

FOR SALE

# 46335 LANDING PKWY

*Freestanding ±52,321 SF R&D/Flex  
Building on ±3.44 AC lot with  
I-880 Freeway Frontage*

46335 LANDING PKWY, FREMONT, CA





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*Prepared by*

**SIMON VOGT, SIOR**  
Senior Vice President  
925.905.1112  
simon.vogt@kidder.com  
LIC N°01879314

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# PROPERTY SUMMARY





# PROPERTY SUMMARY



## PROPERTY OVERVIEW

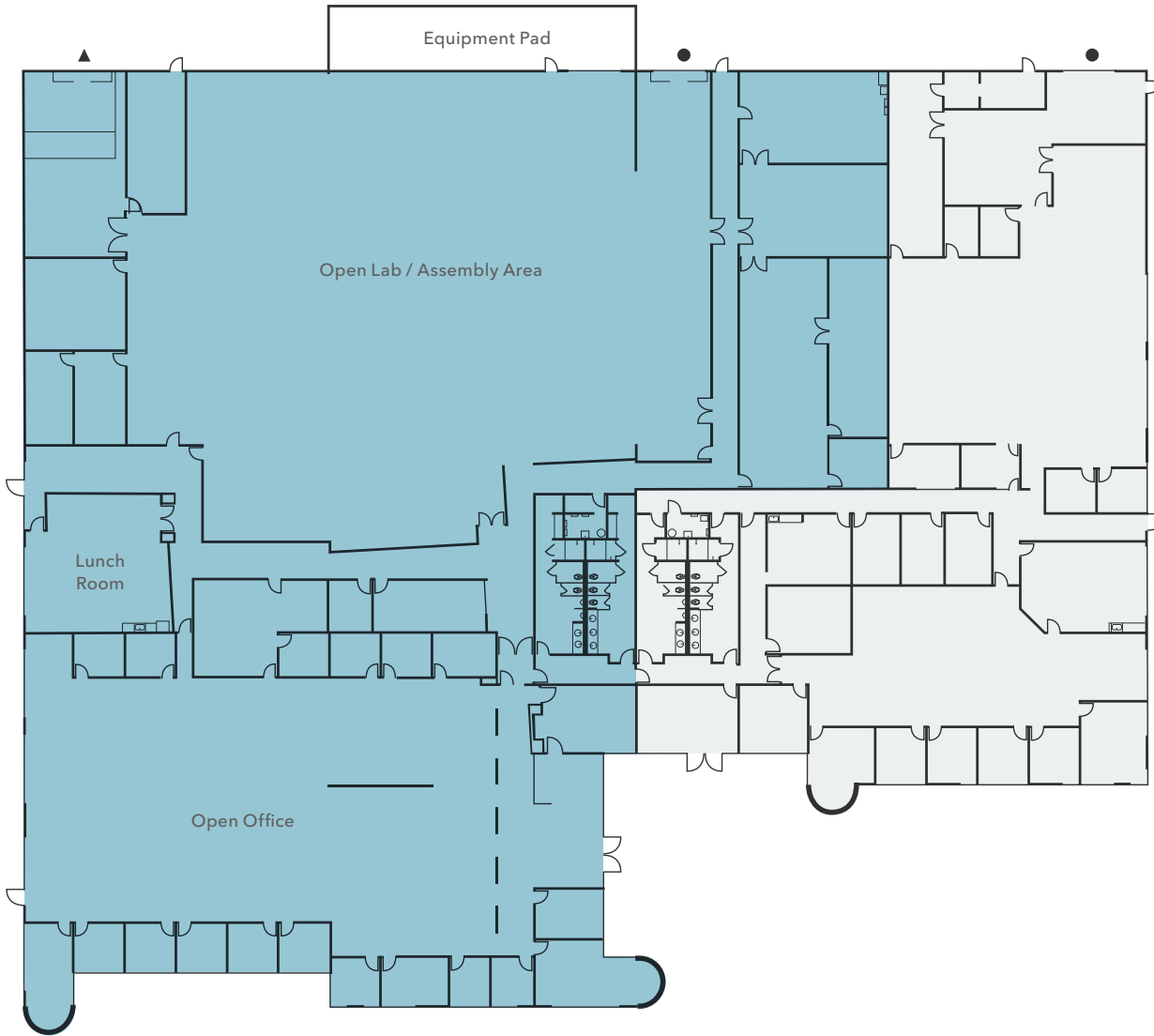
ADDRESS	46335 Landing Pkwy Fremont, CA
BUILDING SIZE	±52,321 SF (divisible to ±37K and ±15K SF)
PARCEL SIZE	±3.44 acres
CONSTRUCTION TYPE	Concrete Tilt-up
VISIBILITY	Visible From I-880
PARKING	210 parking stalls (4.0/1,000)
ZONING	I-R "Restricted Industrial"
WAREHOUSE CLEAR HEIGHT	16' - 18'
PROXIMITY	0.3 Miles - I-880, 2 Miles - I-680
POWER SERVICE	2,400 Amps @ 277/480 Volts
LOADING	Two (2) Grade Level Doors One (1) Dock Door
IMPROVEMENTS	40% Office, 50% Lab/Production, 10% Warehouse
EQUIPMENT PAD	Large, secure ±1,400 SF Equipment Pad

