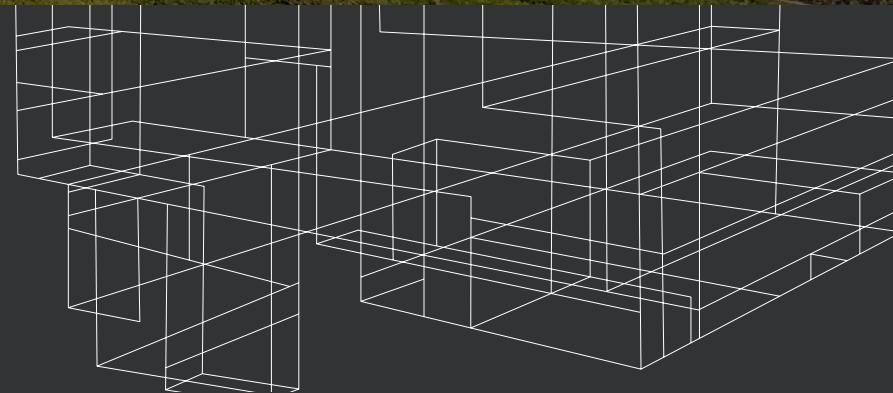




FOR LEASE

*±16,000 SF Industrial/R&D space available
Adjacent to Warm Springs BART Station
Convenient access to major freeways*

45461 WARM SPRINGS BLVD FREMONT, CA





FOR LEASE

Property Highlights

Building signage available

3 front entrances and 2 lobbies

3 conference rooms and 10 private offices

Server room and large equipment pad

1 large kitchen or lab area

2 grade level roll-up doors

Sprinklers throughout

Bonus mezzanine storage area

±2.2/1,000 parking

Power: 800 Amps @277/480 Volts

Easy access to Interstates 680 & 880 and Hwy 237

Numerous amenities nearby

Zoning: Warm Springs Innovation District - 10

→ [VIEW ZONING CODE](#)

