

For Sublease: 3481-3501 W Warren Ave, Fremont, CA 94538



**±79,181 SF Available at Bayside Technology Park
State-of-the-Art Battery R&D Manufacturing Facility**

Building Highlights



Premises Area:
±79,181 SF on ±4.79 AC
Includes 10,523 SF of Mezzanine



Loading
2 dock-high doors
3 grade-level doors (10'w x 16'h)



Lease Expiration
8/31/2030



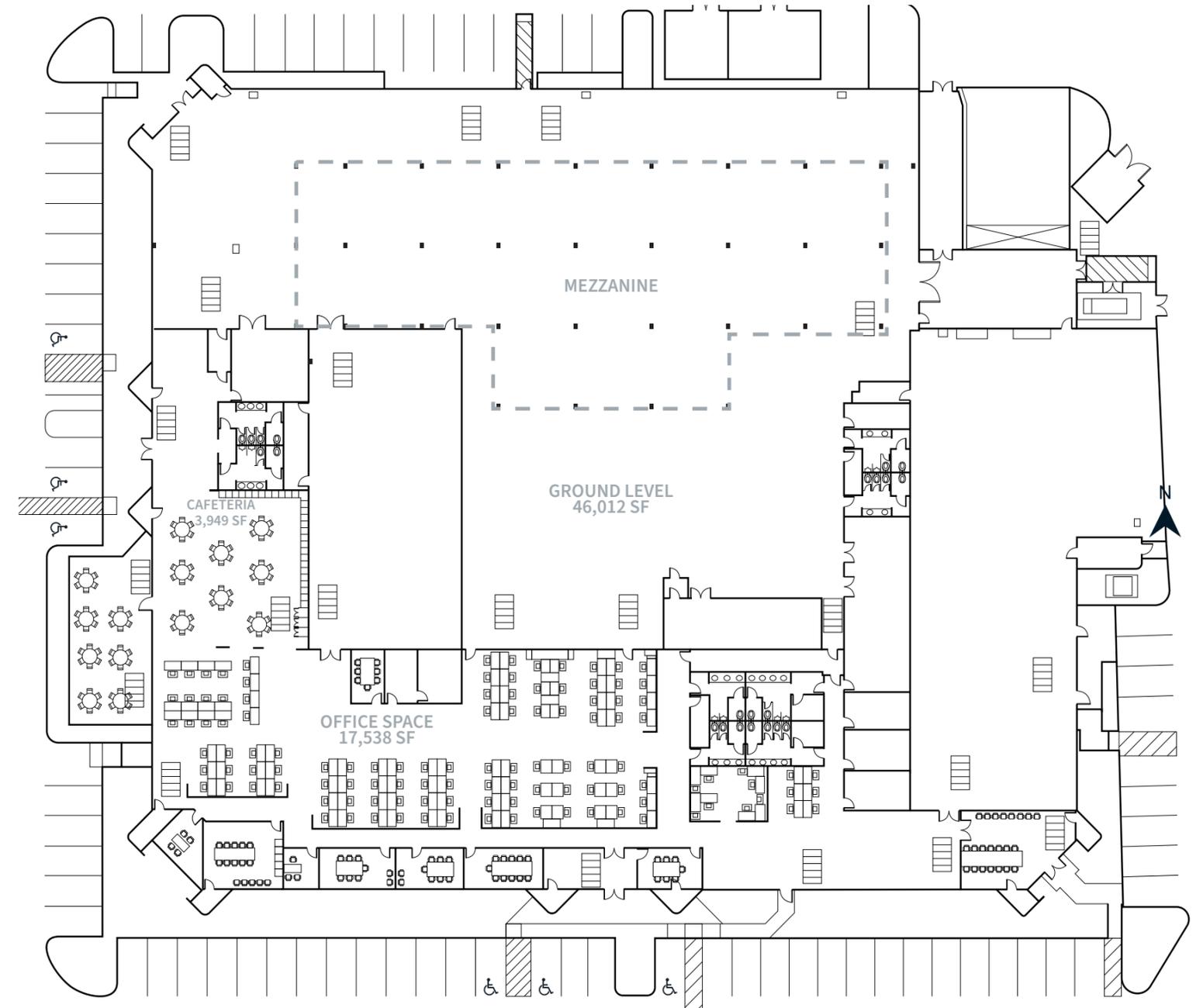
Interior Ceiling Clearance:
21'-22'
9'-0' under Mezzanine



Power:
1,500 kVA main transformer (from utility)
Main panel board: 4000 Amps (277/480V)



Parking
110 surface spaces



Building Features

Additional Building Information:

- ±5,500 SF of total dryroom space
- Upgraded fire sprinkler system in manufacturing area
- In rack sprinkler system in all charging and aging racks and cabinets
- Upgraded fire alarm control panel
- Two dehumidifiers - one 20,000 CFM, second 2,250 CFM
- Emergency Power - 250 kW diesel generator
- Trane Tracer BMS

System / Utility	Capacity	#
Electrical		
Utility Feed	1,500kVA	1
Main SWBD	4,000A	1
General Exhaust		
Main	22,000 CFM	1
R&D	8,000 CFM	1
CDA	500 CFM	3
Nitrogen	9,000 gal LN2	1
Process Vacuum	433 CFM	1
Dust Collector	10,000 CFM	2
Solvent Exhaust	2,000 CFM	1
Emergency Power	250 kW	1
Chilled Water	110 Tons/Unit	2
Process Cooling Water	TBD	TBD
Heating Hot Water		
Boilers	500,000 BTU	2
Pumps	400 GPM	2
Heating Hot Water		
Main	20,000 CFM	1
R&D	2,225 CFM	1







