

AVAILABLE FOR LEASE OR SALE

**3500 W. WARREN AVENUE**

FREMONT, CALIFORNIA

FREESTANDING **±61,824 SF**  
FLEX R&D/MANUFACTURING BUILDING  
ON **±4.66 Acres**



**MIKE SPIRO**

510-681-7918

mike.spiro@nrmk.com

CA RE Lic #01433395

**CONOR RANAHAN**

925.899.6699

conor.ranahan@nrmk.com

CA RE Lic #01850797

**ARI ROKEACH**

510-923-6206

ari.rokeach@nrmk.com

CA RE Lic #01986061

**NEWMARK**

Owned and Managed by:



**nuveen**

# PROJECT HIGHLIGHTS



## BUILDING FEATURES





- Freestanding ±61,824 SF Flex R&D / Manufacturing Building on ±4.66 Acres
- Divisible to ±35,535 SF (3500 W. Warren) and ±26,289 SF (3550 W. Warren)
- Dedicated 2,000 amps @ 277/480 volts power service
- ±23,169 SF Office Areas with Natural Light and High Ceilings
- ±23,594 SF Mfg/Lab Areas with Class 10,000 Clean Rooms and Two (2) Fume Hoods
- ±7,766 SF Warehouse Areas Plus Tooling Shop
- Existing Stability Chamber "Hot Room" (20°C to 40°C) with RH Control for High Temp Electronics Testing
- Large Indoor/Outdoor Break Area Overlooking Landscaped Jogging Trails, Bridges, and Lagoon
- Walking Distance to Bay Club of Fremont
- Immediate Access to I-880 and I-680 via Warren Avenue @ Mission Blvd
- Two (2) Recessed Dock Doors with Pit Levelers
- Three (3) Oversized Grade Level Doors
- Large ±1,000 SF Equipment Pad with In-Place Equipment:
  - » Two (2) Air Compressors
  - » One (1) Bulk Nitrogen Storage Tank (Leased)
  - » Two (2) CDA Storage Tanks
  - » Two (2) Desiccant Dryers
- **Lease Rate / Sale Price: Contact Brokers**





