

 5,300 Amps @ 277/480V
AVAILABLE NOW

FREMONT, CALIFORNIA



**FREESTANDING ADVANCED
MANUFACTURING/R&D BUILDING**

±108,137 SF
AVAILABLE FOR LEASE

45401
RESEARCH AVE

LPCWEST
LINCOLN PROPERTY COMPANY

BARINGS

CBRE

PROPERTY HIGHLIGHTS



±108,137 SF
PARTIAL 2-STORY BUILDING



52' X 24'
TYPICAL COLUMN SPACING



UPGRADE TO 5,300 AMPS
@ 277/480V
AVAILABLE NOW



±18,942 SF
MEZZANINE



7
DOCK-HIGH DOORS



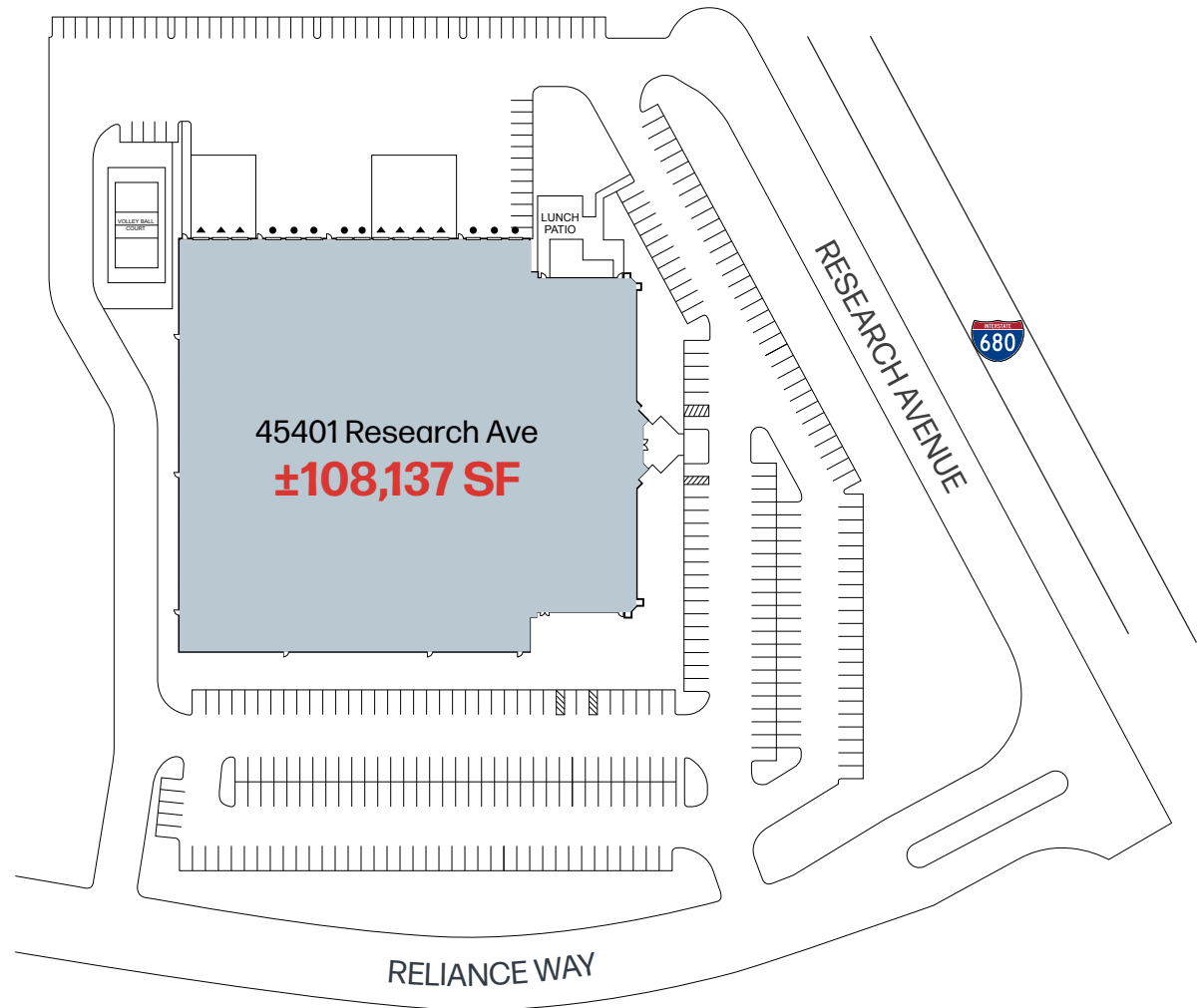
357
PARKING STALLS



8
GRADE-LEVEL DOORS



WALK TO
FREMONT WARM SPRINGS
BART STATION

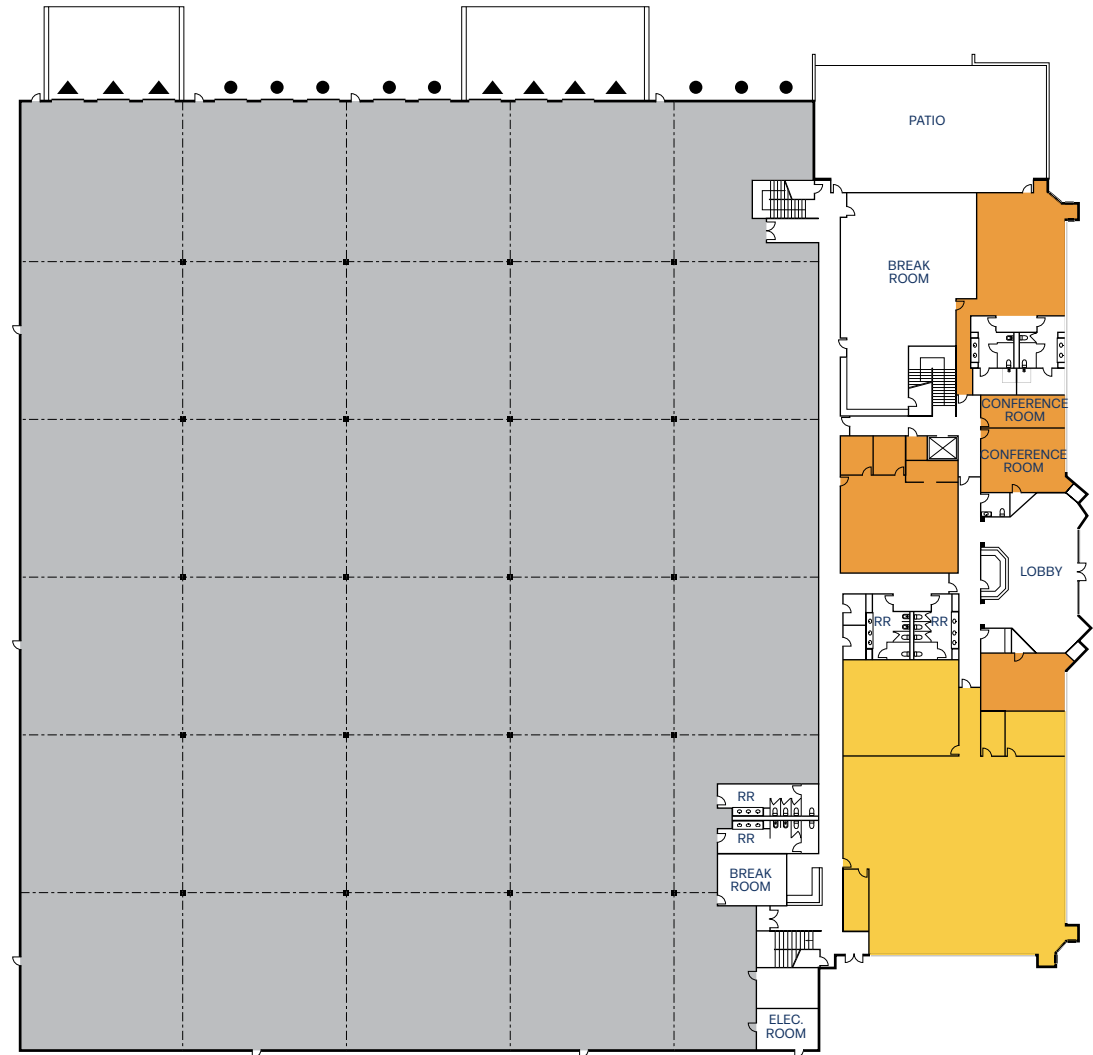


▲ DOCK-HIGH DOORS
● GRADE-LEVEL DOORS

AS-BUILT FLOOR PLAN

First Floor
±89,195 SF

- ▲ DOCK-HIGH DOORS
- GRADE-LEVEL DOORS
- WAREHOUSE
- OFFICE
- LAB

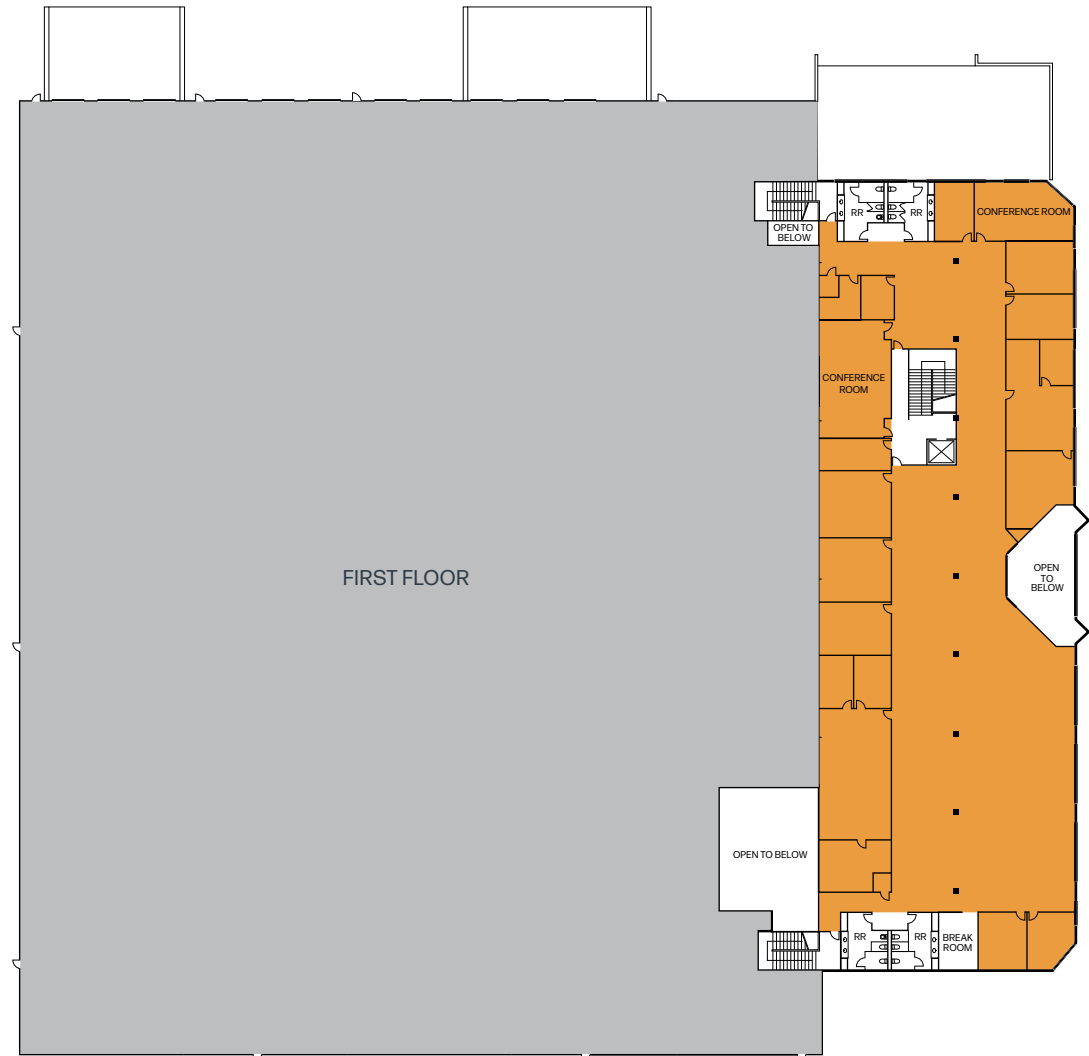


Not to Scale

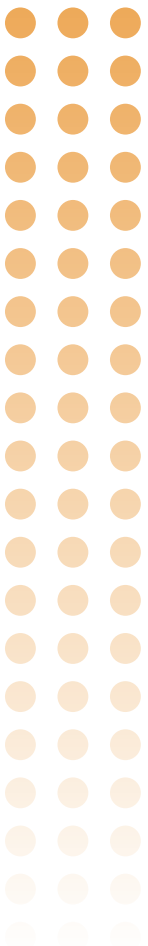