WARM SPRINGS BART

Lam RESEARCH

DELTA

TESLA

ThermoFisher SCIENTIFIC

TESLA

molex

TECHMASTER ELECTRONICS

PAPE

UL Solutions

PROPERTY

SIEMENS

THINK

SPICERS | PAPER

Weee!

pony

NOVA

Evolve MANUFACTURING

SEAGATE

TESLA

SNA

ACCELL GET CONNECTED

Olympus

ZOOX

Assay byoTech

ENPHASE

IEM

Bionova Scientific

mattson technology

H HOMEVANGANCE

VELO 3D

TESLA

ASI

Rani THERAPEUTICS

ASA COMPUTERS

FABRI-TECH

Corporate Neighbors

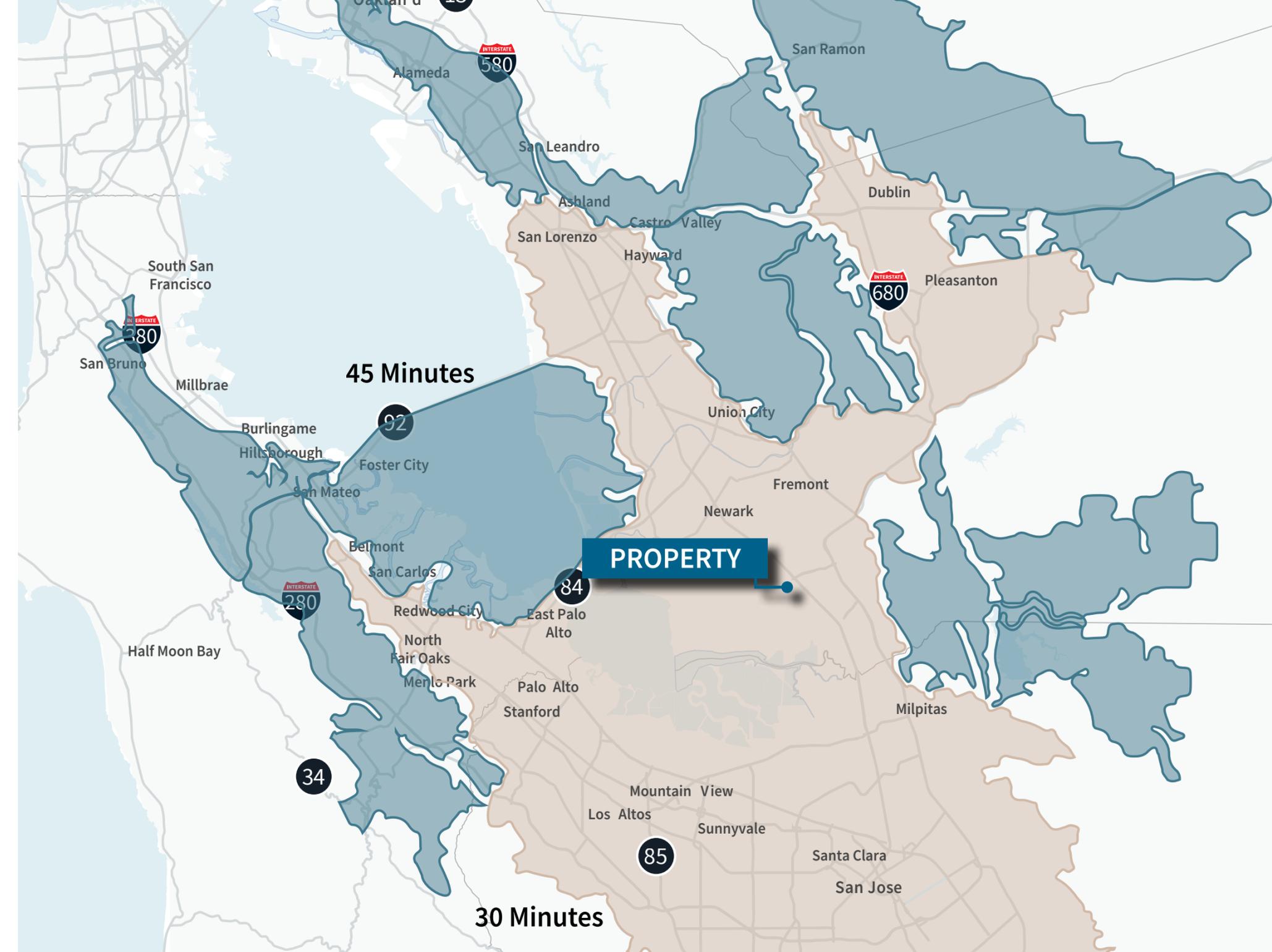


Fremont Demographics

Access to a broad set of consumers and reliable workforce

 Advanced industries jobs 672,873	 Stem resident workers 497,142	 Manufacturing resident workers 97,542
 Engineers 5,530	 Avg. Hourly engineering earnings \$77.72	

Total population		2023 Millennial population		2023 Generation x population	
30-min drive	45-min drive	30-min drive	45-min drive	30-min drive	45-min drive
2,719,285	4,252,959	700,816	1,071,769	565,115	892,715
Median household income		Household income of \$100,000 & greater (2023)			
30-min drive	45-min drive	30-min drive	45-min drive		
\$144,173	\$137,777	595,045	936,164		



For Sublease: 3481-3501 W Warren Ave, Fremont, CA 94538



Greg Matter
greg.matter@jll.com
+1 650 622 2362
Lic. #01380731

David Sesi
david.sesi@jll.com
+1 310 892 3825
Lic. #01981744

Ada Wong
aday.wong@jll.com
+1 415 395 7277
Lic. #02024607

Dave Ross
dave.ross@jll.com
+1 415 450 8588
Lic. #02052598

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

