

AVAILABLE FOR LEASE

44235

NOBEL DRIVE

FREMONT, CA

Rare ±**34,543 SF**

Industrial End Cap

w/ ±**2.25 Acre** Yard/Parking Area



**New Market Ready
Work Underway!**

YOUR NAME HERE

NEWMARK

Owned and Operated by:



Sagard

510.300.0212 // mike.spiro@nmrk.com

CA RE Lic #01433395

MIKE SPIRO

PROJECT HIGHLIGHTS

-  ±34,543 SF Industrial End Cap
-  ±2.25 Acres Secure Rear Yard / Parking Area
-  Five (5) Dock Doors
-  One (1) Grade Level Door
-  28' Clear Height
-  ±3,610 SF of Brand New Offices
-  Potential for up to 2,000 Amps @ 277/480 Volt Power (Tenant to Confirm)

-  High Impact Lobby Area
-  3.85/1,000 SF Parking Ratio
-  AT&T High-Speed Fiber Connectivity
-  Prime Auto Mall location within walking distance of Pacific Commons retail, restaurants, & shopping
-  Available Now
-  **Lease Rate: \$1.85/SF NNN**



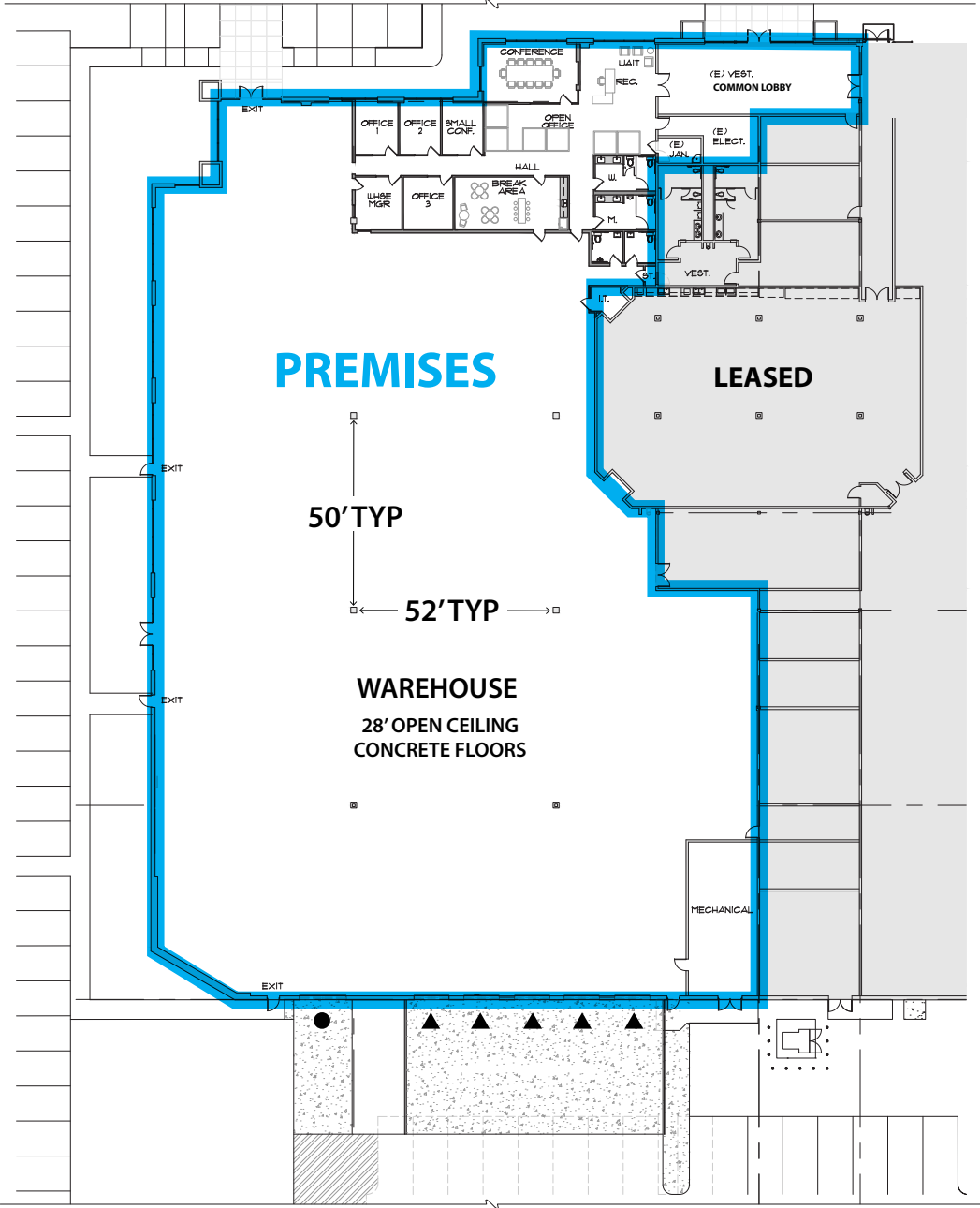
MARKET-READY FLOOR PLAN



- GRADE LEVEL DOOR
- ▲ DOCK HIGH DOOR

NEW MARK

NOBEL DRIVE



4 4 2 3 5 NOBEL DRIVE \ \ FREMONT

Rare ±2.25 Acre Secure Rear Yard / Parking Area



EXISTING GATE

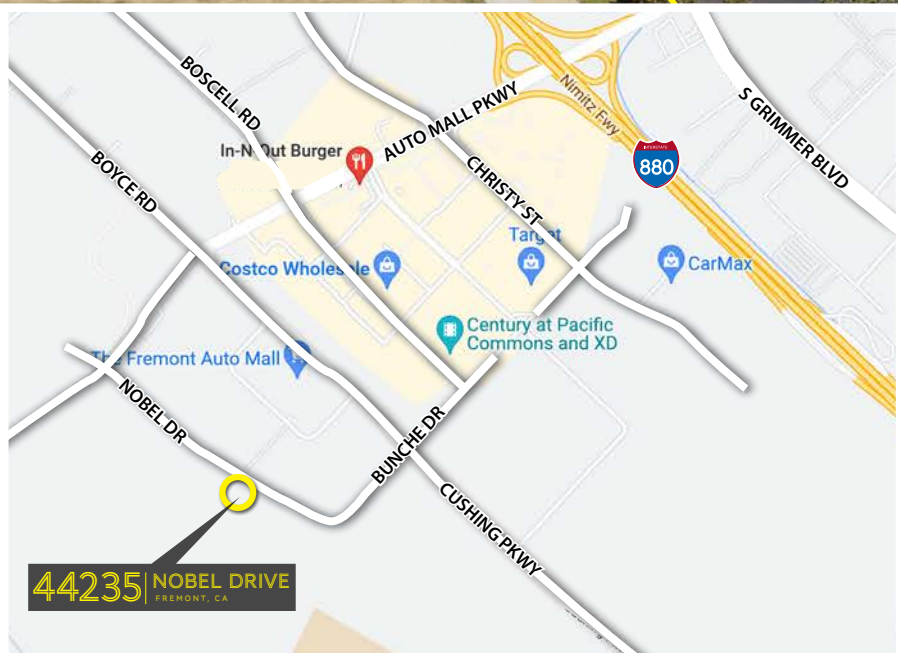
GRADE DOOR

DOCK DOORS

PREMISES

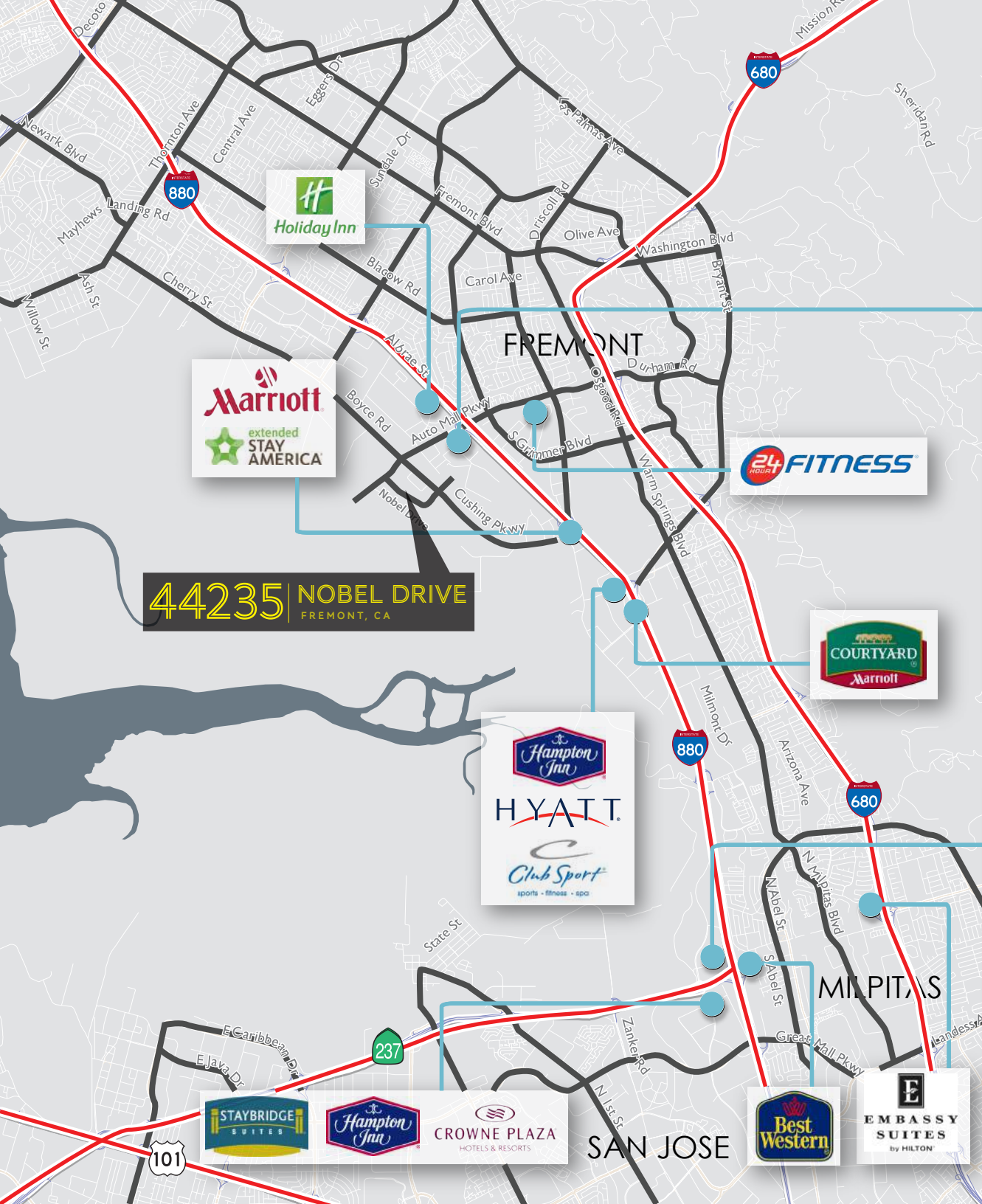
EXISTING GATE

LOCATION MAP



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FREMONT, CA

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