

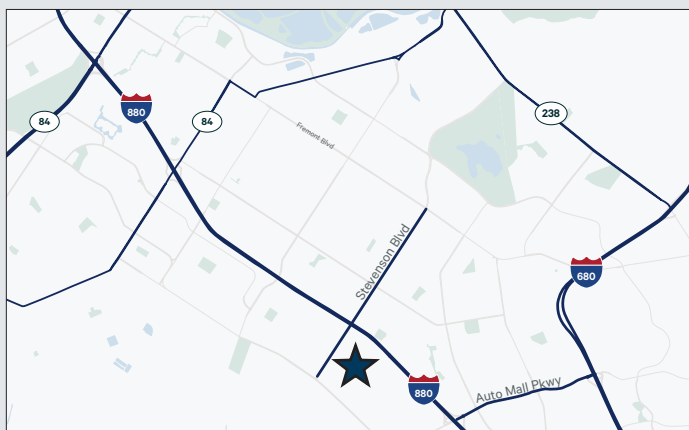


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# FREMONT TECHNOLOGY CENTER

40445 ALBRAE STREET, FREMONT, CALIFORNIA  
40901 ENCYCLOPEDIA CIRCLE, FREMONT, CALIFORNIA

±204,622 SQ FT Available for Lease | Class A Warehouse



## HIGHLIGHTS

- Two (2) Industrial Buildings totaling ±204,622 Square Feet Available for Lease
- Dock and Grade Level Loading
- ESFR Sprinklers
- Direct Access to I-880 via Stevenson Blvd, and San Francisco Peninsula via Hwy 84 (Dumbarton Bridge)

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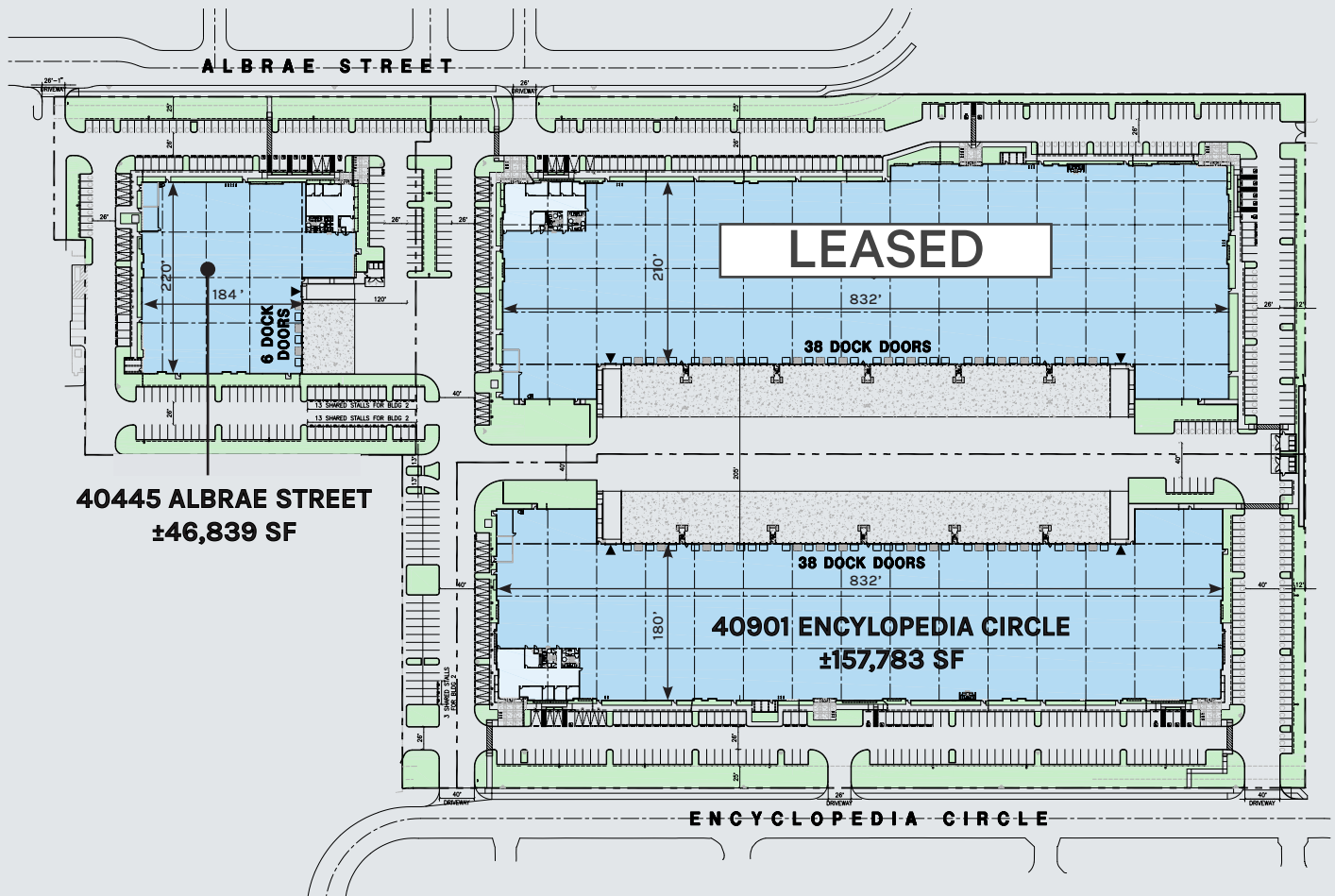


