

# HANNOVER INDUSTRIAL PARK

4755-4811 Hannover Place | Fremont | CA

**4811** Hannover Place  
±20,992 SF

**4755** Hannover Place  
±11,520 SF

**4775** Hannover Place  
±10,894 SF



**CBRE**

# PROPERTY HIGHLIGHTS



19'6" - 22'  
clear height



Sprinklered



Great proximity  
to I-880



Shopping and  
dining nearby



Market Ready  
Renovations  
Underway



## 4811 Hannover Place

- Available now
- $\pm 20,992$  SF'
- 1,979 SF office
- 19,013 SF warehouse
- I-880 frontage and signage
- 20'6" - 23'6" clear height
- Three dock doors with two dock levelers
- One grade-level door (with additional glassed-in grade)
- Breakroom
- Restrooms with shower
- Potential side yard
- Ample parking
- Power: 400 amps @ 120/208, 3-phase

## 4755 Hannover Place

- Available now
- $\pm 11,520$  SF
- 2,552 SF office
- 8,968 SF clear span warehouse
- 3 private offices
- Open office area
- One dock-high door with dock leveler
- One grade-level door
- Power: 400 amps @ 120/208v, 3-phase
- 22' clear height

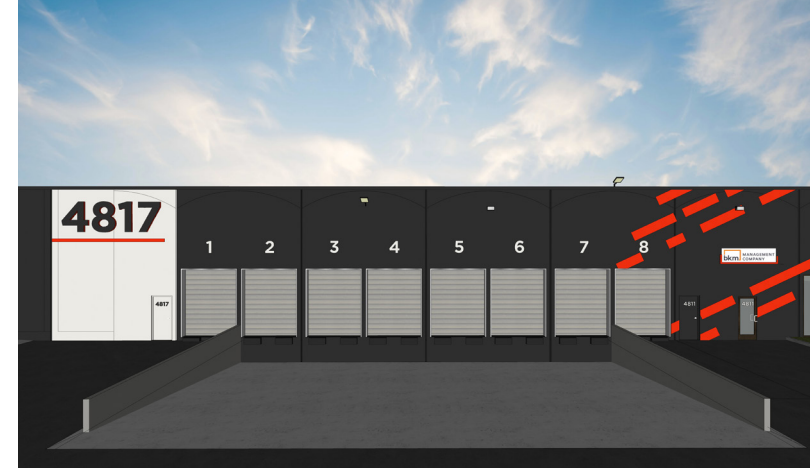


## 4775 Hannover Place

- Available now
- $\pm 10,894$  SF
- 2,176 SF office
- 8,718 SF clear span warehouse
- Market-ready renovations complete including new lighting, new flooring and new paint
- 5 private offices
- 2 conference rooms
- One dock-high door with dock leveler
- Two grade-level doors
- 5,000 SF paved and secured side yard
- Power: 600 amps @ 120/208v, 3-phase
- 22' clear height



