



Colliers



For Sublease

48021-48027 WARM SPRINGS

Warm Springs Boulevard

48021-48027 Warm Springs Fremont, CA

±106,100 SF R&D/Manufacturing Building for Sublease

- Divisible to ±48,000 SF
- High Image Business Park Environment
- Freestanding Building
- 4,000 amps, 277/480v Panel
- Sprinklered (0.60 pgm PSF)
- 6 Covered Dock High Doors
- 2 Glassed Dock High Doors
- 2 Grade Level Doors
- 3.5/1,000 Parking
- ±16' to ±18.5' Clear Height
- New Roof
- New HVAC
- Easy Access to I-880 & I-680
- Available Now
- Sublease term through 12/31/2028
- \$1.35 NNN (\$0.35 operating expenses)

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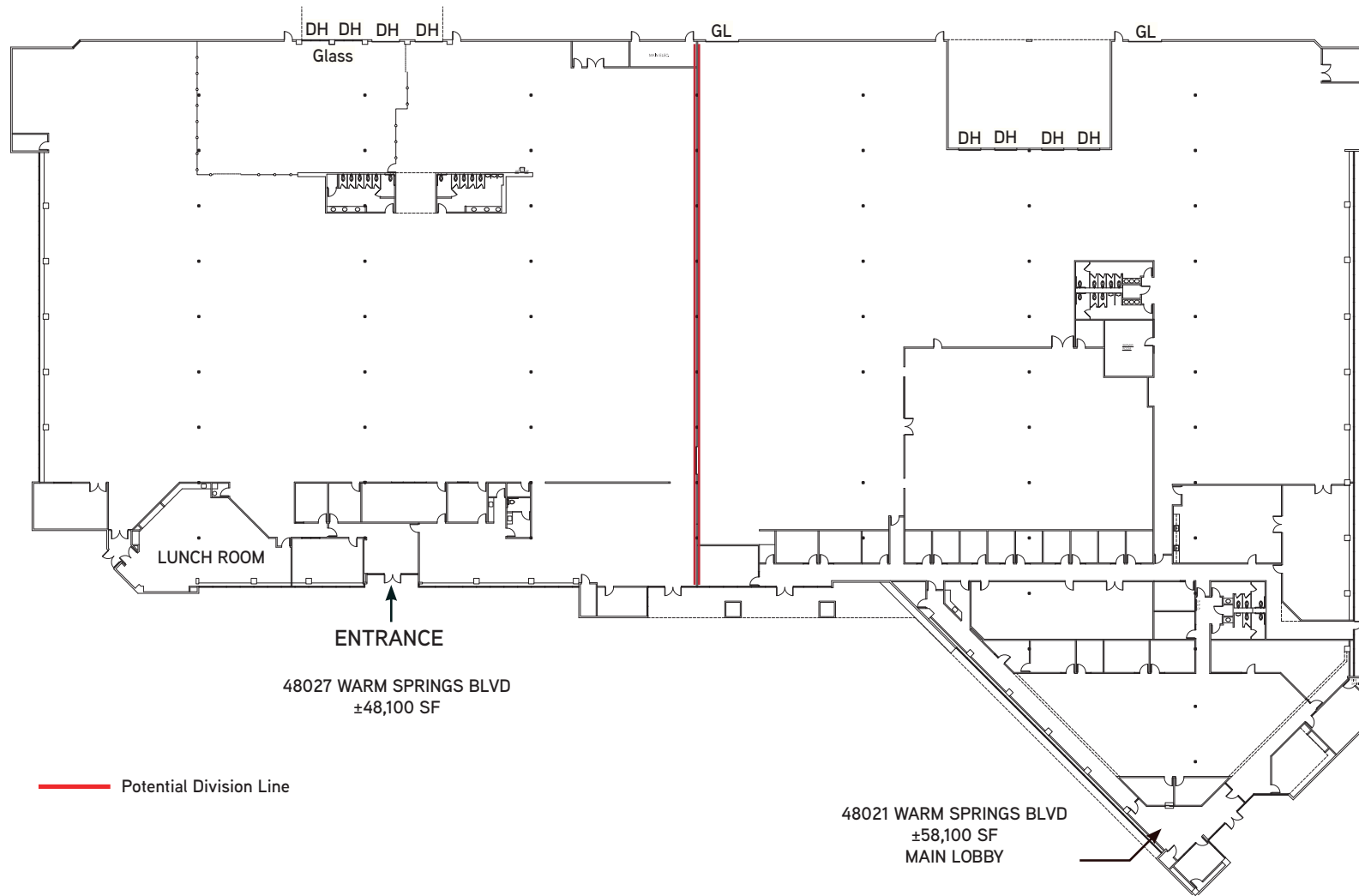
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Site Plan