*NOW*  
AVAILABLE

*CALL BROKER*  
FOR PRICE & SHOWING



# FLOOR PLAN



**±52,321**

TOTAL BUILDING SF

**NOW**

AVAILABLE

**CALL**

BROKER FOR PRICING

Building is divisible to  
±37K SF and ±15K SF

### LEGEND

- ▲ Grade Level Door
- Dock High Door

FLOOR PLAN NOT TO SCALE



# PROPERTY PHOTOS





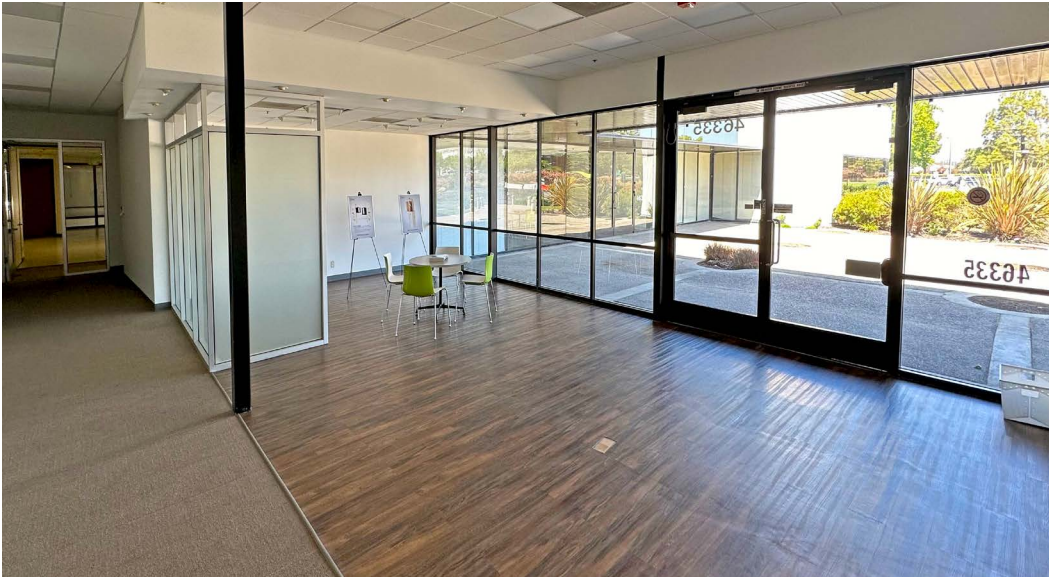








PROPERTY PHOTOS

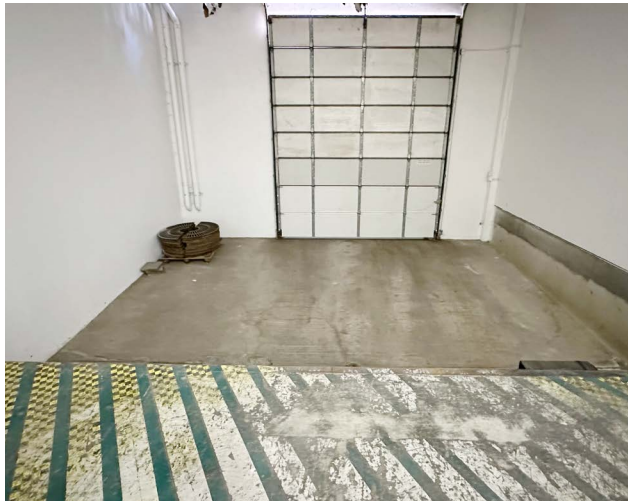
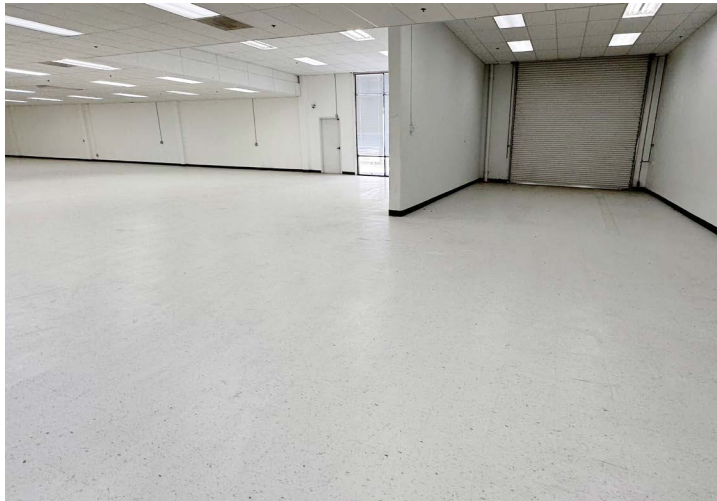