**4811 Hannover Place**  
±20,992 SF

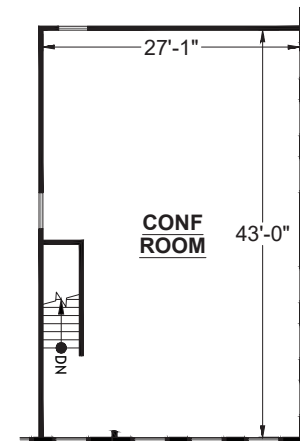
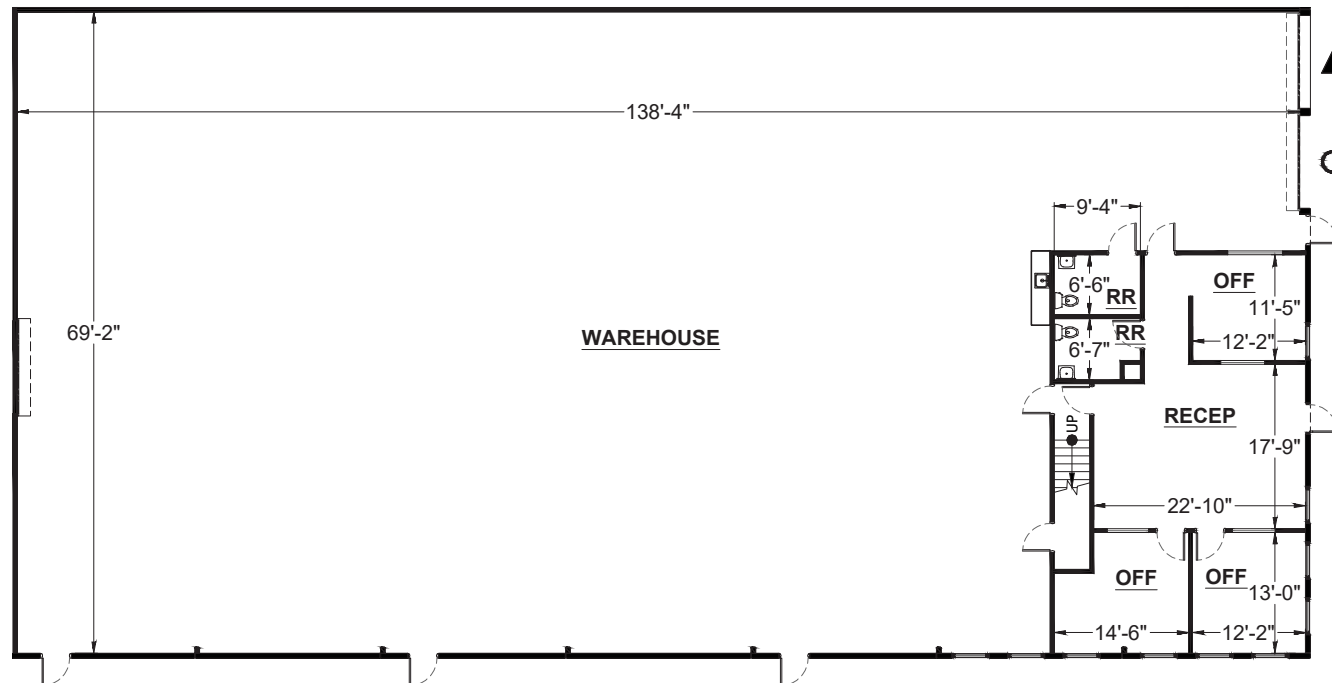


OFFICE	1,979 SF
WAREHOUSE	19,013 SF
<b>TOTAL</b>	<b>20,992 SF</b>
CLEAR HEIGHT	20'-6" - 23'-6"
GRADE LEVEL DOORS	1
DOCK HIGH DOORS	3

The site plan shows the layout of the proposed development. It includes five building footprints labeled BLDG 4811, BLDG 4775, BLDG 4377, BLDG 4900, and BLDG 43815. A parking lot is located between BLDG 4811 and BLDG 4900. A road labeled 'Highway P1' runs along the right side of the site. The plan also shows various setbacks and boundary lines.

# FLOOR PLAN

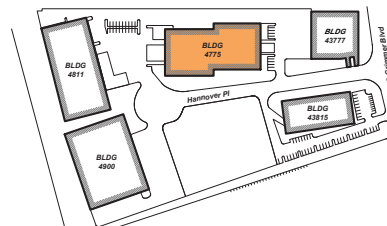
**4755 Hannover Place**  
±11,520 SF



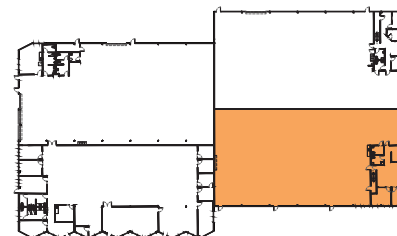
## SUITE DATA:

OFFICE	2,552 SF
WAREHOUSE	8,968 SF
<b>TOTAL</b>	<b>11,520 SF</b>
CLEAR HEIGHT	19'-6" - 22'-0"
⊙ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

