

±36,477 SF AVAILABLE
FOR LEASE

3,200 AMPS POWER
NEW STEM BUILDING IN ARDENWOOD

65
50

DUMBARTON
CIRCLE
FREMONT, CA

CBRE

 **DIVCOWEST**

LAB CONVERSION COMPLETED



PROPERTY HIGHLIGHTS



±36,477 SF



Life Science Conversion
Completed



±10,000 SF of ISO 7-8
Clean Room Capacity



3,200 Amps @
277/480v Panel



212 Tons
HVAC



2.77/1,000
Parking Ratio



Up to ±25'
Clear Height



2 Dock-High Doors
1 Grade-Level Door

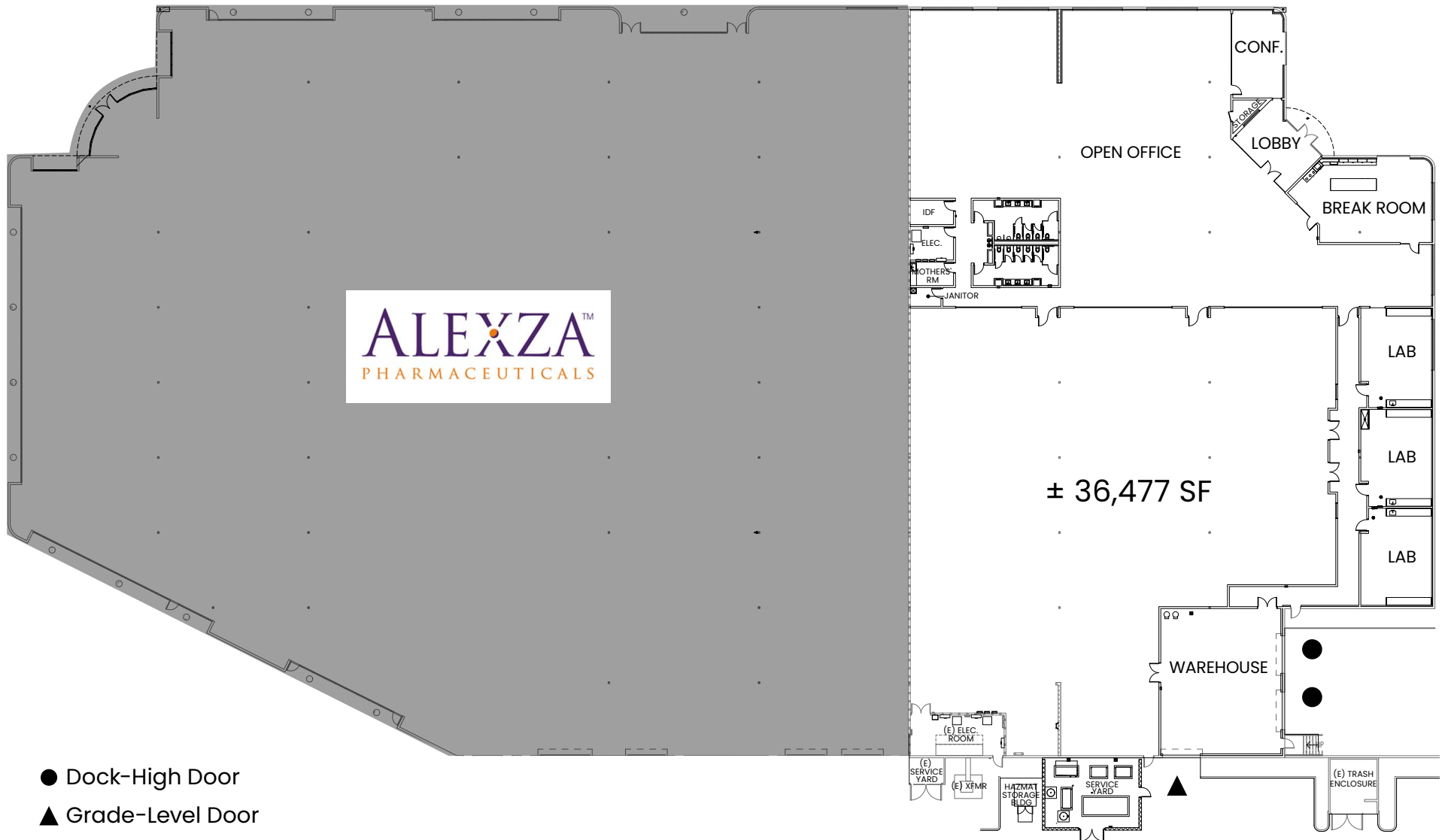


Easy Access to
Hwy 84 and I-880



Available
Now

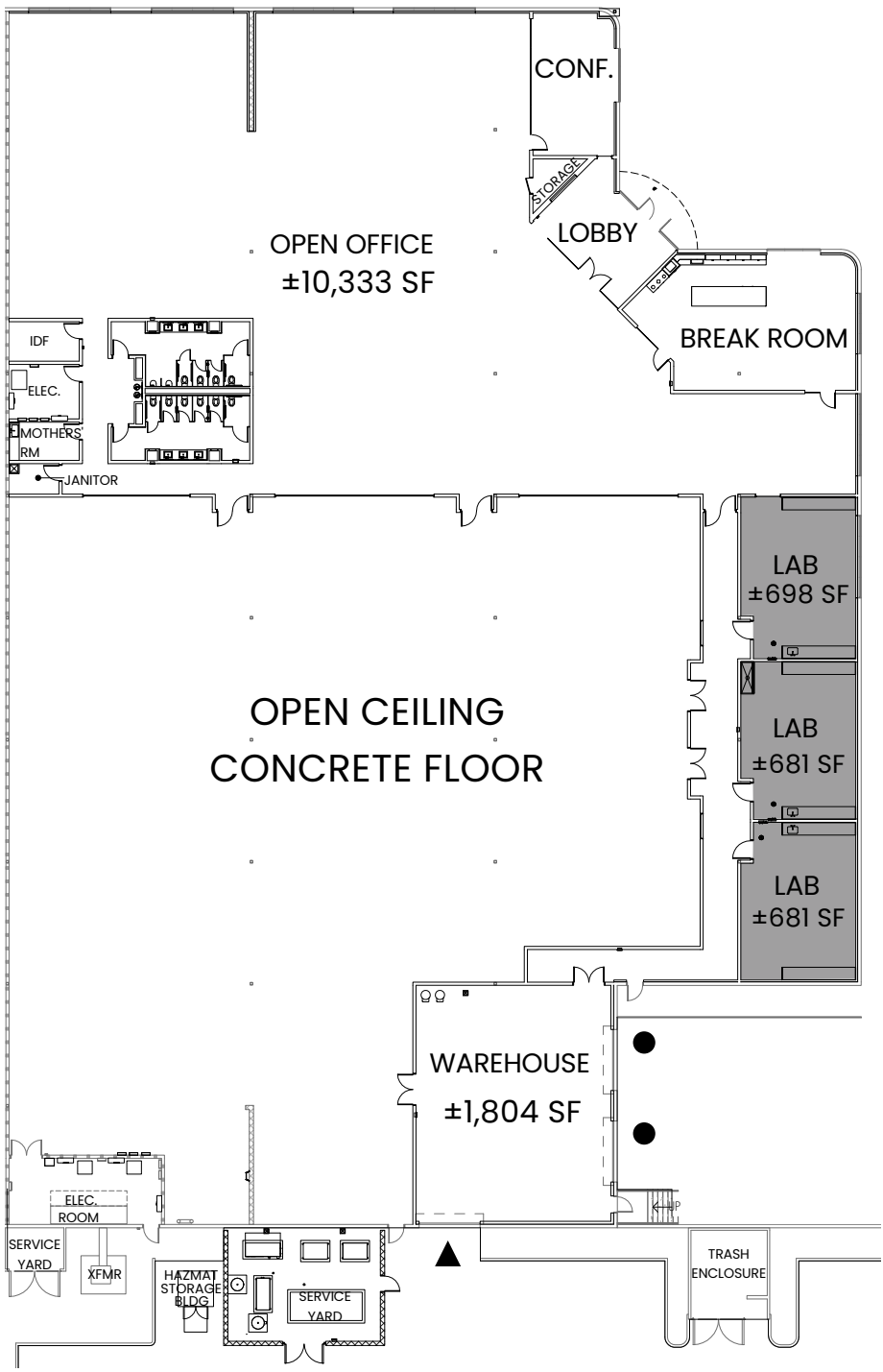
SITE PLAN



FLOOR PLAN

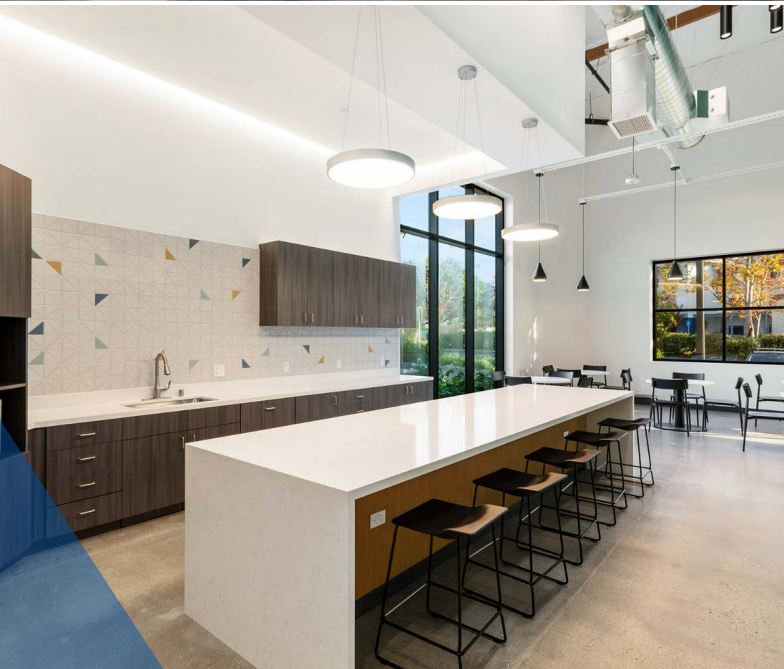
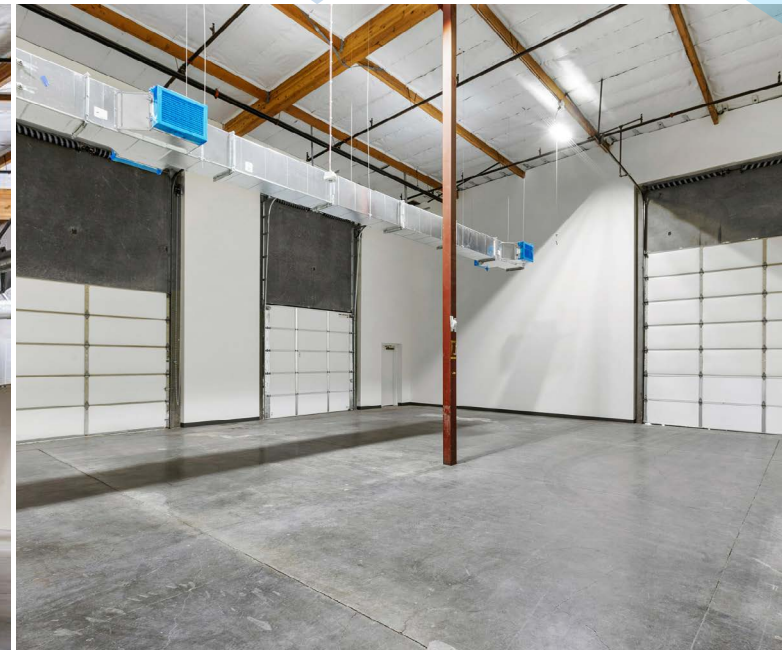
±36,477 SF

Not to Scale



- Lab
- Dock-High Door
- ▲ Grade-Level Door

EXTERIOR AND INTERIOR RENOVATIONS COMPLETED



CORPORATE NEIGHBORS



AMENITIES & TRANSPORTATION

Shuttle Service to/From Union City Bart

DISTANCES TO/FROM 6550 DUMBARTON CIRCLE

Hwy 84/Dumbarton Bridge	±1 mile
Hwy 84/I-880 Interchange	±1.8 miles
BART Union City Station	±4.2 miles
Oakland International Airport	±17.9 miles
San Francisco International Airport	±23.7 miles
San Jose International Airport	±20.9 miles
Facebook Campus	±7.5 miles
Google Campus	±13.4 miles
Apple Campus	±22 miles



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