

**FOR LEASE**

$\pm 32,115$  SF

ADVANCED MANUFACTURING/R&D



**CBRE**

*Balch Enterprises, Inc.*

DEVELOPERS / BUILDERS / PROPERTY MANAGERS

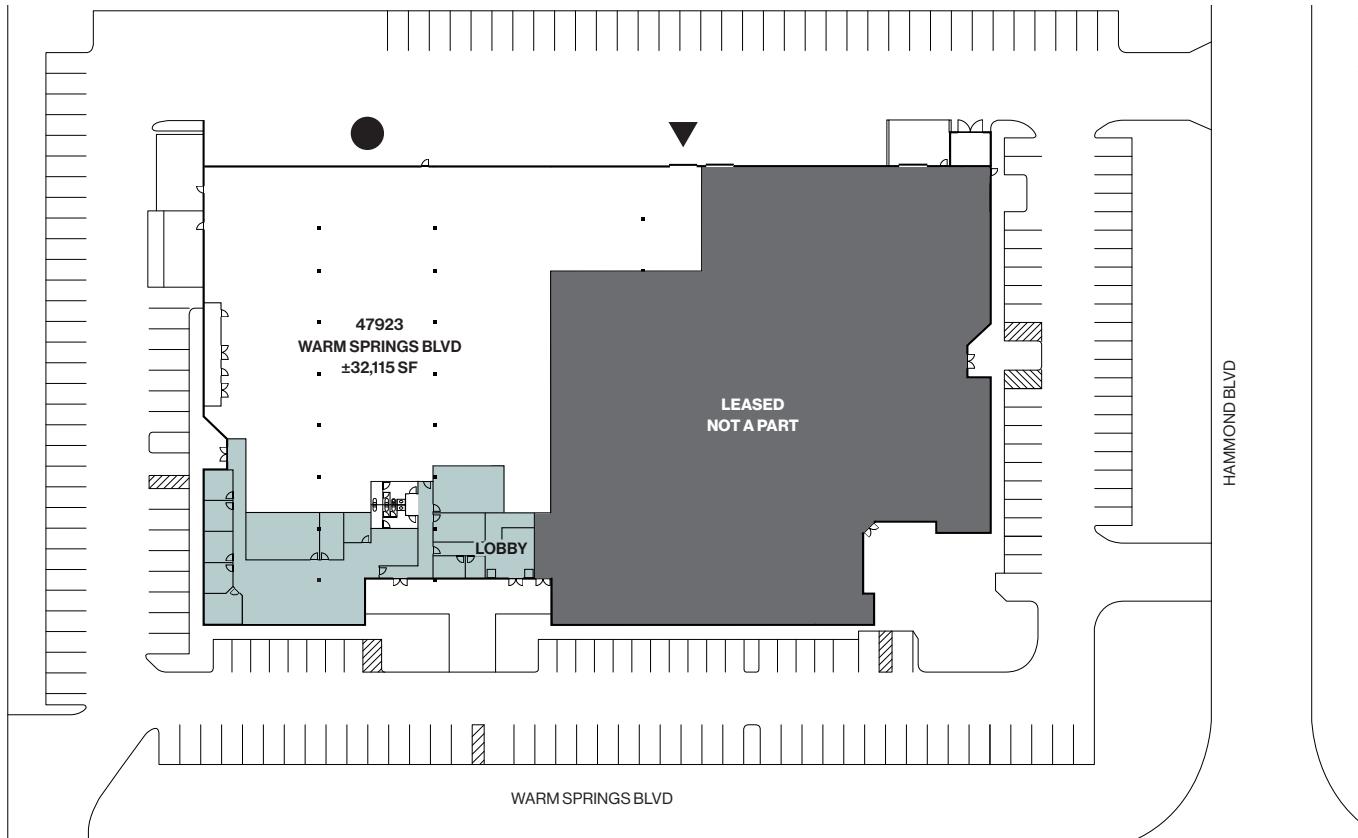
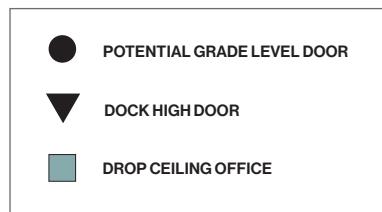
**47923  
WARM SPRINGS BLVD**