## SITE KEY PLAN:

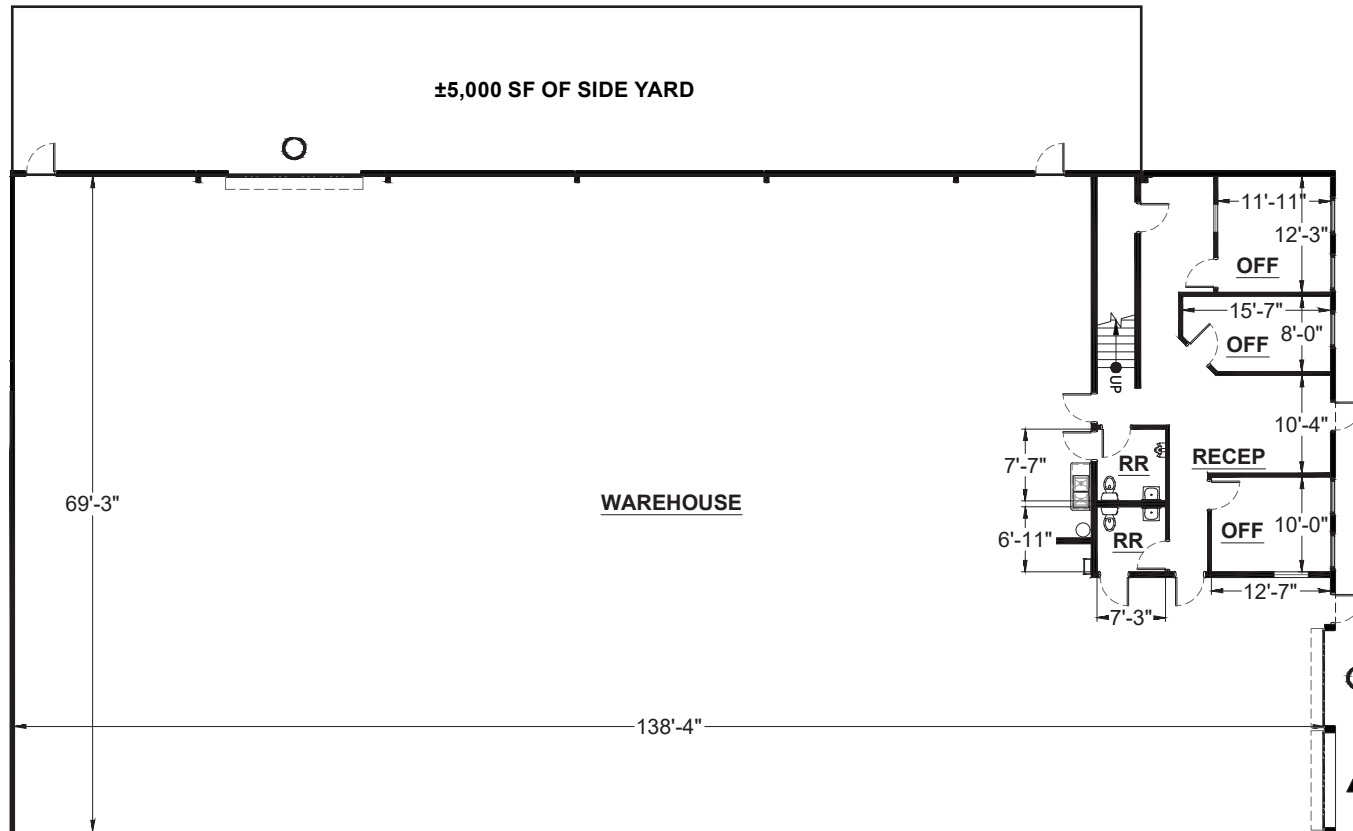


## BUILDING KEY PLAN:





**4775 Hannover Place**  
±10,894 SF

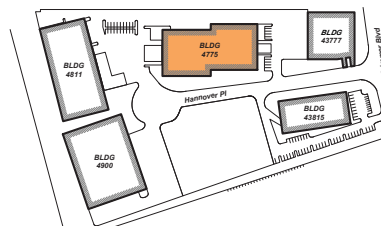


OFFICE	2,176 SF
WAREHOUSE	8,718 SF
<b>TOTAL</b>	<b>10,894 SF</b>

CLEAR HEIGHT 19'-6" - 22'-0"

