

# 255 FOURIER

FREMONT, CALIFORNIA

**±54,490 SF MANUFACTURING/R&D/LAB/OFFICE FOR LEASE**

**NEWMARK**



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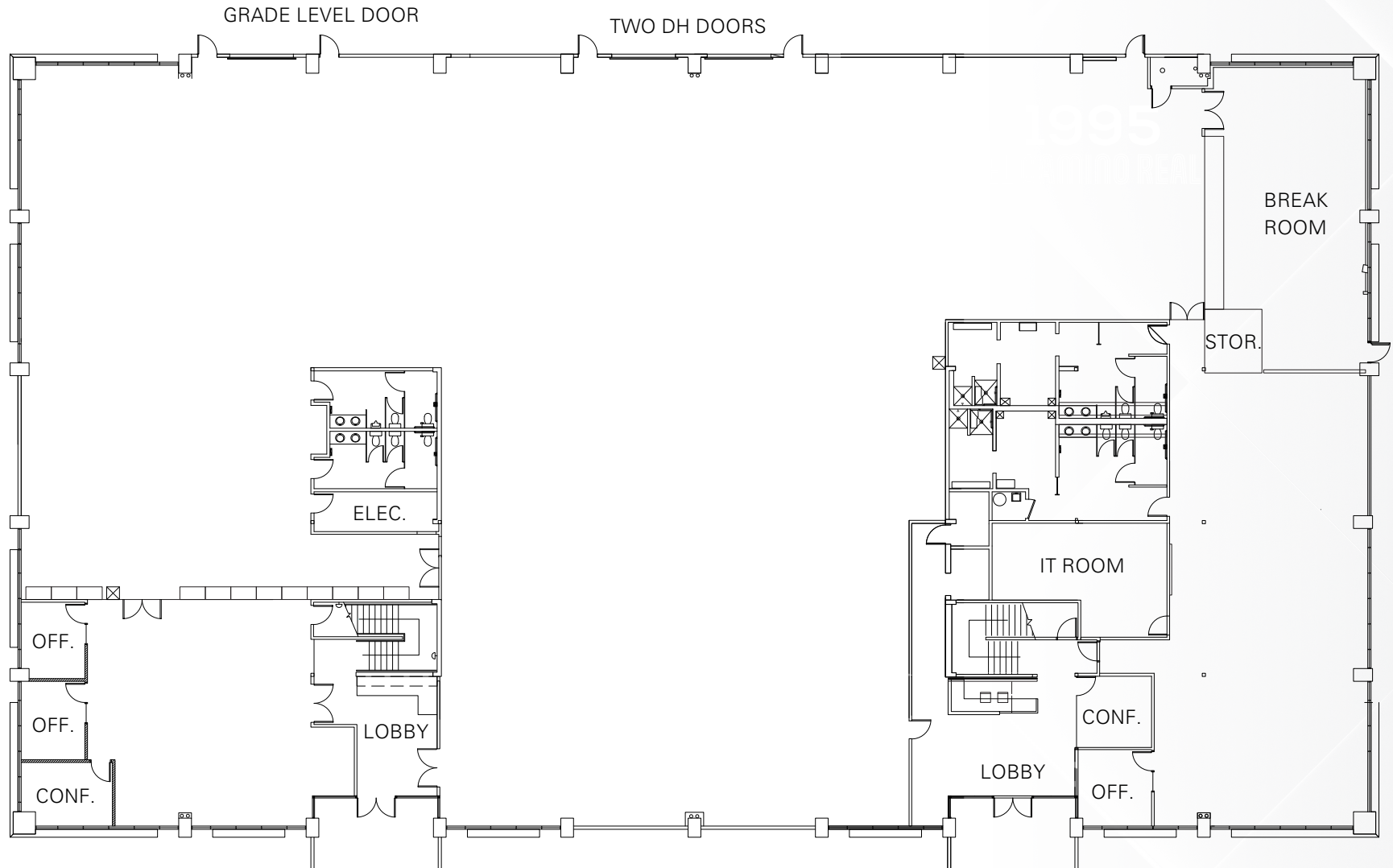
# PROPERTY HIGHLIGHTS

-  Market Ready Work Underway
-  Two Story Building with Excellent Windowline
-  Power 2,000 Amps @ 480 Volts
-  One (1) Grade Level Door & Two (2) Dock Doors
-  3.4/1,000 Parking
-  Tenant Improvements Available
-  Outdoor Amenity Area
-  Large Breakroom
-  Labs with ESD Flooring
-  Extensive Distributed Power
-  Large Natural Gas Supply
-  Close to Warm Springs BART