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Property Photos



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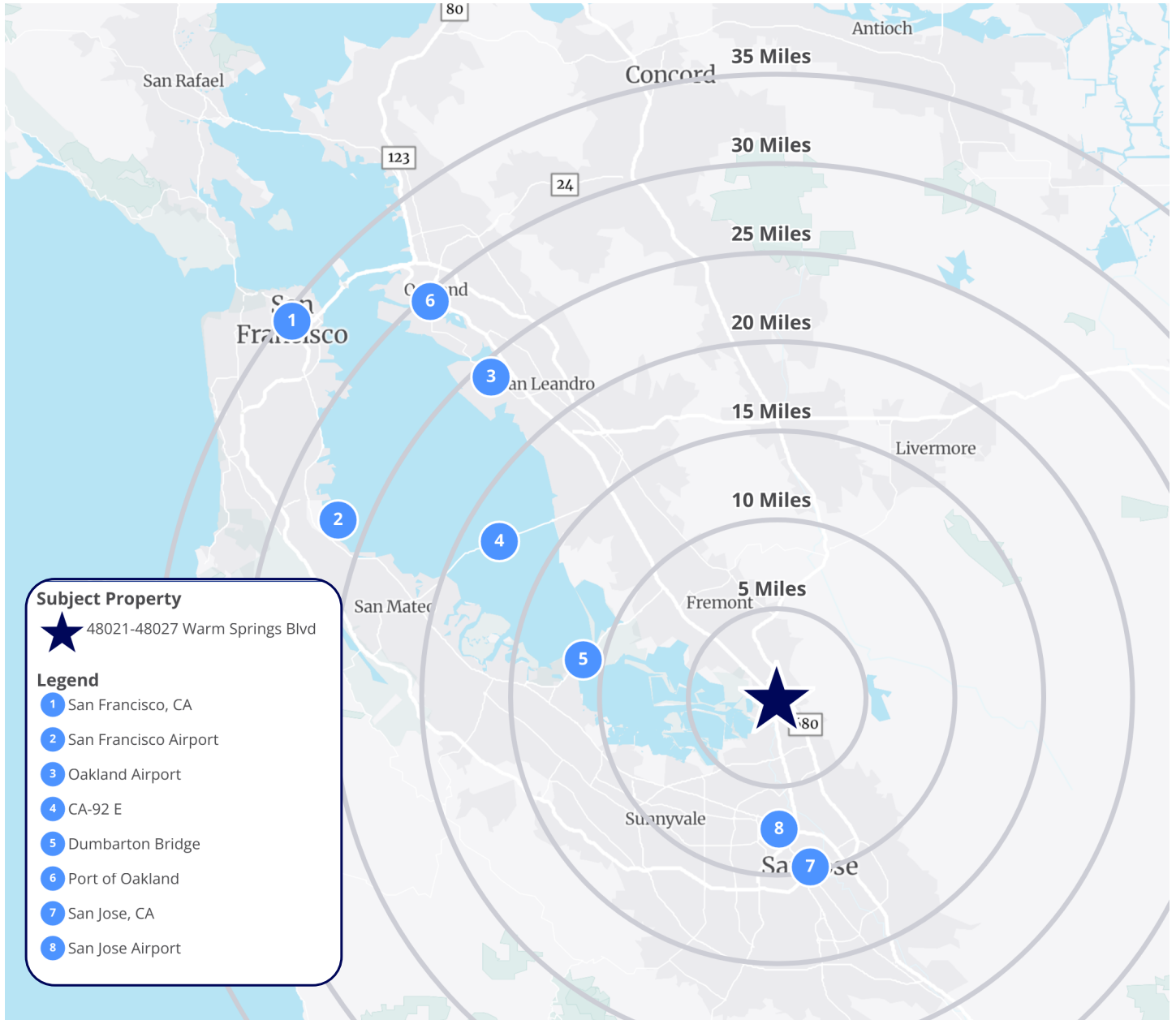
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Region



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