



# Advanced Lab/Industrial/Office for Sublease/Direct Deal Prologis Park Bayside

3758 Spinnaker Court, Fremont, CA



**NEW REDUCED RATE!**



## Property Highlights

- ±12,000 SF
- 2 Class 10,000 clean rooms
- Type "L" occupancy in lab area
- 600 Amps @ 480V
- Extensive infrastructure:
  - LN2 Bulk Tank
  - Dry air
  - Compressed air
  - Specialized HVAC
- 2 Grade level doors
- 4 EV charging stations
- Rate: \$1.85 NNN

±12,000 SF

Corner Unit

Close Proximity to  
I-880 & I-680

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



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## Floor Plan

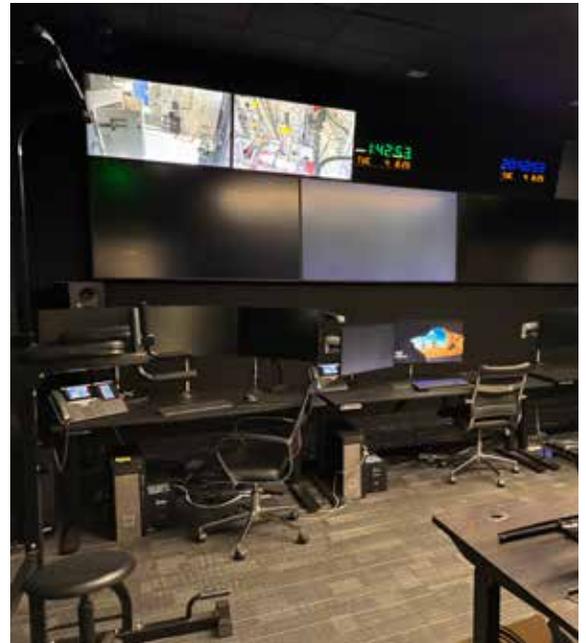


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