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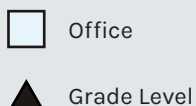
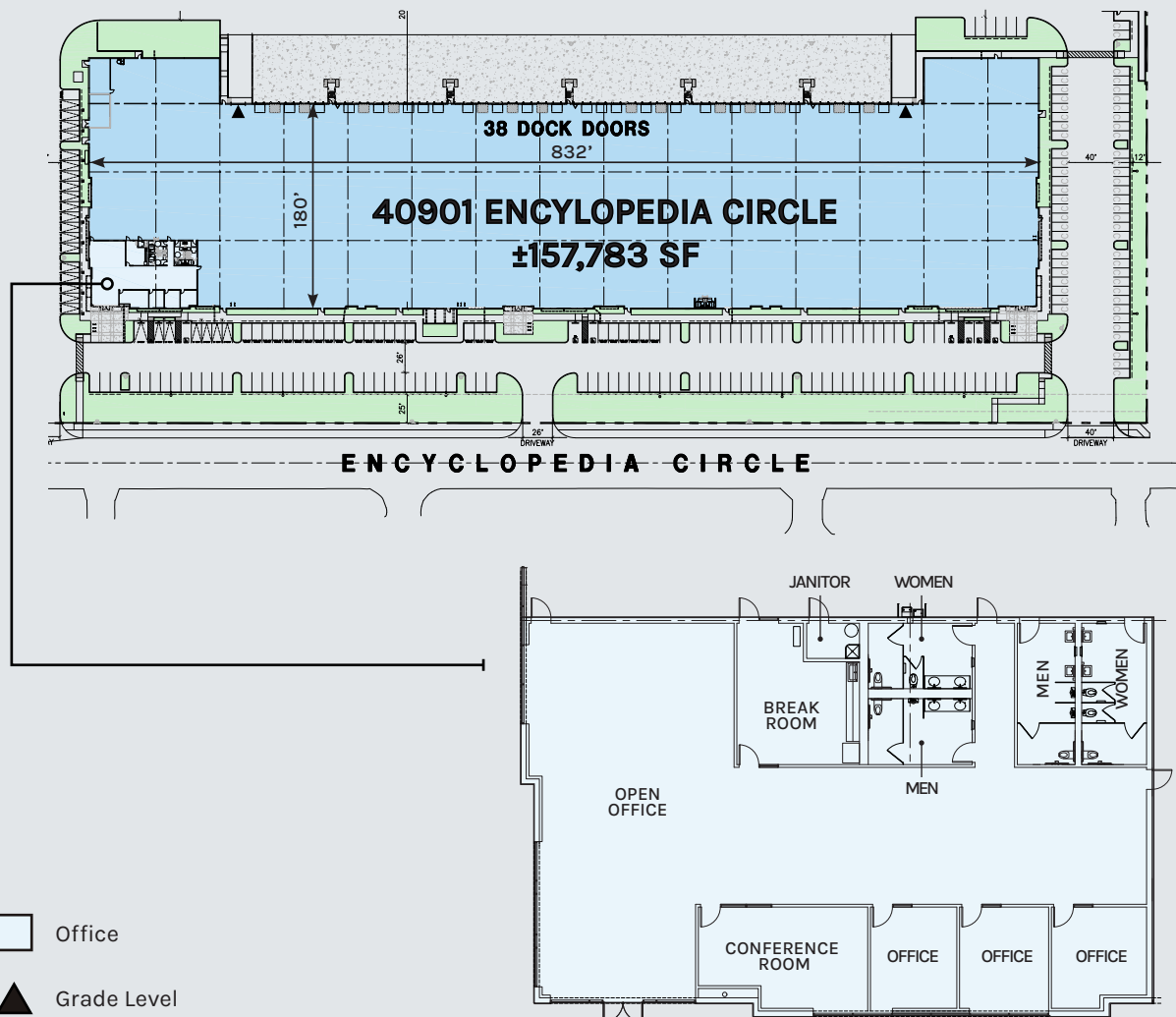
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40901 ENCYCLOPEDIA CIRCLE, FREMONT, CALIFORNIA

## Building 2: ±157,783 Leasable SQ FT

- ±36' Clear Height
- 38 Dock High Doors
- 2 Grade Level Doors
- Up to 4,000 Amp Power:
  - (1) 400 Amp House
  - (2) 1,200 Amp Tenant Meters
- ESFR Sprinklers
- 60' x 56' Column Spacing
- 8.48 Acre Site
- 253 Parking Stalls