# EXISTING FLOOR PLAN

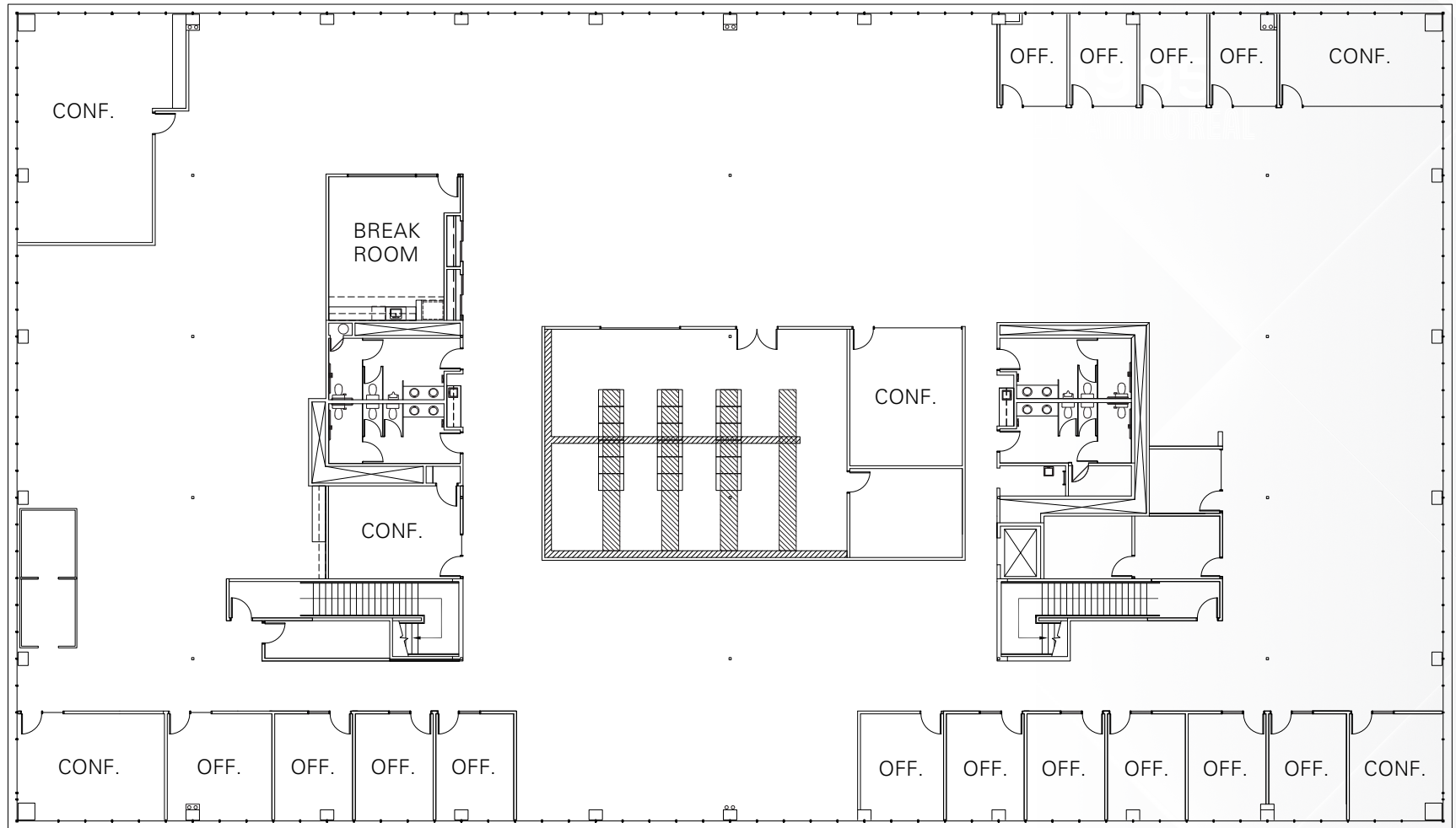
# FIRST FLOOR |



(SEE BROKER FOR TEST FIT)

# EXISTING FLOOR PLAN

# SECOND FLOOR |



(SEE BROKER FOR TEST FIT)

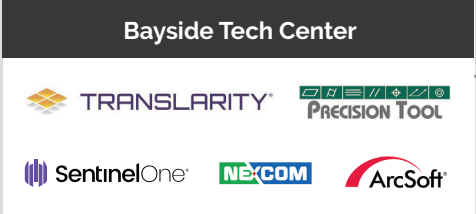
Fremont Business Park

Fountain business park

Lincoln Executive Center



WARM SPRING DISTRICT



CORPORATE NEIGHBORS



# 255 FOURIER

FREMONT, CALIFORNIA



3055 Olin Avenue, Suite 2200, San Jose, CA 95128

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