PROPERTY PHOTOS









# LOCATION OVERVIEW





# DRIVE TIMES

**7 MIN**

WALK TO WARM SPRINGS  
BART STATION

**14 MIN**

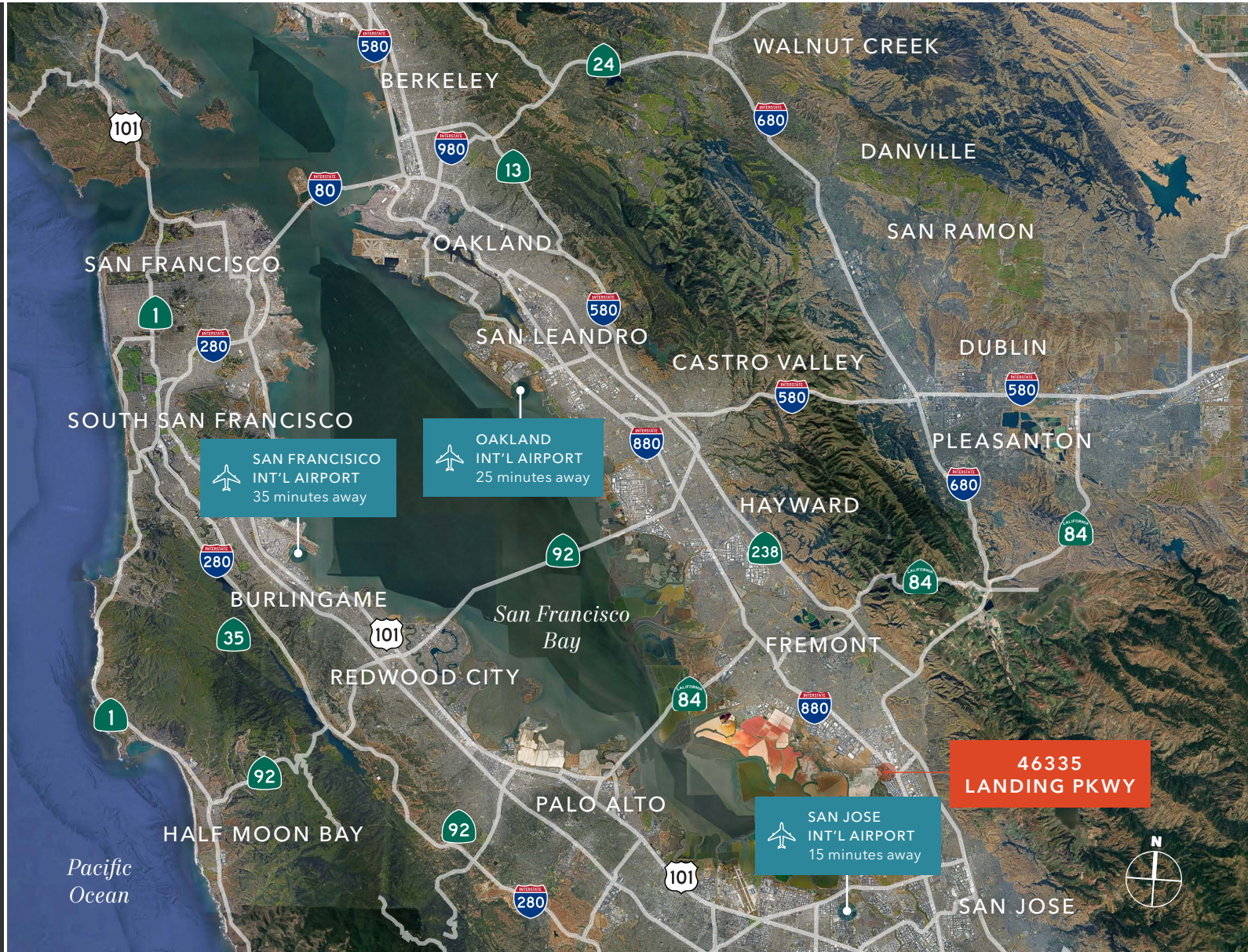
AMTRAK FREMONT  
STATION

**15 MIN**

SAN JOSE MINETA  
IN'TL AIRPORT

**20 MIN**

SILICON VALLEY





# LOCATION OVERVIEW





# LOCATION OVERVIEW





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	1,968	55,165	163,128
2020 CENSUS	3,133	59,429	175,852
2024 ESTIMATED	3,529	57,871	171,743
2029 PROJECTED	3,710	57,703	171,526

