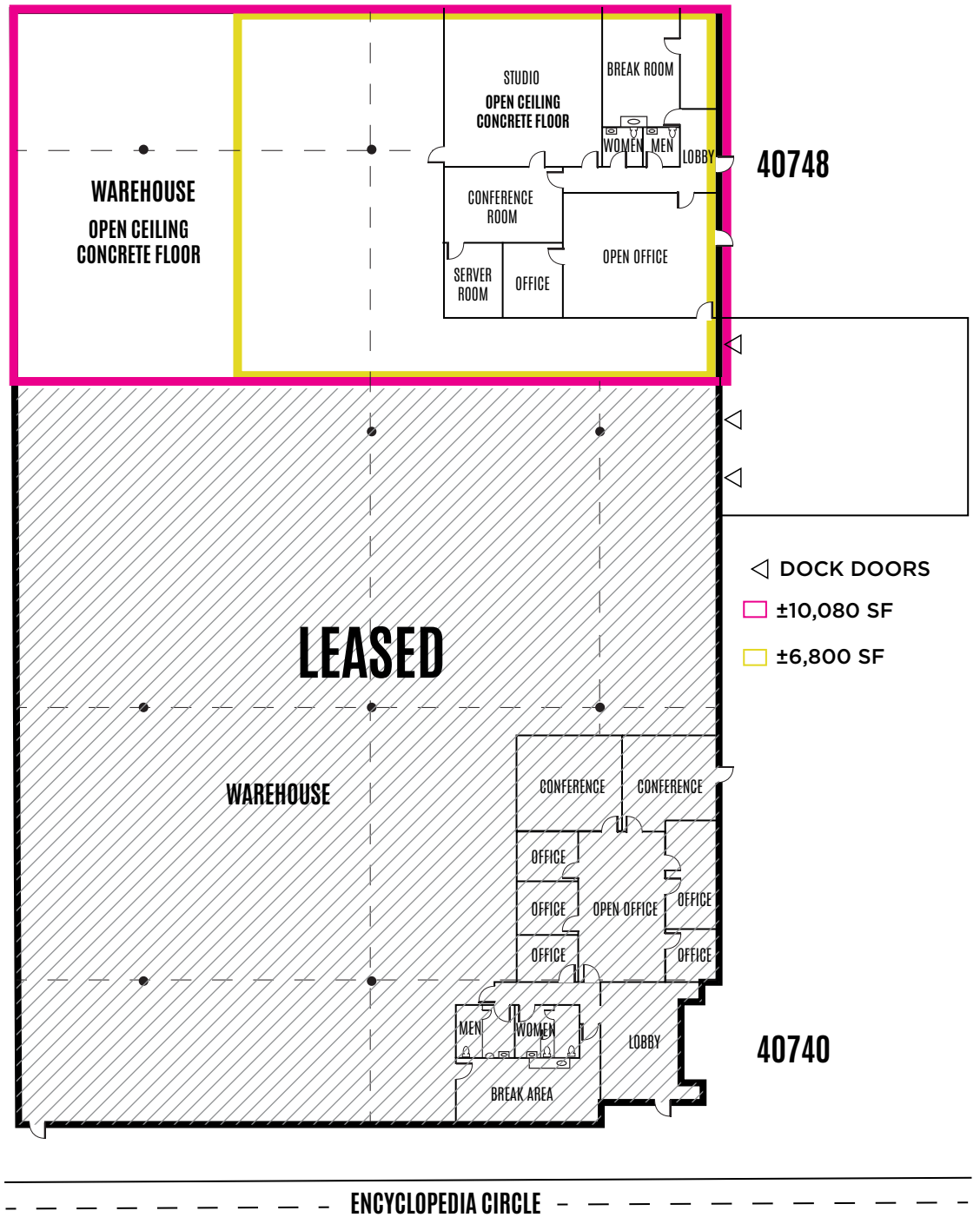
Light Industrial divisible to $\pm 6,800$ SF or $\pm 10,080$ SF

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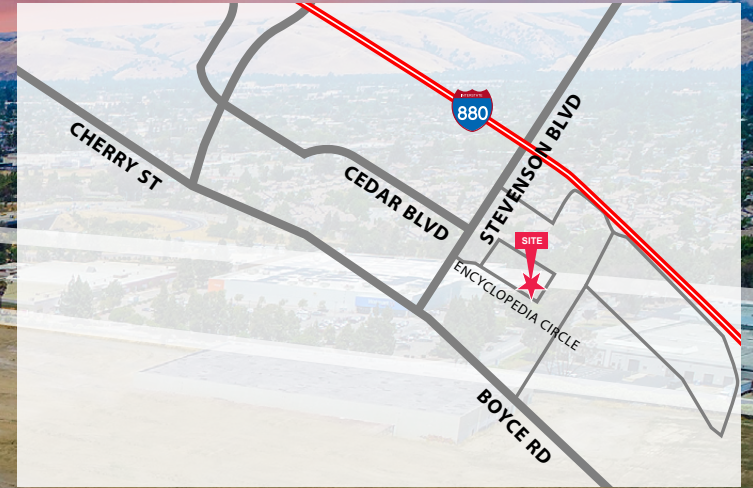
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HIGHLIGHTS

- 40748 Encyclopedia Circle
±6,800 SF or ±10,080 SF available 6/1/2024
- Office areas totaling ±2,900 SF
- One (1) dock door
- 24-26' clear height
- 65 parking stalls (2.1 per 1,000)
- New roof (2019)
- Monument Signage
- 400 amps @ 480 volt power
- Lease rate: \$1.45/SF NNN (est \$0.21. Op Ex)
- Contact Brokers for Tour Instructions



AERIAL



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