FREMONT, CA 94539

# Property Highlights

## Site Plan

NOT TO SCALE



**±32,115 SF Advanced  
Manufacturing/R&D Space**



**Potential Grade  
Level Door**



**Fully  
Sprinklered**



**3/1,000  
Parking Ratio**



**2,000 Amps  
@ 277/480V**



**One (1) Dock  
High Door**



**±2.1 Miles to Warm  
Springs BART Station**

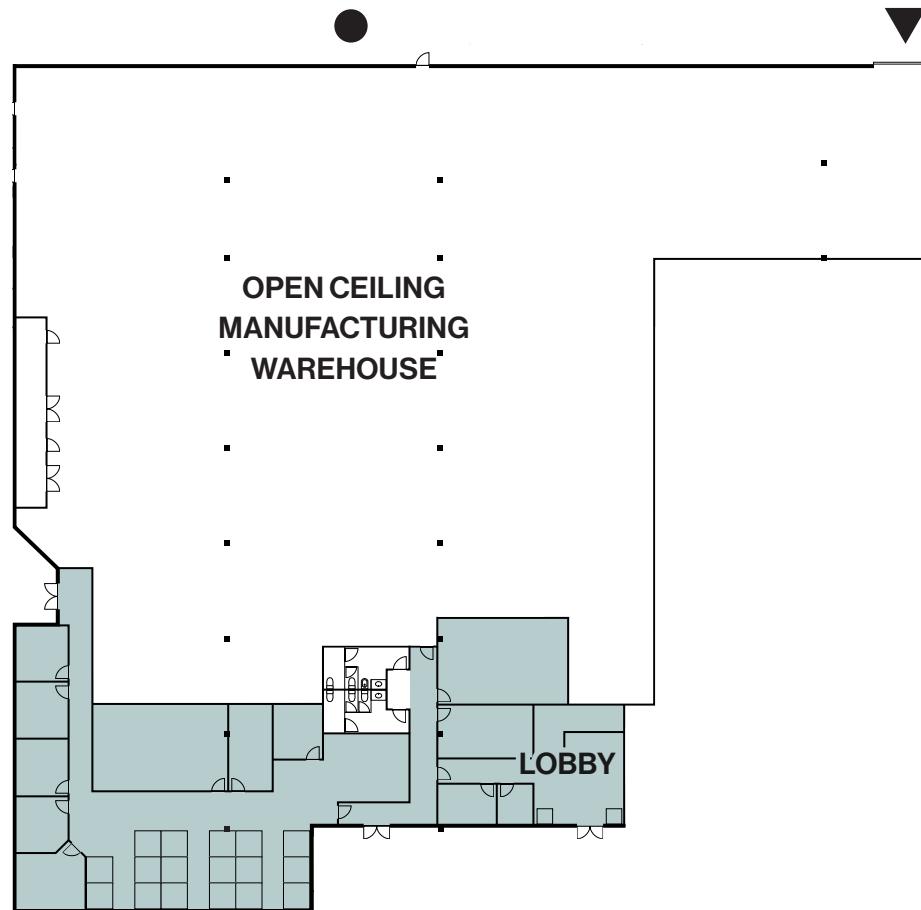
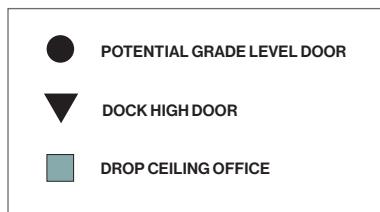


