

47488

KATO ROAD

FOR
LEASE

47488 KATO RD, FREMONT, CA 94538

10.56-ACRE HIGH-POWERED IOS SITE

6-8MW AVAILABLE



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SITE SPECIFICATIONS



460,158 SF (10.56 AC)



TO BE DELIVERED
PAVED, FENCED, LIT



ZONED: INDUSTRIAL-TECH



HIGH-POWER INDUSTRIAL OUTDOOR
STORAGE LAND



6-8 MW OF POWER CAN BE MADE AVAILABLE



DIRECT ACCESS TO I-880 AND HWY 262, WITH CLOSE PROXIMITY TO I-680



PROXIMITY + INGRESS/EGRESS MAP

1.2 miles to I-880

1.9 miles to I-680

47488
KATO ROAD

5.4 miles to Hwy 237



STRATEGIC LOCATION



11 MI	SJC
25 MI	OAK
35 MI	SFO



11 MI	SAN JOSE
31 MI	OAKLAND
42 MI	SAN FRANCISCO



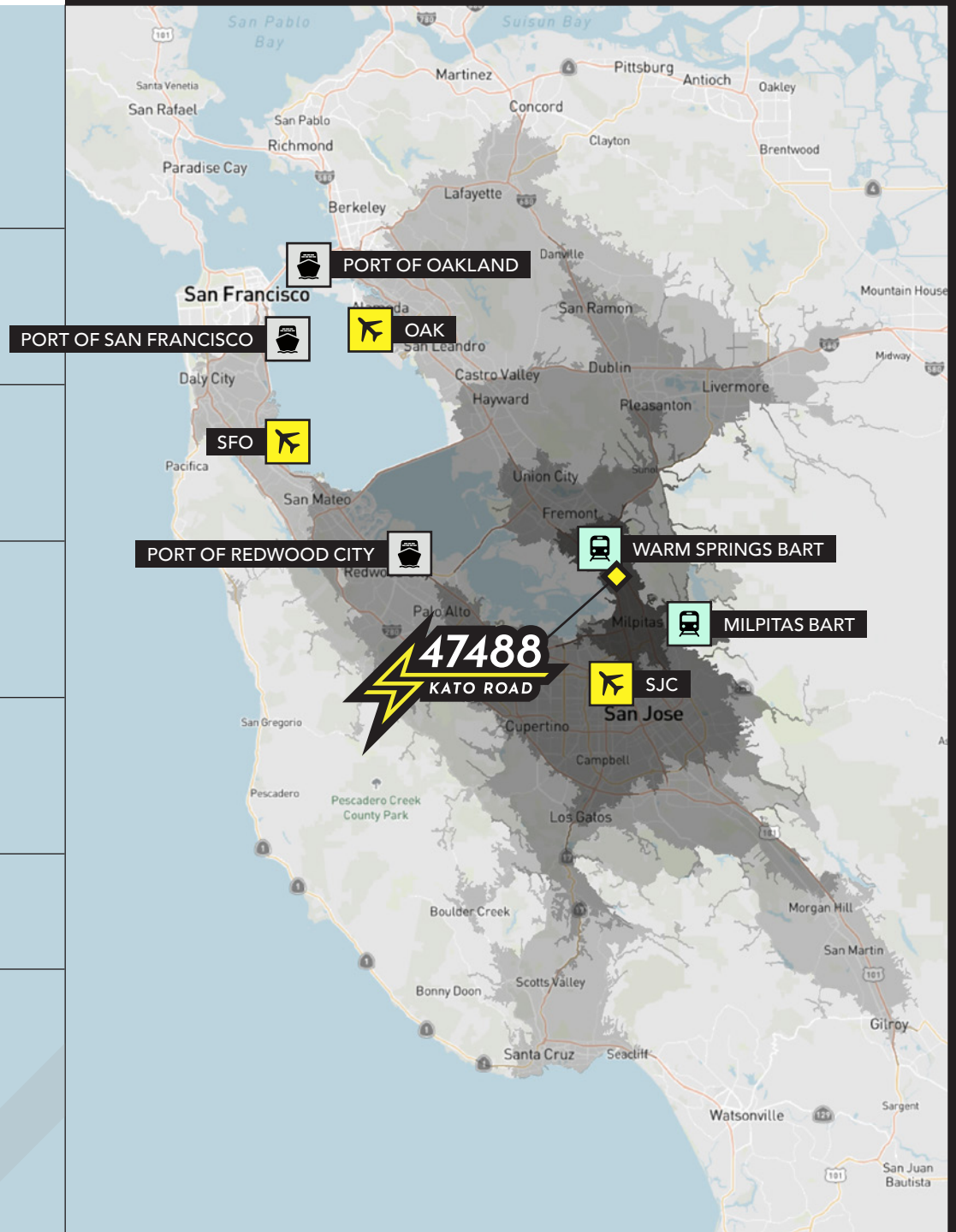
23 MI	PORT OF REDWOOD CITY
31 MI	PORT OF OAKLAND
42 MI	PORT OF SAN FRANCISCO



21 MI	STANDFORD UNIVERSITY
36 MI	UC BERKELEY
91 MI	UC DAVIS



2.5 MI WARM SPRINGS BART
8.1 MI MILPITAS BART



ACCESS TO CONSUMERS

2023 CONSUMER DEMOGRAPHICS

45-minute drivetime from property



3,940,777

TOTAL
POPULATION



1,360,776

TOTAL
HOUSEHOLDS



\$137,718

MEDIAN
HOUSEHOLD
INCOME



859,365

HOUSEHOLD
INCOME \$100,000
OR GREATER



\$1,313,241

MEDIAN HOME
VALUE



\$107,268

MEDIAN
DISPOSABLE
INCOME



1,584,271

SPENT \$500+ ON
INTERNET ORDERS
IN PAST 6 MONTHS



894,034

GENERATION Z
POPULATION
(BORN 1999-2016)



997,784

MILLENNIAL
POPULATION
(BORN 1981-1998)



827,546

GENERATION X
POPULATION
(BORN 1965-1980)



716,692

BABY BOOMER
POPULATION
(BORN 1946-1964)

CORPORATE NEIGHBORS





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LEASING TEAM

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OWNERSHIP



**MADISON
CAPITAL**



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