

FREMONT TECH PARK

Single-Story Standalone
R&D/Manufacturing Building



±56,032 SF, DIVISIBLE TO ±39,357 SF AND ±16,675 SF FOR LEASE

4221-4227
TECHNOLOGY DRIVE

FREMONT, CALIFORNIA



CBRE



TECHNOLOGY DRIVE

LEASED

LEASED

±56,032 SF AVAILABLE

SHARED DOCK DOOR

OUTDOOR COURTYARD



PROPERTY HIGHLIGHTS

-  ±56,032 SF Divisible to ±39,357 SF and ±16,675 SF R&D/Manufacturing Building
-  2,000 Amps @ 277/480V Power (Tenant to Verify)
-  100% HVAC
-  Six (6) Dock High Doors
Three (3) Grade Level Doors
-  Convenient Fremont location with Great Access to I-680 and I-880
-  3.08/1,000 Parking Ratio
-  ±22' Clear Height
-  Outdoor Courtyard
-  Less than 2 miles from Warm Springs BART Station and Pacific Commons Shopping Center
-  Flexible Floorplan with TI's to Suit Available
-  Combination of Office, Labs, Open Ceiling Production/Manufacturing and Warehouse Layout

FLOOR PLAN

NOT TO SCALE



AMENITY MAP



**4221-4227
TECHNOLOGY DRIVE**

Pacific Commons Shopping Center

Burlington Total Wine & More FIREHOUSE SUBS CHASE

HomeGoods IN-N-OUT BURGER Krispy Kreme BLAZE PIZZA COLD STONE

Lowe's ULTA RACK Citi WINGSTONES BUFFALO WILD WINGS

Target 85¢ DOOR HANGS STARBUCKS PIZZA HUT THE HABIT BURGER GRILL Panera BREAD

COSTCO WHOLESALE TJ-MAXX FIVE BELOW FIVE GUYS DSW

OLD NAVY Market Boiler Restaurants jamba crumbl verizon dishdash

Skyway Plaza

CLUB PILATES SUBWAY

Walmart DOLLAR TREE

WELLS FARGO

AT&T

PEAK

THE CLUBHOUSE

Warm Springs Plaza

AT&T STARBUCKS CVS pharmacy CHASE

Orangetheory FITNESS SUBWAY

Franciscan Center

BANK OF AMERICA

CIRCLE K BURGER KING STARBUCKS

SAFEWAY HARBOR FREIGHT

extended STAY AMERICA MARRIOTT

LA QUINTA SUBWAY

HOMESWOOD SUITES by Hilton FedEx

CHIPOTLE

STARBUCKS

Holiday Inn Express

E! FITNESS

AMERICAN SWIM

PEAK

THE CLUBHOUSE

STARBUCKS

Jack In the box

Warm Springs / South Fremont

TESLA

McDonald's

SPIN A YARN

262



Cushing Pkwy

Auto Mall Pkwy

Fremont Blvd

Osgood Rd

Durham Rd



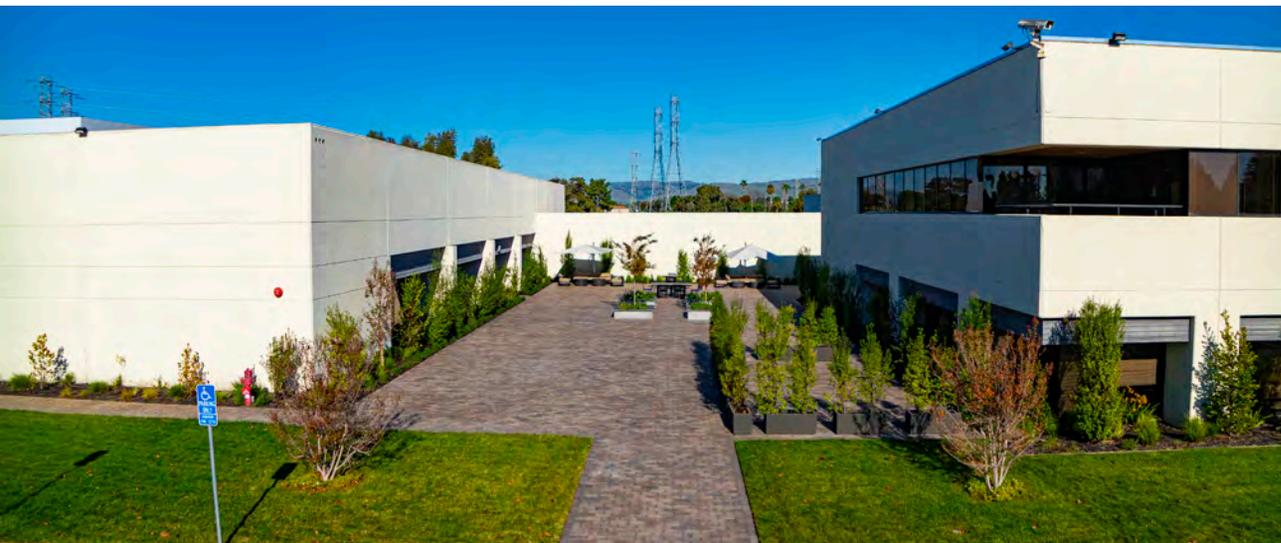
LOADING AREA



OUTDOOR COURTYARD



PROPERTY PHOTOS





4221-4227 TECHNOLOGY DRIVE

FREMONT, CALIFORNIA

±56,032 SF
R&D/MANUFACTURING
BUILDING

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