

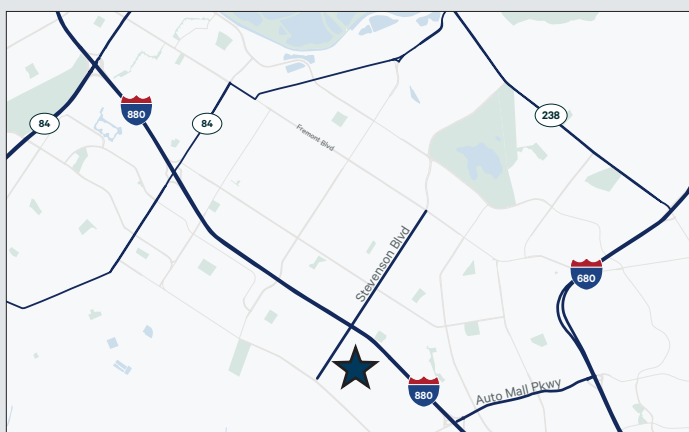


ARES
INDUSTRIAL
MANAGEMENT

FREMONT TECHNOLOGY CENTER

40901 ENCYCLOPEDIA CIRCLE, BLDG. 2 | FREMONT, CA

±157,783 SQ FT



BUILDING HIGHLIGHTS

- Class A Warehouse Facility
- Dock and Grade Level Loading
- ESFR Sprinklers
- Direct Access to I-880 via Stevenson Blvd, and San Francisco Peninsula via Hwy 84 (Dumbarton Bridge)