**±1.5 Miles to I-880 &  
I-680 via Mission Blvd**

# Floor Plan

47923 Warm Springs Blvd  
**±32,115 SF**

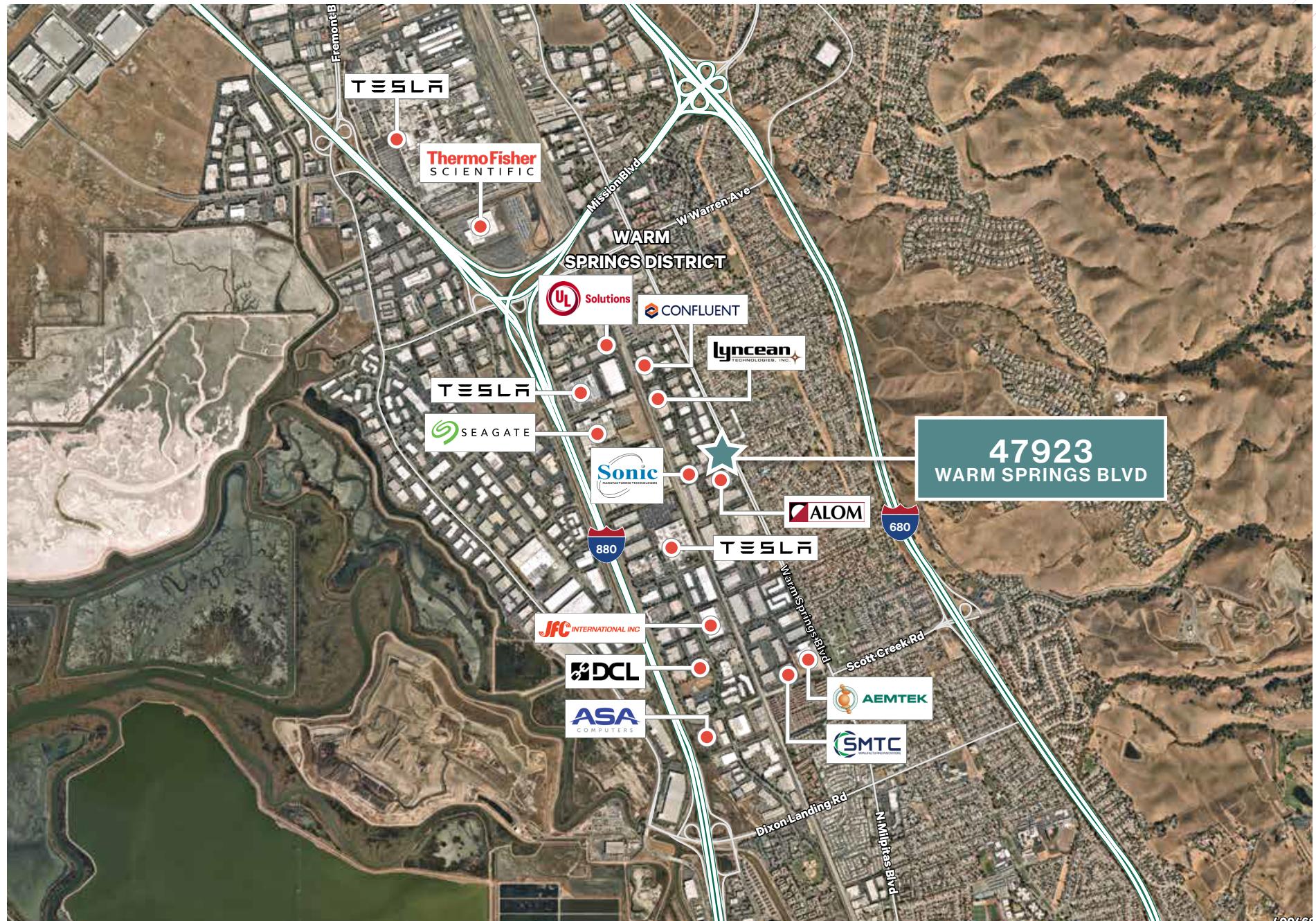
NOT TO SCALE



# Amenities Map



# Corporate Neighbors



**47923  
WARM SPRINGS BLVD  
FREMONT, CA 94539**



FOR MORE INFORMATION, CONTACT:

**Chip Sutherland**

Vice Chairman

Lic. 01014633

+1408 453 7410

chip.sutherland@cbre.com

**Joey McSweeney**

First Vice President

Lic. 02033713

+1408 467 7553

joey.mcsweeney@cbre.com

***Batch Enterprises, Inc.***

DEVELOPERS / BUILDERS / PROPERTY MANAGERS

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