Advanced Lab/Industrial/Office for Sublease/Direct Deal

Prologis Park Bayside

47448 Fremont Boulevard, Fremont, CA

NEW REDUCED RATE!

Property Highlights

- ±18,000 SF
- 2,200 Amps @480V 3 Phase
- Clean room/labs: 3 Class 10,000
  1 Class 1,000
  1 Class 100
- Extensive infrastructure
  - LN2 Bulk Tank
  - Dry Compressed Air
  - Compressed Air
  - DI Water
  - Gas Storage
  - House Chiller
- 17' Clear height
- Dock and grade level doors
- 3.3/1,000 parking
- Rate: $1.85 NNN

±18,000 SF

Easy access to I-880, I-680 and Hwy 237

Minutes from new Warm Springs BART station

Brian Mason, SIOR | Founder & Principal | 1-408-472-9498 | brian@ebmasoncre.com | Lic. 01229363
Scott Borgia, SIOR | Executive Vice President | 1-408-221-4499 | scott.borgia@outlook.com | Lic. 00903600

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Floor Plan

- 15 private offices
- 1 conference room
- Kitchen/break room
- 4 restrooms
- Sample prep lab
- Characterization lab
- Nanofabrication lab
- Machine shop
- Equipment pad
- 3 labs class 10,000
- 1 lab - class 1,000
- 1 lab - class 100

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