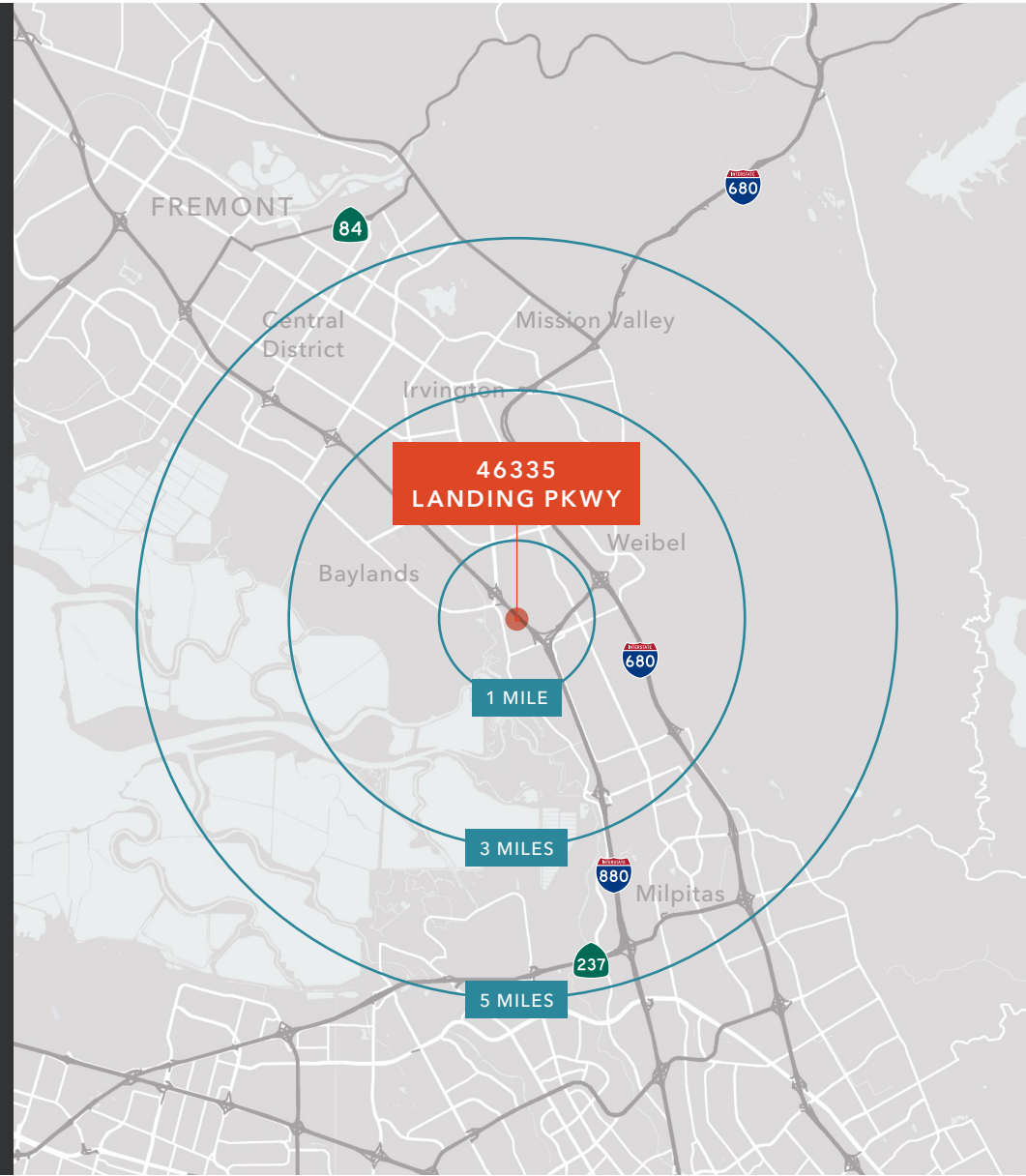
## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,064	4,063	9,354
TOTAL EMPLOYEES	22,867	69,621	138,893
WHITE COLLAR WORKERS	1,386	22,431	67,756
BLUE COLLAR WORKERS	198	5,982	21,319

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$206,631	\$204,566	\$187,455
2029 MEDIAN PROJECTED	\$213,912	\$209,788	\$191,693
2024 AVERAGE	\$142,844	\$248,777	\$231,326
2029 AVERAGE PROJECTED	\$144,176	\$266,065	\$247,218

Data Source: ©2023, Sites USA







## 46335 LANDING PARKWAY

*For more information on  
this property, please contact*

SIMON VOGT, SIOR  
925.905.1112  
simon.vogt@kidder.com  
LIC N° 01879314

KIDDER.COM

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