

47488

KATO ROAD

FOR
LEASE

47488 KATO RD, FREMONT, CA 94538

10.56-ACRE HIGH-POWERED IOS SITE

6-8MW AVAILABLE



JASON A. OVADIA, SIOR

+1 510.285.5360
JASON.OVADIA@JLL.COM

RE LIC #01856260

GREG MATTER

+1 650 480 2200
GREG.MATTER@JLL.COM

RE LIC # 01380731

JOEL YUNGEN

+1 650 480 2115
JOEL.YUNGEN@JLL.COM

CA RE LIC #01850588

DAVID SESI

+1 650 480 2136
DAVID.SESI@JLL.COM

CA RE LIC #01981744

DAVE ROSS

+1 650 480 2197
DAVE.ROSS@JLL.COM

CA RE LIC #02052598

SITE SPECIFICATIONS



460,158 SF (10.56 AC)



TO BE DELIVERED
PAVED, FENCED, LIT



ZONED: INDUSTRIAL-TECH



HIGH-POWER INDUSTRIAL OUTDOOR
STORAGE LAND



6-8 MW OF POWER CAN BE MADE AVAILABLE



DIRECT ACCESS TO I-880 AND HWY 262, WITH CLOSE PROXIMITY TO I-680



PROXIMITY + INGRESS/EGRESS MAP

1.2 miles to I-880

1.9 miles to I-680

47488
KATO ROAD

5.4 miles to Hwy 237



STRATEGIC LOCATION



11 MI SJC
25 MI OAK
35 MI SFO



11 MI SAN JOSE
31 MI OAKLAND
42 MI SAN FRANCISCO



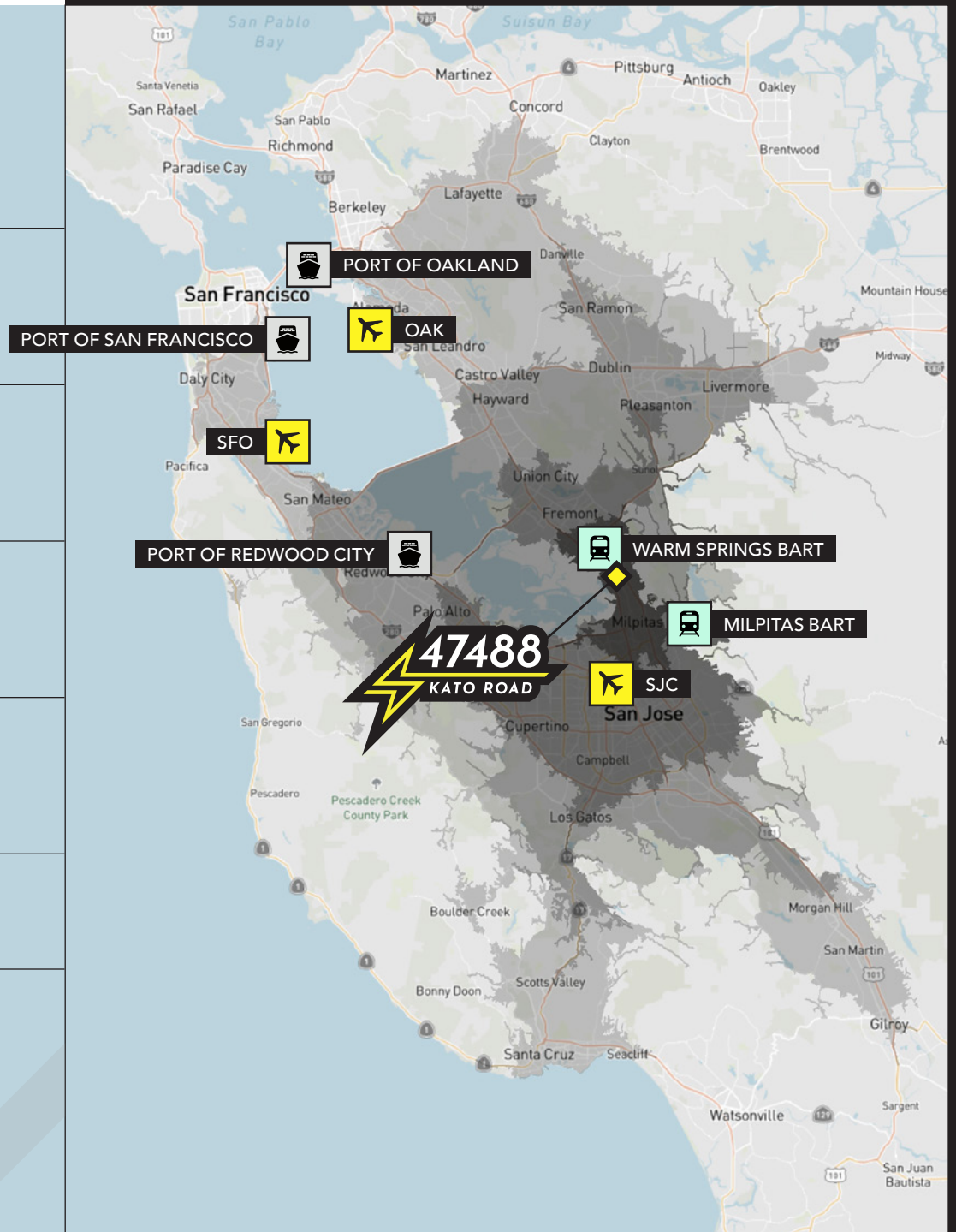
23 MI PORT OF REDWOOD CITY
31 MI PORT OF OAKLAND
42 MI PORT OF SAN FRANCISCO



21 MI STANFORD UNIVERSITY
36 MI UC BERKELEY
91 MI UC DAVIS



2.5 MI WARM SPRINGS BART
8.1 MI MILPITAS BART



ACCESS TO CONSUMERS

2023 CONSUMER DEMOGRAPHICS

45-minute drivetime from property



3,940,777

TOTAL
POPULATION



1,360,776

TOTAL
HOUSEHOLDS



\$137,718

MEDIAN
HOUSEHOLD
INCOME



859,365

HOUSEHOLD
INCOME \$100,000
OR GREATER



\$1,313,241

MEDIAN HOME
VALUE



\$107,268

MEDIAN
DISPOSABLE
INCOME



1,584,271

SPENT \$500+ ON
INTERNET ORDERS
IN PAST 6 MONTHS



894,034

GENERATION Z
POPULATION
(BORN 1999-2016)



997,784

MILLENNIAL
POPULATION
(BORN 1981-1998)



827,546

GENERATION X
POPULATION
(BORN 1965-1980)



716,692

BABY BOOMER
POPULATION
(BORN 1946-1964)

CORPORATE NEIGHBORS





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LEASING TEAM

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OWNERSHIP



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

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