±16,000

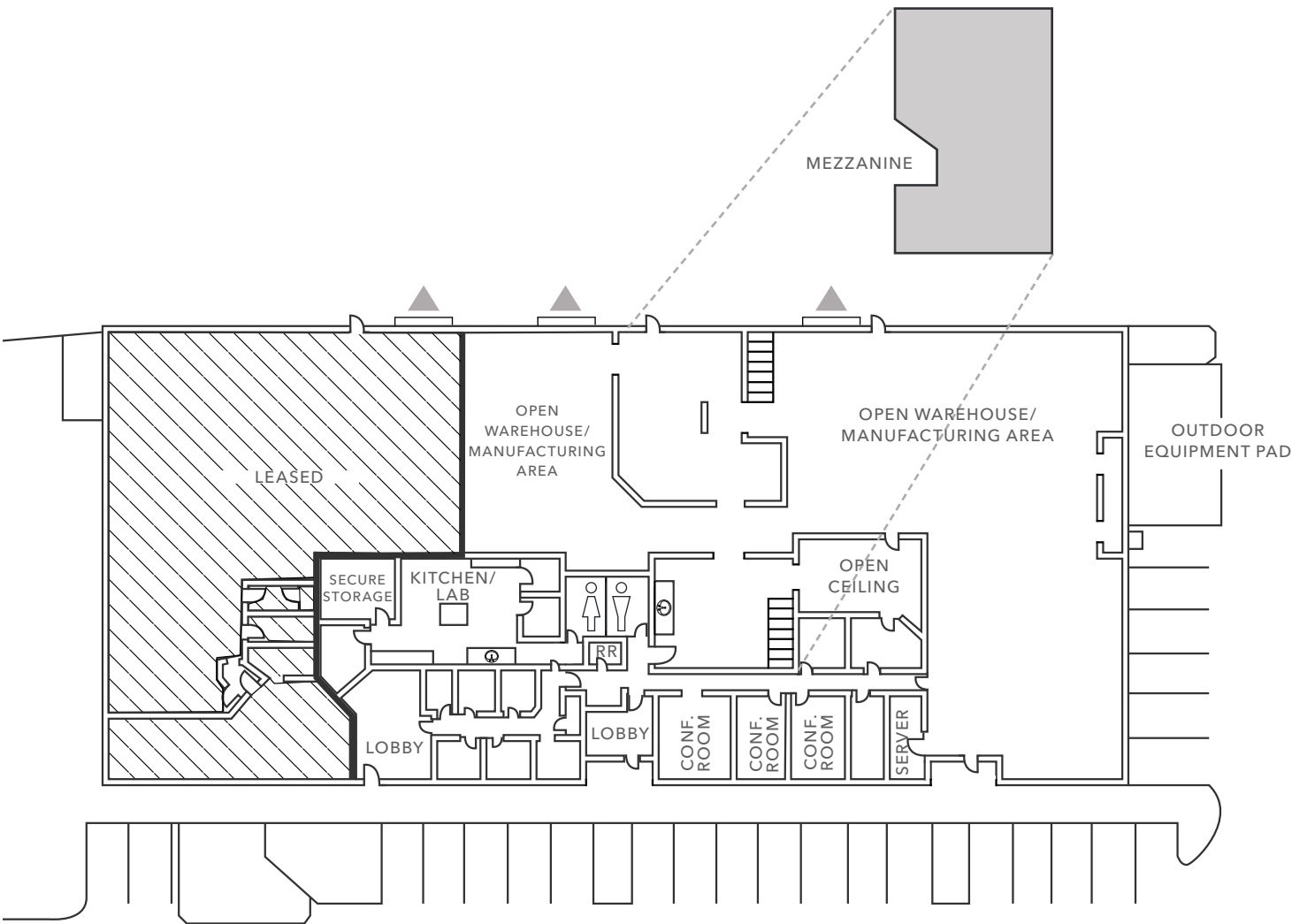
TOTAL SF

14'

CLEAR HEIGHT



FLOOR PLAN



FLOOR PLAN NOT TO SCALE

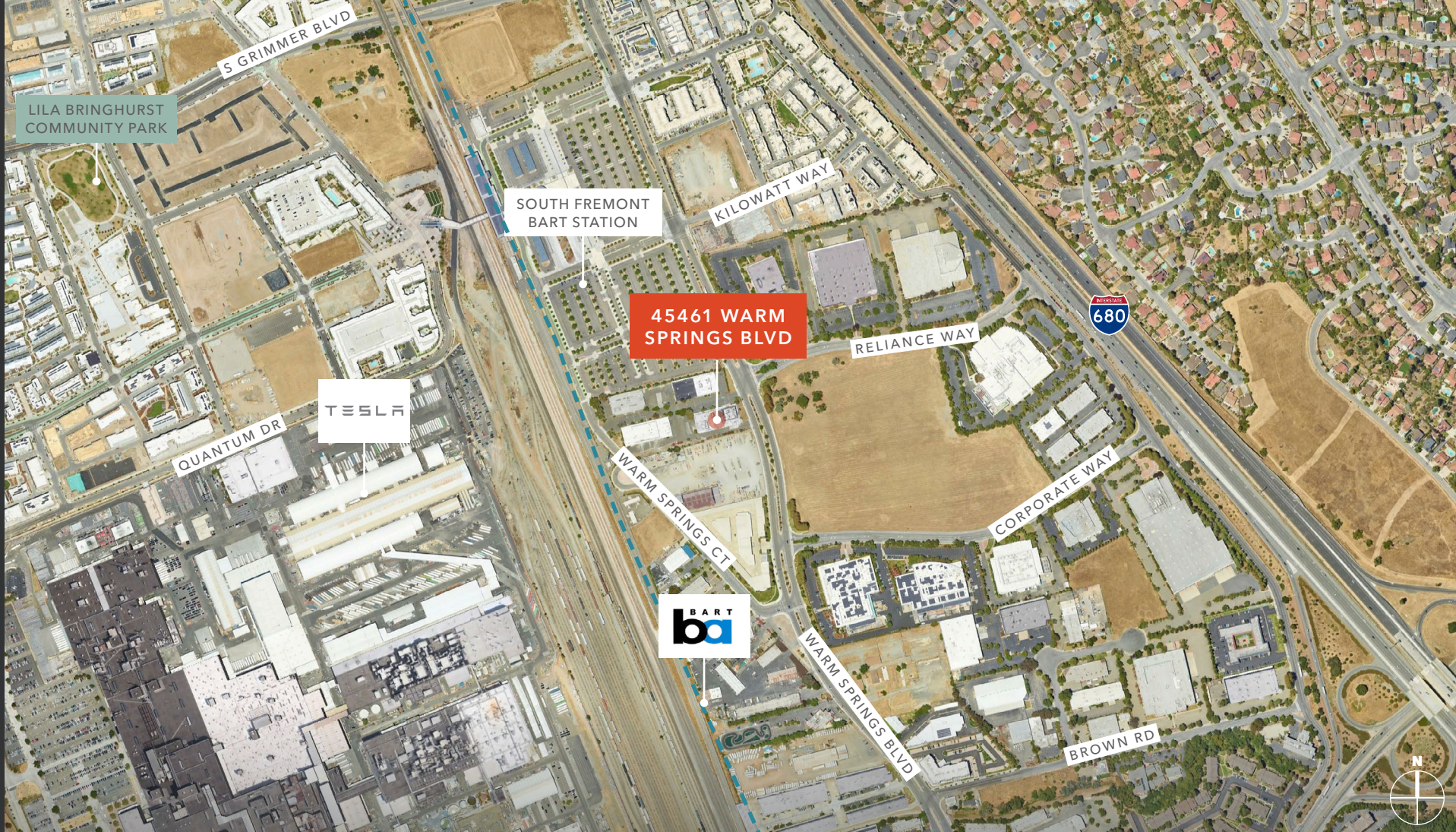
±16,000 SF
AVAILABLE

SIGNAGE
AVAILABLE

NOW
AVAILABLE

LEGEND

- Bonus Mezzanine Storage
- Not Available
- Grade Level Loading 10'W x 12'H



For more information, contact

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