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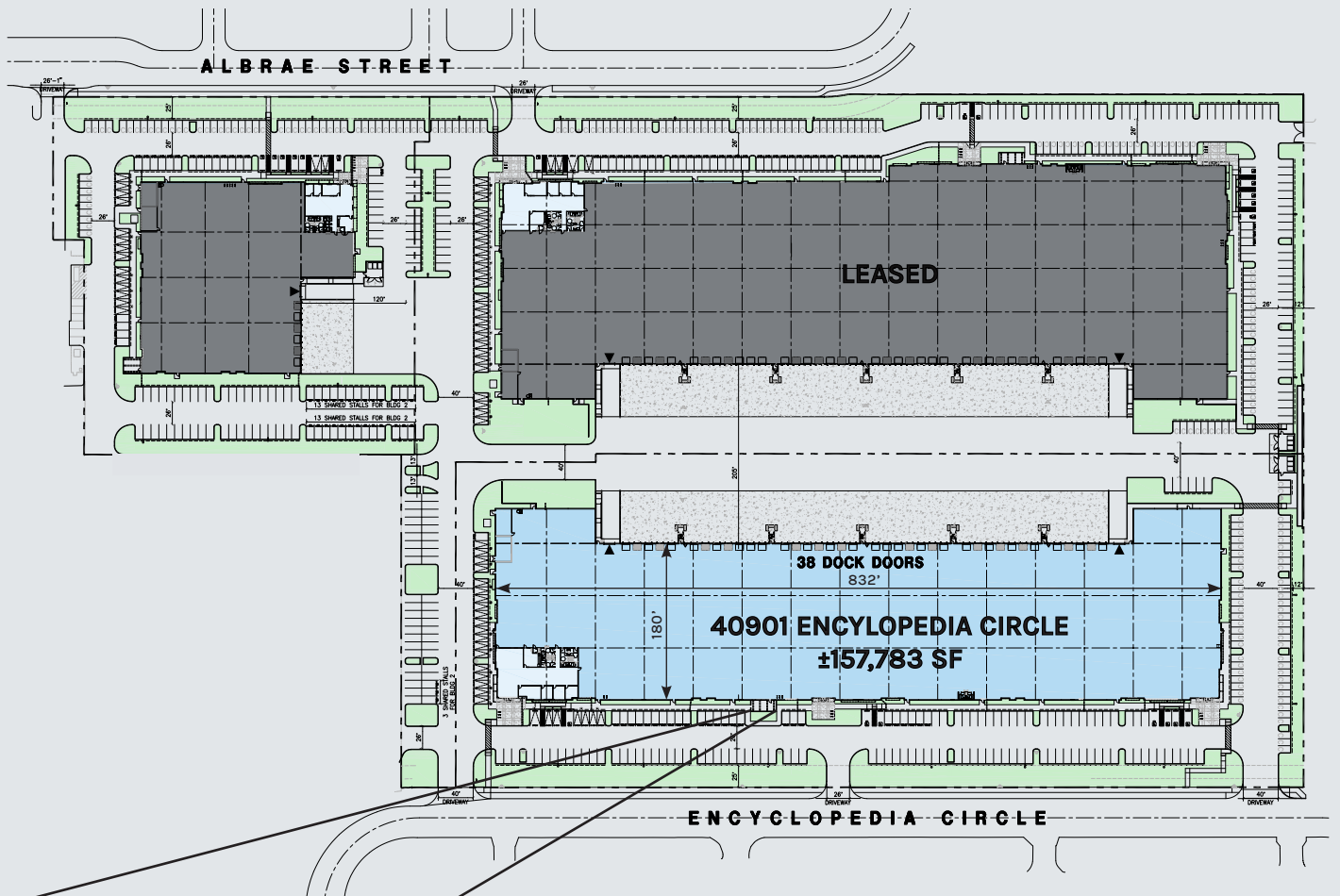
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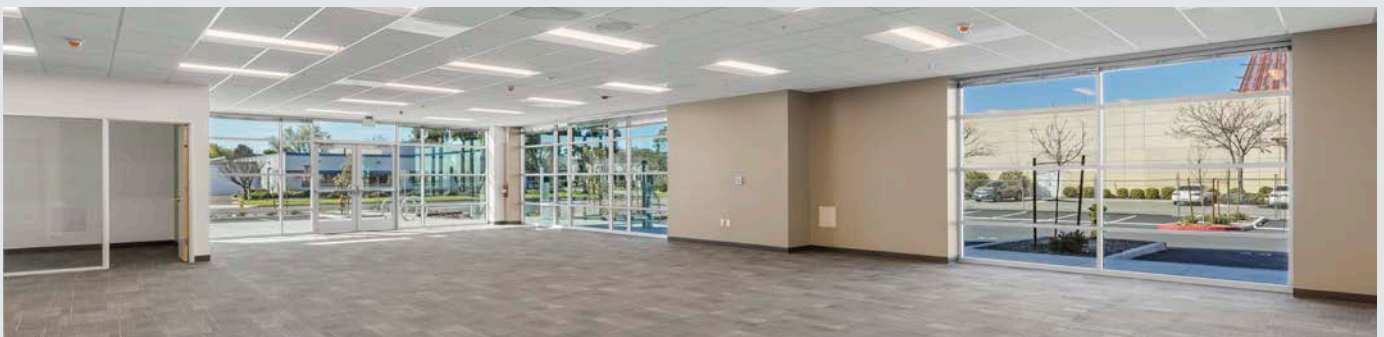
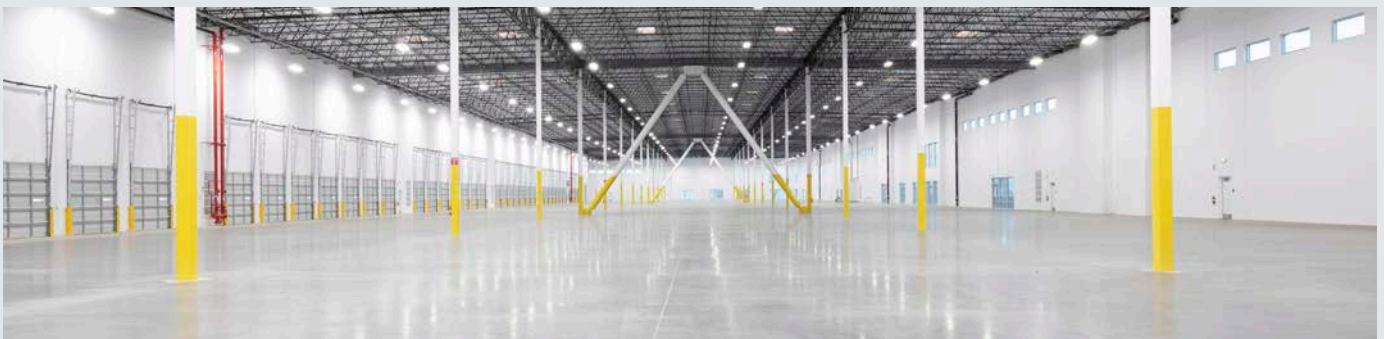




