

47488
KATO ROAD

FOR
LEASE

47488 KATO RD, FREMONT, CA 94538

10.56-ACRE HIGH-POWERED IOS SITE

6-8 MW AVAILABLE



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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



STRATEGIC LOCATION

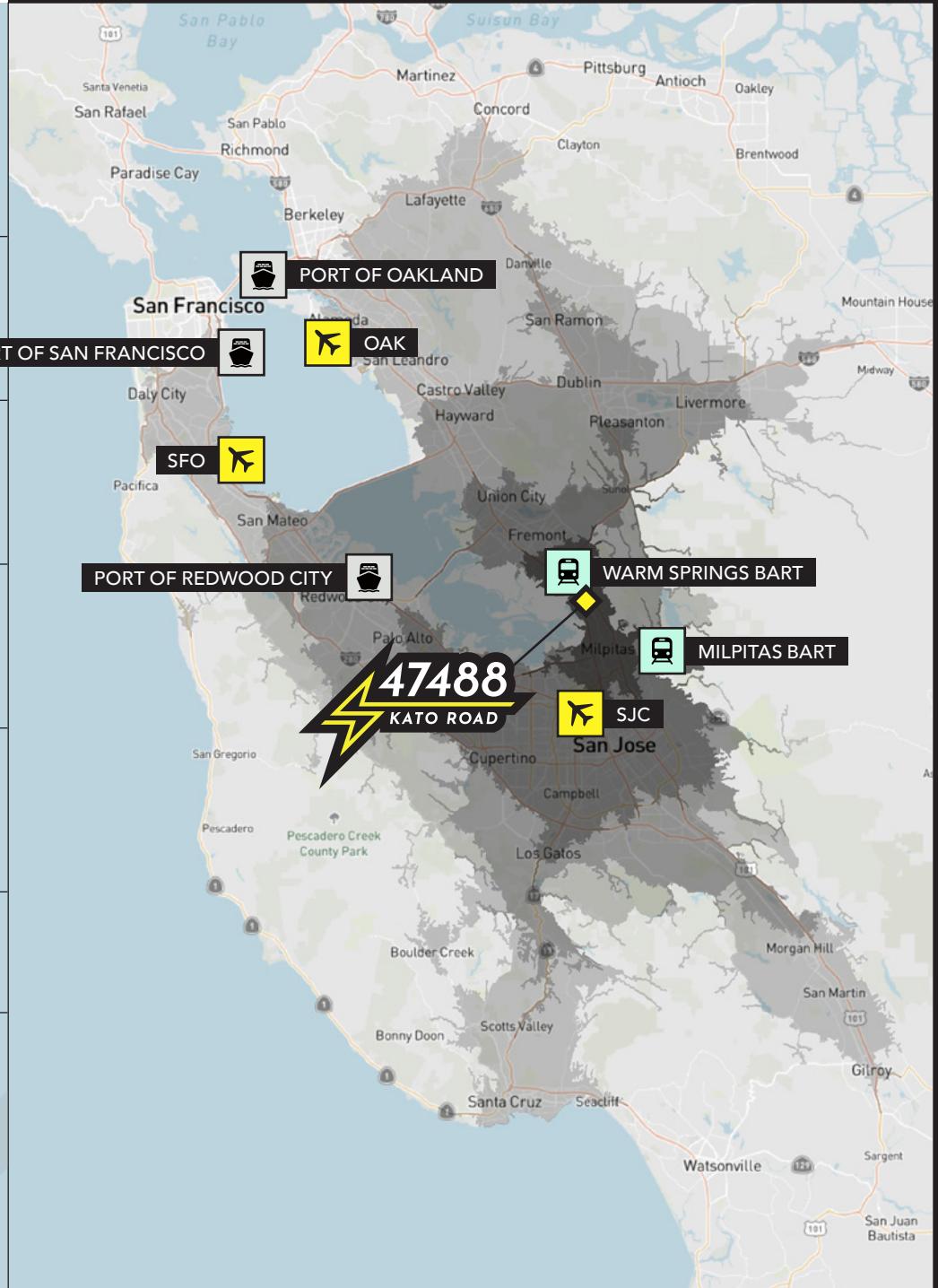
 **11 MI** SJC
25 MI OAK
35 MI SFO

 **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

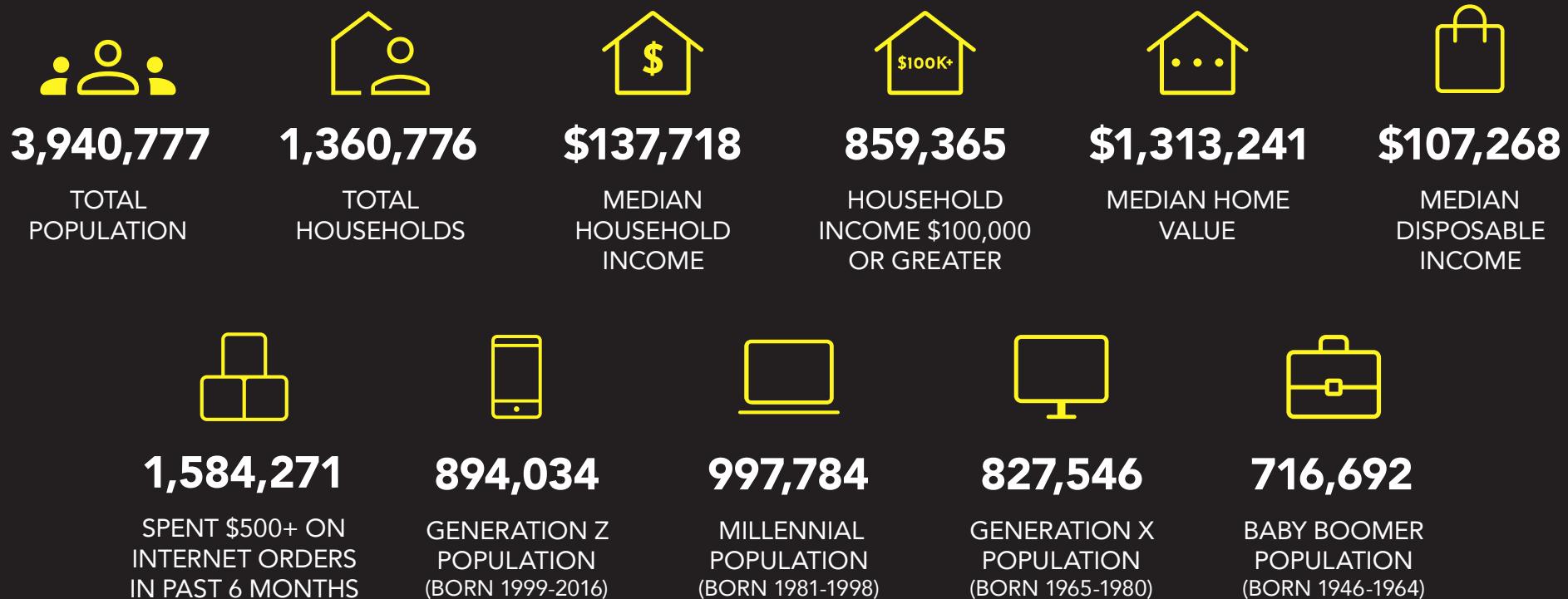
 **2.5 MI** WARM SPRINGS BART
8.1 MI MILPITAS BART



ACCESS TO CONSUMERS

2023 CONSUMER DEMOGRAPHICS

45-minute drivetime from property



CORPORATE NEIGHBORS





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LEASING TEAM

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OWNERSHIP



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