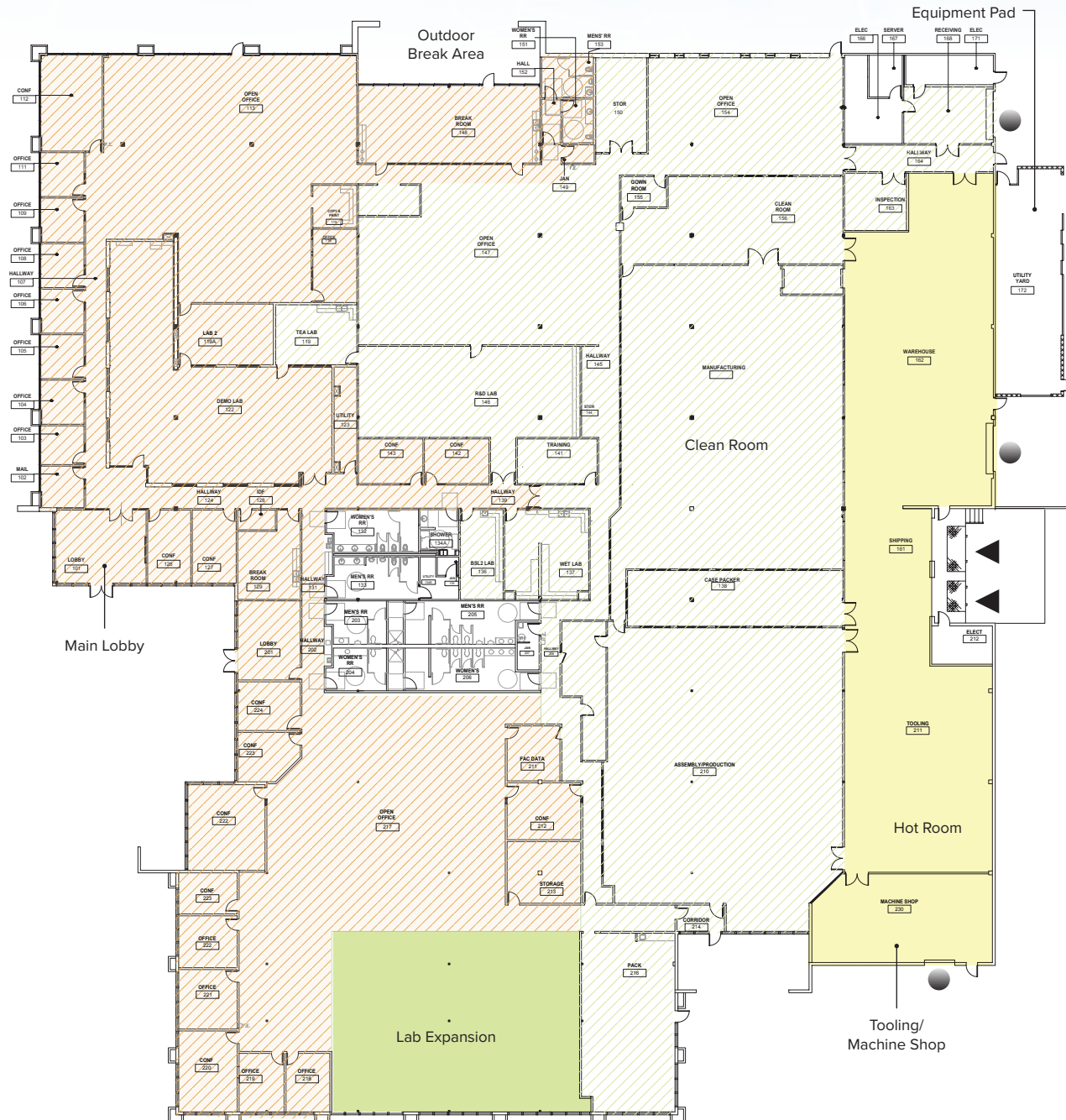
# FLOOR PLAN

## SINGLE TENANT PLAN

3500 W. Warren Avenue  
±61,824 SF

-  Office: ±23,169 SF
-  Manufacturing/Lab: ±23,594 SF
-  Lab Expansion Area: ± 3,284 SF
-  Warehouse: ±7,766 SF




-  Grade Level Loading Doors
-  Recessed Dock-High Loading Doors w/ Pit Levers






# FLOOR PLAN



## MULTI-TENANT PLAN

**3500 W. Warren Avenue  
Suite A: ±35,535 SF**

-  Office: ±14,154 SF
-  Lab: ±16,333 SF
-  Warehouse: ±3,756 SF

**3500 W. Warren Avenue  
Suite B: ±26,289 SF**

-  Office: ±9,016 SF
-  Lab: ±8,529 SF (Lab Expansion: ±3,284 SF)
-  Warehouse: ±4,012 SF

-  Grade Level Loading Doors
-  Recessed Dock-High Loading Doors w/ Pit Levers



# SITE PLAN



# AMENITIES



## CORPORATE NEIGHBORS

- |                           |                               |
|---------------------------|-------------------------------|
| 1. Alamar Biosciences     | 15. Meraqi Medical            |
| 2. Enphase Energy         | 16. Phycoil Biotechnology     |
| 3. Bruker                 | 17. Cytex Biosciences         |
| 4. Optovue, Inc           | 18. Biotium                   |
| 5. Steri-Tek              | 19. Thermo Fisher Scientific  |
| 6. CellCarta              | 20. Bionova Scientific        |
| 7. Primity Bio            | 21. Transplant Genomics, Inc. |
| 8. Arbor Vita             | 22. Devoro Medical, Inc.      |
| 9. CoaguSense             | 23. Clarion Partners          |
| 10. ARK Diagnostics, Inc. | 24. THINK Surgical            |
| 11. Assay Biotechnology   | 25. Cytex Biosciences         |
| 12. CERENOVUS             | 26. Stryker Corporation       |
| 13. OrthoPulse            |                               |
| 14. Sartorius             |                               |

## HOTEL

1. Courtyard by Marriott Fremont Silicon Valley
2. Hyatt Place Fremont/Silicon Valley
3. Hampton Inn Fremont
4. SpringHill Suites by Marriott San Jose
5. Fremont Marriott silicon Valley
6. Good Nite Inn Fremont San Jose



01010101

### MIKE SPIRO

510-681-7918

mike.spiro@nmrk.com

CA RE Lic #01433395

### CONOR RANAHA

925.899.6699

conor.ranahan@nmrk.com

CA RE Lic #01850797

### ARI ROKEACH

510-923-6206

ari.rokeach@nmrk.com

CA RE Lic #01986061

00101010

1111 BROADWAY SUITE 100  
OAKLAND, CA 94607

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 8186774490 • 01/2025

 **PACELINE  
INVESTORS**

**nuveen**