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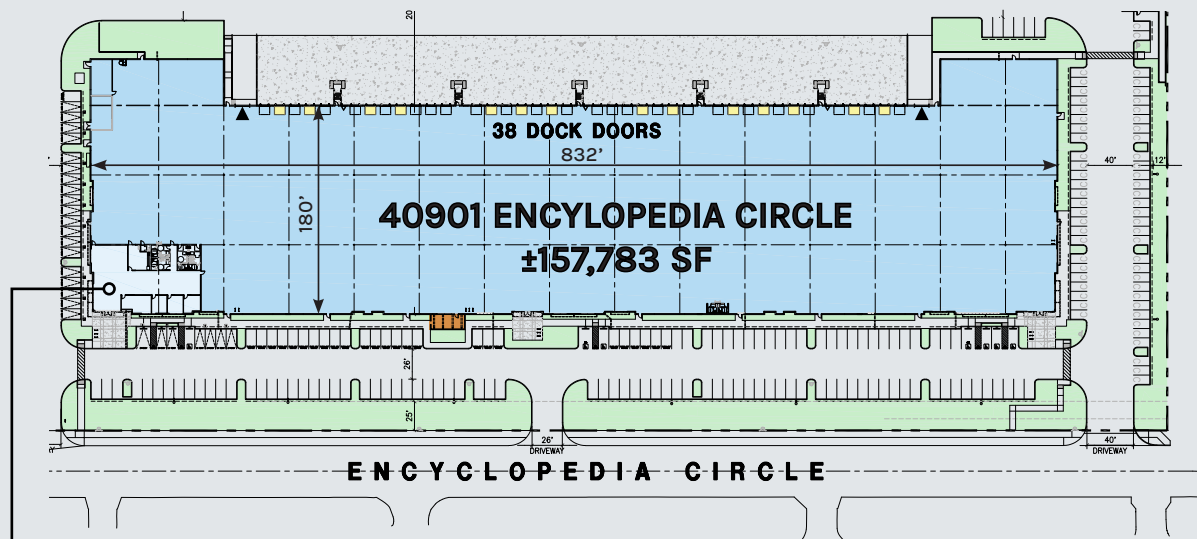


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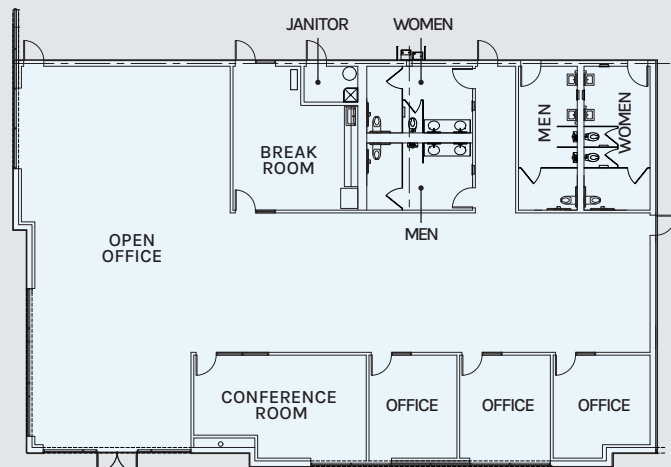
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- $\pm 36'$ Clear Height
- 38 Dock High Doors/14 Dock Levelers
- 2 Grade Level Doors
- Up to 4,000 Amp Power:
 - (1) 400 Amp House
 - (2) 1,200 Amp Tenant Meters
- ESFR Sprinklers
- 60' x 56' Column Spacing
- 8.48 Acre Site
- 253 Parking Stalls
- Outdoor Break Area



- Office
- Grade Level
- Dock Leveler
- Outdoor Break Area



Office Plan
 $\pm 5,566$ SF



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The map displays the San Jose area and its surrounding regions. Key locations and distances are highlighted:

- San Francisco:** 46 Miles
- Oakland:** 26 Miles
- Port of Oakland:** 27 Miles
- Oakland International Airport:** 21 Miles
- San Francisco International Airport:** 31 Miles
- San Jose International Airport:** 16 Miles
- San Jose:** 16 Miles
- Hayward:** 21 Miles
- Palo Alto:** 18 Miles
- Fremont:** 18 Miles
- Pleasanton:** 21 Miles
- San Mateo:** 18 Miles
- San Jose:** 16 Miles

Highway Access:

- I-880: 1.0 Miles
- I-680: 4.0 Miles
- Hwy 84 / Dumbarton Bridge: 5.7 Miles
- Hwy 237: 8.6 Miles

Major Markets:

- San Jose: 16 Miles
- Palo Alto: 18 Miles
- Oakland: 26 Miles
- San Francisco: 46 Miles
- Sacramento: 106 Miles
- Reno, NV: 237 Miles
- Los Angeles: 354 Miles

Ports/Facilities:

- Port of Oakland: 27 Miles
- Oakland Intermodal Facility: 31 Miles



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Amenity Map



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