Conceptual Office Plan  
±5,566 SF



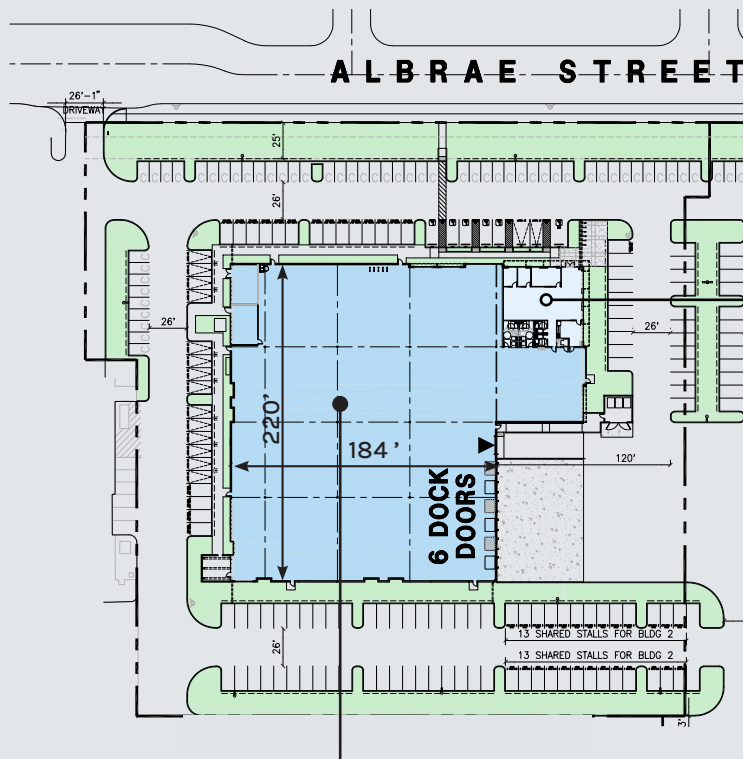
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# FREMONT TECHNOLOGY CENTER

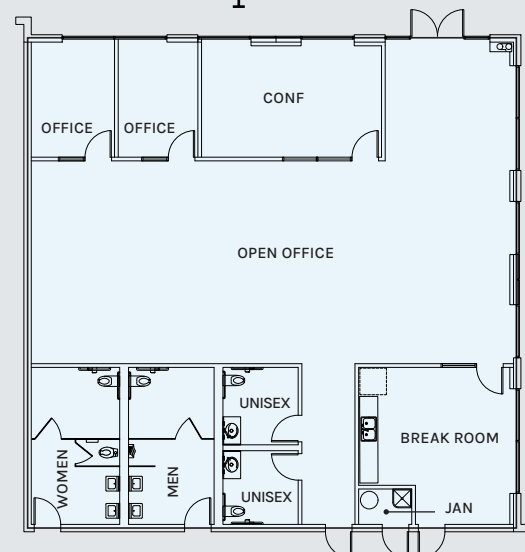
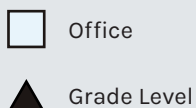
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## Building 3: ±46,839 Leasable SQ FT

- ±32' Clear Height
- 6 Dock High Doors
- 1 Grade Level Doors
- Up to 3,000 Amp Power:
  - (1) 200 Amp House
  - (1) 1,600 Amp Tenant Meters with 1,600 Amp Distribution Section
- ESRF Sprinklers
- 52' x 50' Column Spacing
- 3.72 Acre Site
- 155 Parking Stalls



40445 ALBRAE STREET  
±146,839 SF



Conceptual Office Plan  
±3,108 SF



40541-40445 ALBRAE STREET, FREMONT, CALIFORNIA  
40901 ENCYCLOPEDIA CIRCLE, FREMONT, CALIFORNIA

The map displays the San Jose area and its surrounding regions. Key locations and distances are highlighted:

- San Francisco:** 46 Miles
- Oakland:** 26 Miles
- Port of Oakland:** 27 Miles
- Oakland International Airport:** 21 Miles
- San Francisco International Airport:** 31 Miles
- San Jose:** 16 Miles
- San Jose International Airport:** 16 Miles
- Hayward:** 18 Miles
- Palo Alto:** 18 Miles
- Fremont:** 18 Miles
- Pleasanton:** 18 Miles
- San Mateo:** 18 Miles
- Reno, NV:** 237 Miles
- Los Angeles:** 354 Miles

**Highway Access:**

- I-880: 1.0 Miles
- I-680: 4.0 Miles
- Hwy 84 / Dumbarton Bridge: 5.7 Miles
- Hwy 237: 8.6 Miles

**Ports/Facilities:**

- Port of Oakland: 27 Miles
- Oakland Intermodal Facility: 31 Miles

**Major Markets:**

- San Jose: 16 Miles
- Palo Alto: 18 Miles
- Oakland: 26 Miles
- San Francisco: 46 Miles
- Sacramento: 106 Miles
- Reno, NV: 237 Miles
- Los Angeles: 354 Miles



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## Amenity Map



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