

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

AUTO MALL PKWY

±62,890 SF

±29,760 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
4050 Technology: 2,000 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



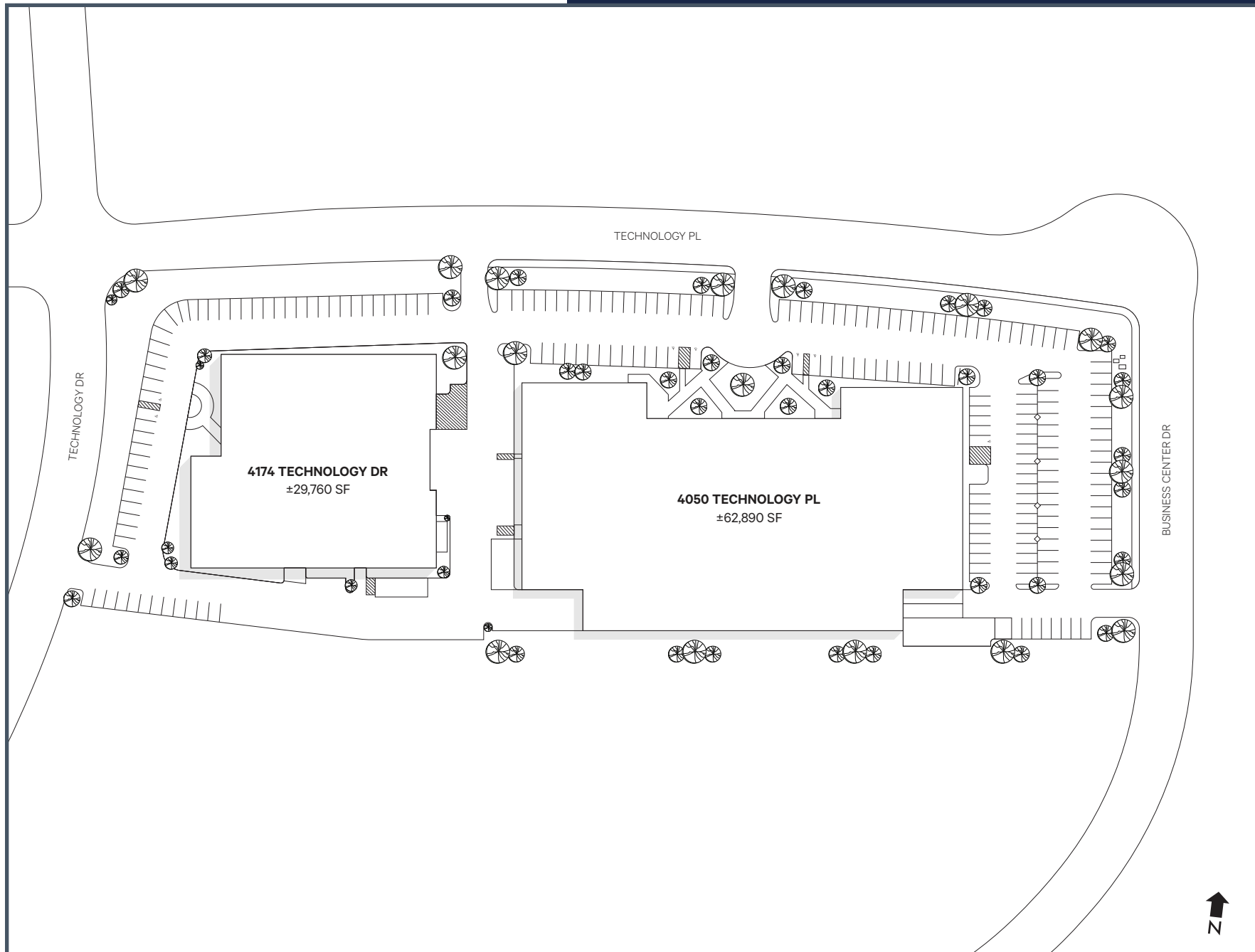
Available August 1, 2026



