



Corporate Way

±152,995 SF ADVANCED MANUFACTURING / WAREHOUSE BUILDING FOR SUBLEASE

# 800 Corporate Way

Fremont | California

## CONTACT US

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800 CORPORATE WAY | FREMONT, CA

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## PROJECT HIGHLIGHTS

- ±152,995 SF building
- ±33,000 office space
- ±120,000 advanced manufacturing / warehouse space
- ±28'-30' clear height
- ±48' x 57' 4" typical column spacing
- ESFR sprinklers
- 4,000 Amps / 277-480 Volt
- 12 Loading docks
- 2 grade level doors
- ±2.2 / 1,000 Parking ratio
- Multiple points of ingress / egress
- Freeway-visible signage on I-680
- Ability to create fenced and secured yard
- Freestanding / high-identity building
- LED: May 31, 2030

**Lease Rate: \$1.35/SF NNN (\$0.26/SF OPEX)**

**Contact Brokers for Touring Instructions**

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FOR SUBLEASE

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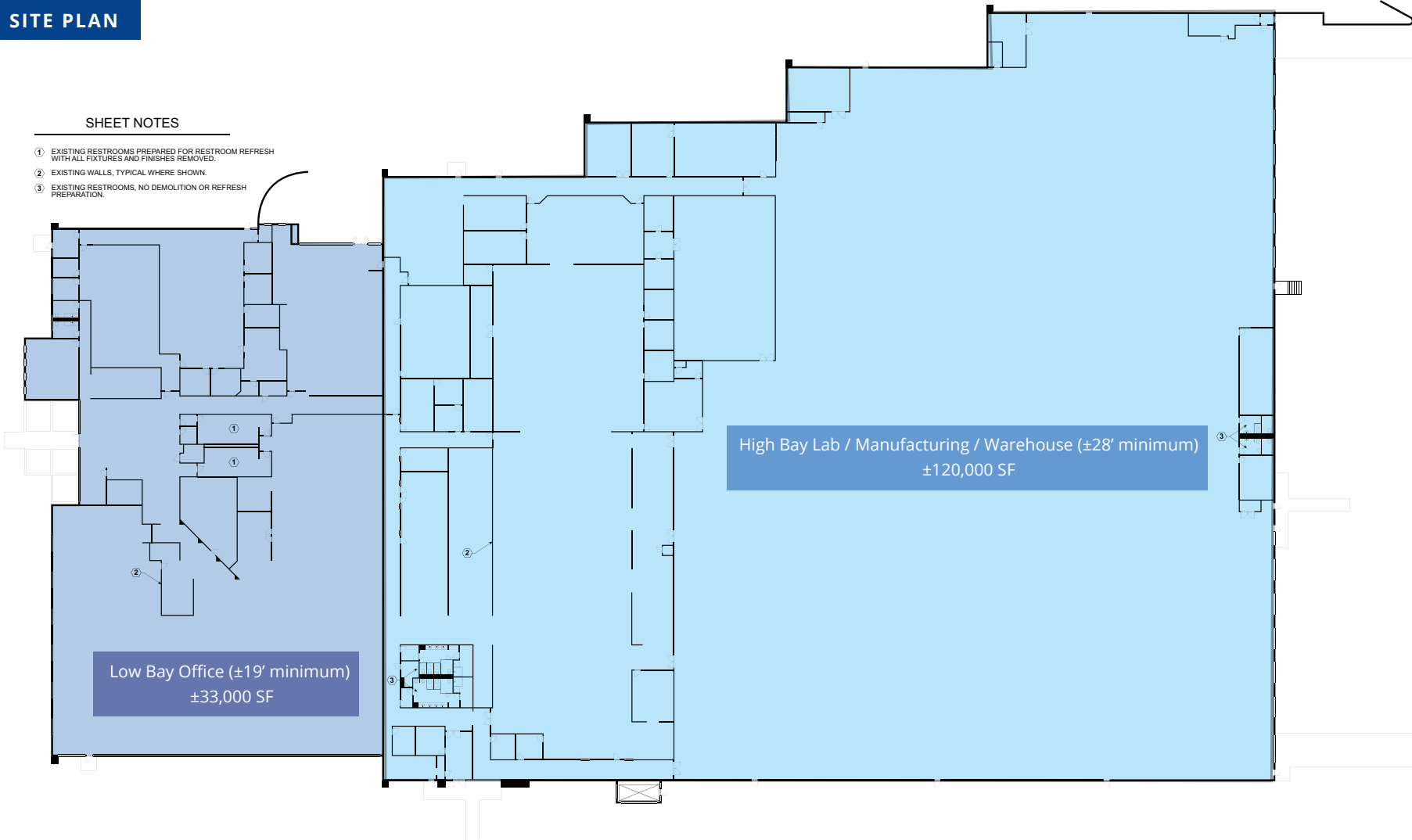


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## SITE PLAN

### SHEET NOTES

- ① EXISTING RESTROOMS PREPARED FOR RESTROOM REFRESH WITH ALL FIXTURES AND FINISHES REMOVED.
- ② EXISTING WALLS, TYPICAL WHERE SHOWN.
- ③ EXISTING RESTROOMS, NO DEMOLITION OR REFRESH PREPARATION.



floor plan not to scale/not exact

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## CORPORATE NEIGHBORS MAP

Tesla

Thermo Fisher

LAM Research

UPS

Amazon

Warm Springs BART Station

Seagate

FedEx Ground

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## TRANSPORTATION MAP

SF INT'L AIRPORT  
37 MILES



PORT OF OAKLAND  
31 MILES



OAKLAND INT'L AIRPORT  
26 MILES

800 CORPORATE WAY



SAN JOSE INT'L AIRPORT  
18 MILES



## MAJOR DESTINATIONS

Downtown San Jose	13 Miles
Sunnyvale	14 Miles
Mountain View	15 Miles
Cupertino	20 Miles
Palo Alto	20 Miles
Port of Oakland	31 Miles
Downtown Oakland	32 Miles
Tracy	41 Miles
Downtown San Francisco	43 Miles
Salinas	70 Miles
Sacramento	105 Miles
Reno, NV	236 Miles
Los Angeles	350 Miles
Seattle, WA	825 Miles

## AIRPORTS

San Jose (SJC)	18 Miles
Oakland (OAK)	26 Miles
San Francisco (SFO)	37 Miles

## HIGHWAYS

I-680	Immediate
I-880	1 Mile
Hwy 237/ Hwy 101	5 Miles
Hwy 84 Dumbarton Bridge	9 Miles
I-580	18 Miles
I-5	54 Miles

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