



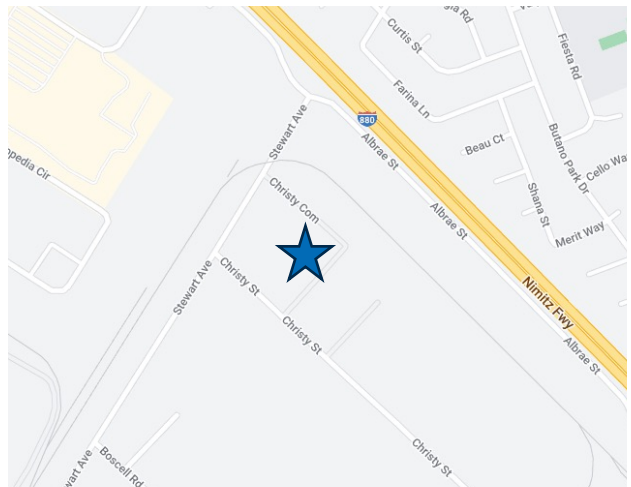
# R&D/MFG Space available for Sublease

**41350 Christy Street, Suite B  
Fremont, CA**

## Property Highlights

- ± 10,042 Square Feet\*
- Mix of office – Dry Lab – Warehouse
- Drop Ceiling: 14' clear height
- Warehouse: 20' clear height
- 2 Grade Level Doors
- Power: 400 amps @ 277/480V
- ± 3.8/1,000 parking
- LED: 4/31/2027 (Longer Term Direct Deal Possible)
- Contact Brokers for Touring & Rate Info.
- Available Now

\*Can be combined with adjacent 18,951 SF unit for ± 29,000 SF



*For information, please contact:*

### Steve Kapp, SIOR

*Executive Managing Director*

t 510-543-7822

[Steve.Kapp@nmrk.com](mailto:Steve.Kapp@nmrk.com)

CA RE LIC #01069911

### Curtis Stahle

*Director*

t 510-508-1824

[Curtis.Stahle@nmrk.com](mailto:Curtis.Stahle@nmrk.com)

CA RE LIC #1955258

### Matthew Jew

*Associate*

t 925-890-0341

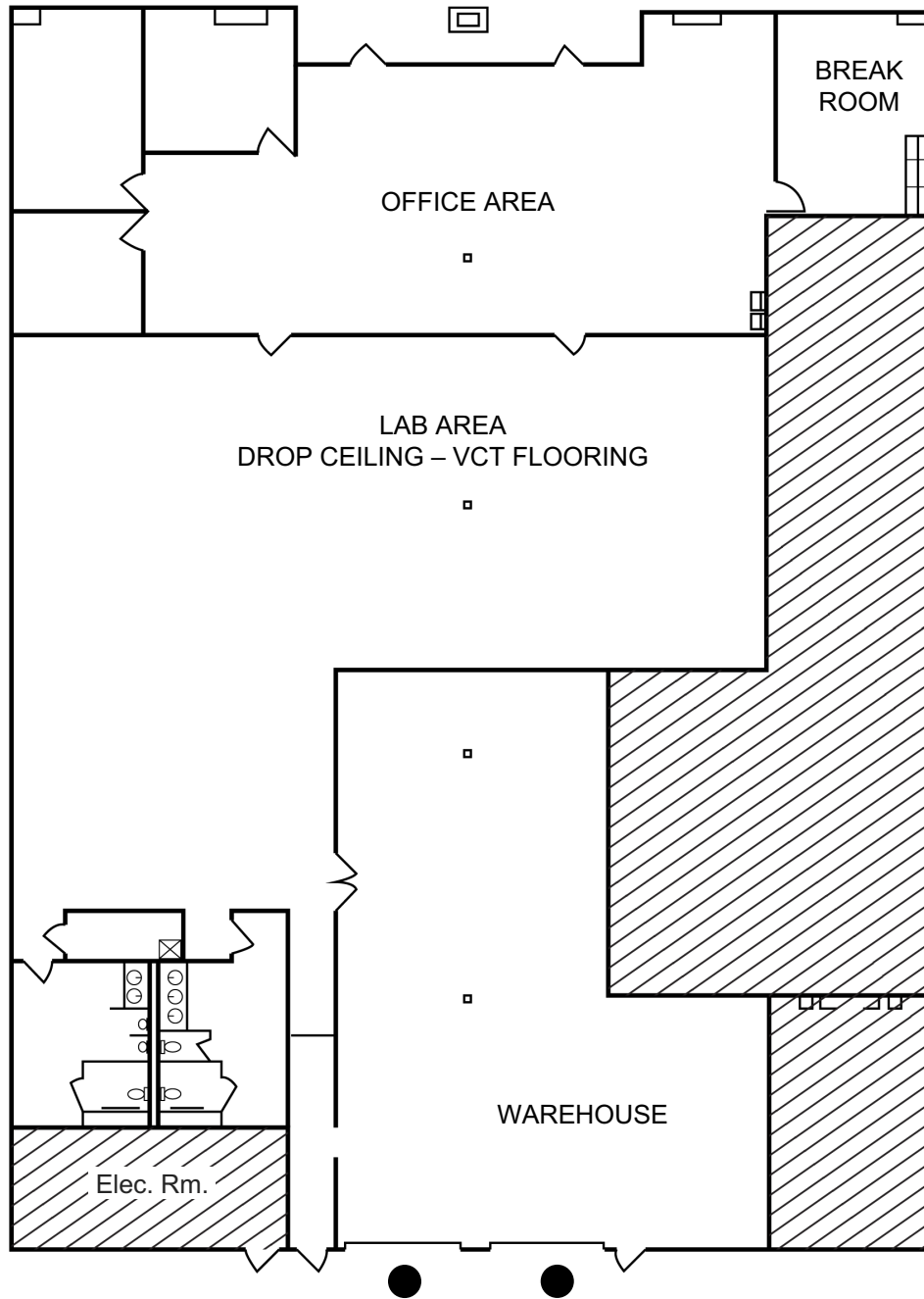
[Mathew.Jew@nmrk.com](mailto:Mathew.Jew@nmrk.com)

CA RE LIC #02213814

[nmrk.com](http://nmrk.com)

# NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



For information, please contact:

**Steve Kapp, SIOR**  
 Executive Managing Director  
 t 510-543-7822  
[Steve.Kapp@nmrk.com](mailto:Steve.Kapp@nmrk.com)  
 CA RE LIC #01069911

**Curtis Stahle**  
 Director  
 t 510-508-1824  
[Curtis.Stahle@nmrk.com](mailto:Curtis.Stahle@nmrk.com)  
 CA RE LIC #1955258

**Matthew Jew**  
 Associate  
 t 925-890-0341  
[Mathew.Jew@nmrk.com](mailto:Mathew.Jew@nmrk.com)  
 CA RE LIC #02213814

[nmrk.com](http://nmrk.com)

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.