AS-BUILT FLOOR PLAN

Second Floor
±18,942 SF

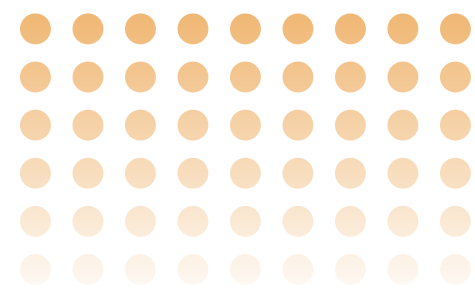
■ OFFICE



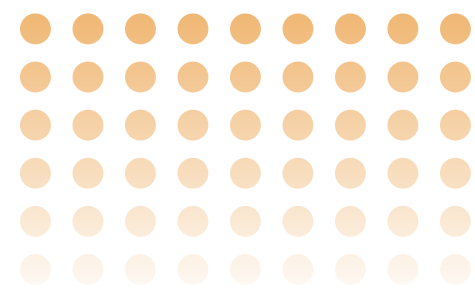
Not to Scale



CORPORATE NEIGHBORS



AMENITIES MAP





45401 RESEARCH AVE FREMONT, CALIFORNIA

FREESTANDING ADVANCED MANUFACTURING/R&D BUILDING

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BARINGS

LPCWEST
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CBRE