Can be leased/sold together or separately



SITE PLAN



FLOOR PLAN

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

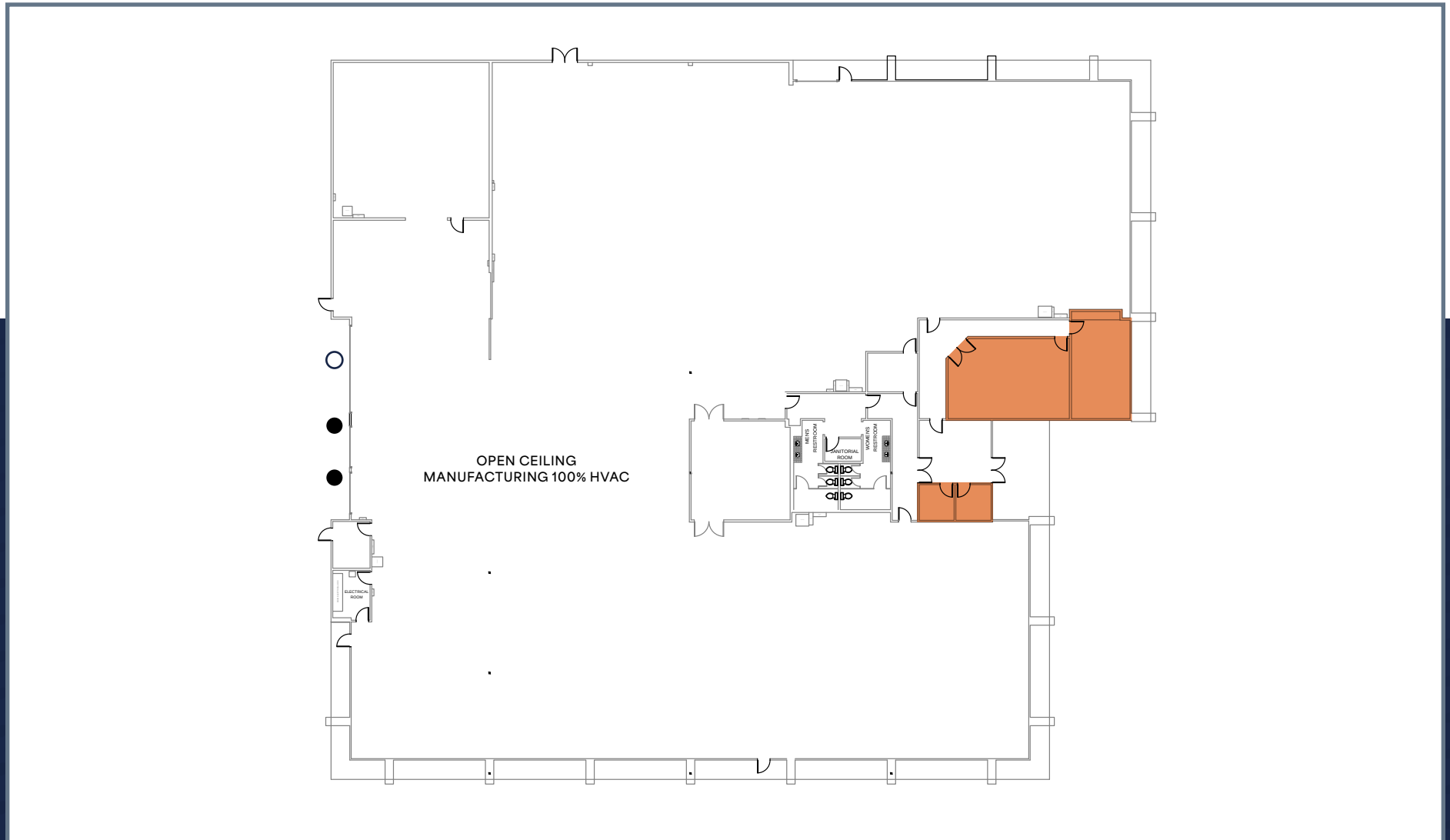
● OFFICE ● LAB ▲ DOCK HIGH DOOR ● GRADE LEVEL DOORS



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

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