

# AVAILABLE FOR SUBLEASE

40475 ENCYCLOPEDIA CIRCLE | FREMONT, CA



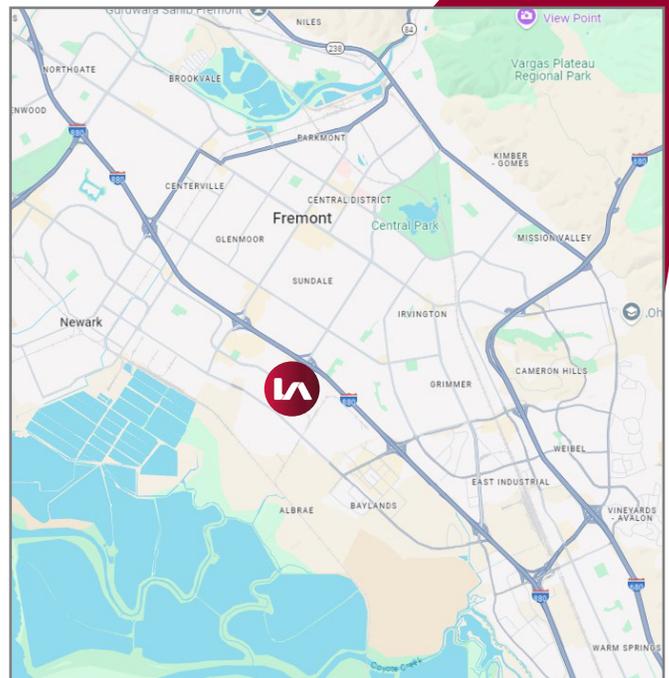
## LISTING DATA:

- 3,941± SF Light Industrial
- 1 Grade Level Door
- 18' Warehouse Clear Height
- 3.5/1,000 Parking
- Comcast Pure Fiber Optic up to 100GB

## ECONOMIC DATA:

- Sublease Rate: \$1.65/SF, M.G.
- LED: 4/30/2026

**\*Direct Long Term Lease Available**



## EXCLUSIVE AGENT:

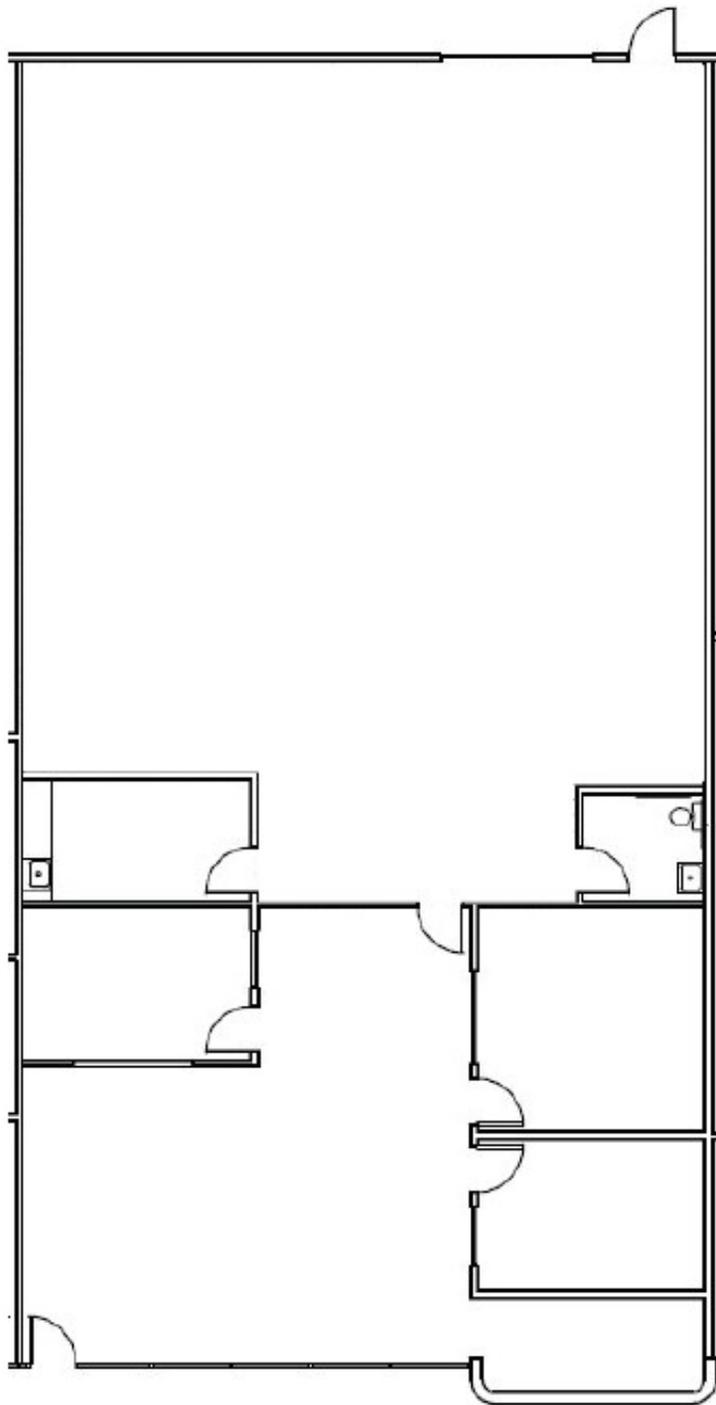
Garrett Drew, Principal

E \\ gdrew@lee-associates.com

P \\ 510.903.7613 | LIC# 01923730

# AVAILABLE FOR SUBLEASE

40475 ENCYCLOPEDIA CIRCLE | FREMONT, CA



## EXCLUSIVE AGENT:

Garrett Drew, Principal

E \\ [gdrew@lee-associates.com](mailto:gdrew@lee-associates.com)

P \\ 510.903.7613 | LIC# 01923730