○ GRADE LEVEL DOORS 2  
▲ DOCK HIGH DOORS 1

SITE KEY PLAN:



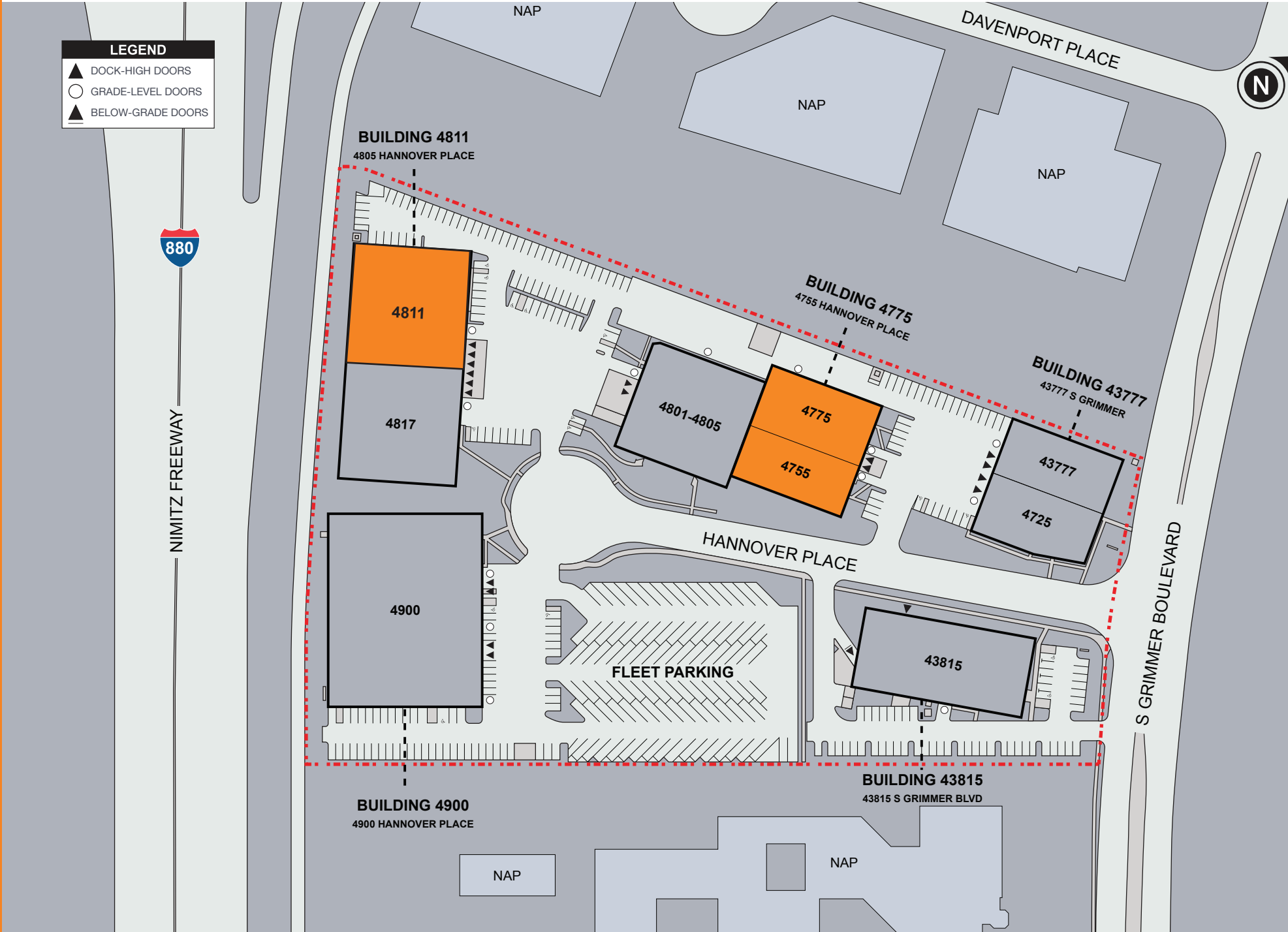
BUILDING KEY PLAN:



# SITE PLAN

AVAILABLE

LEASED



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