

AVAILABLE FOR LEASE

44235

NOBEL DRIVE

FREMONT, CA

Rare ±**34,543 SF**

Industrial End Cap

w/ ±**2.25 Acre** Yard/Parking Area



**New Market Ready
Work Underway!**

YOUR NAME HERE

44247

NEWMARK

Owned and Operated by:









EverWest
REAL ESTATE INVESTORS

510.300.0212 // mike.spiro@nrmk.com

MIKE SPIRO

CA RE Lic #01433395

PROJECT HIGHLIGHTS

-  ±34,543 SF Industrial End Cap
-  ±2.25 Acres Secure Rear Yard / Parking Area
-  Five (5) Dock Doors
-  One (1) Grade Level Door
-  28' Clear Height
-  ±3,610 SF of Brand New Offices
-  500 amps 277/480 volt power (Tenant to Confirm)

-  High Impact Lobby Area
-  3.85/1,000 SF Parking Ratio
-  AT&T High-Speed Fiber Connectivity
-  Prime Auto Mall location within walking distance of Pacific Commons retail, restaurants, & shopping
-  Available Now
-  **Lease Rate: \$1.85/SF NNN**



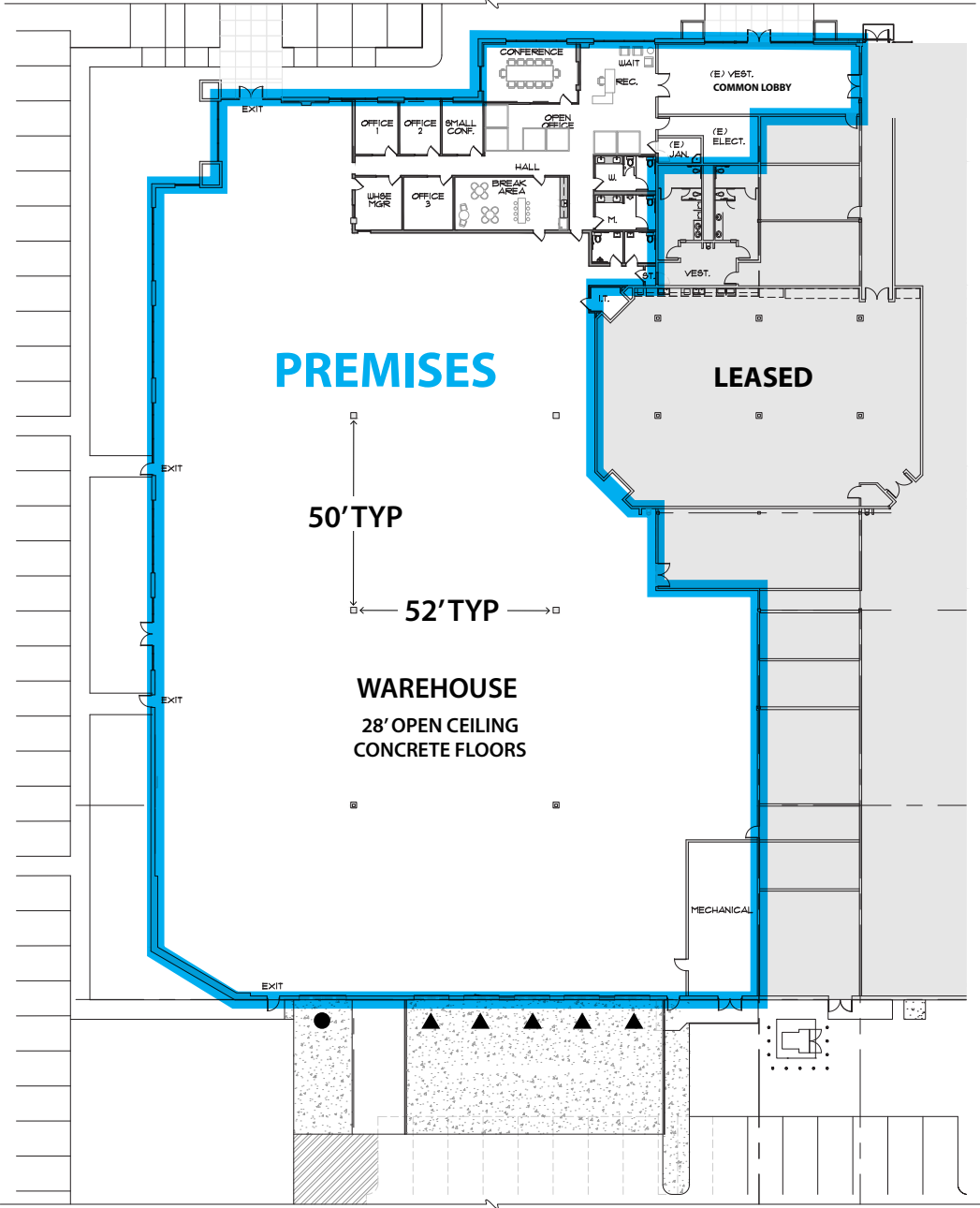
MARKET-READY FLOOR PLAN



- GRADE LEVEL DOOR
- ▲ DOCK HIGH DOOR

NEW MARK

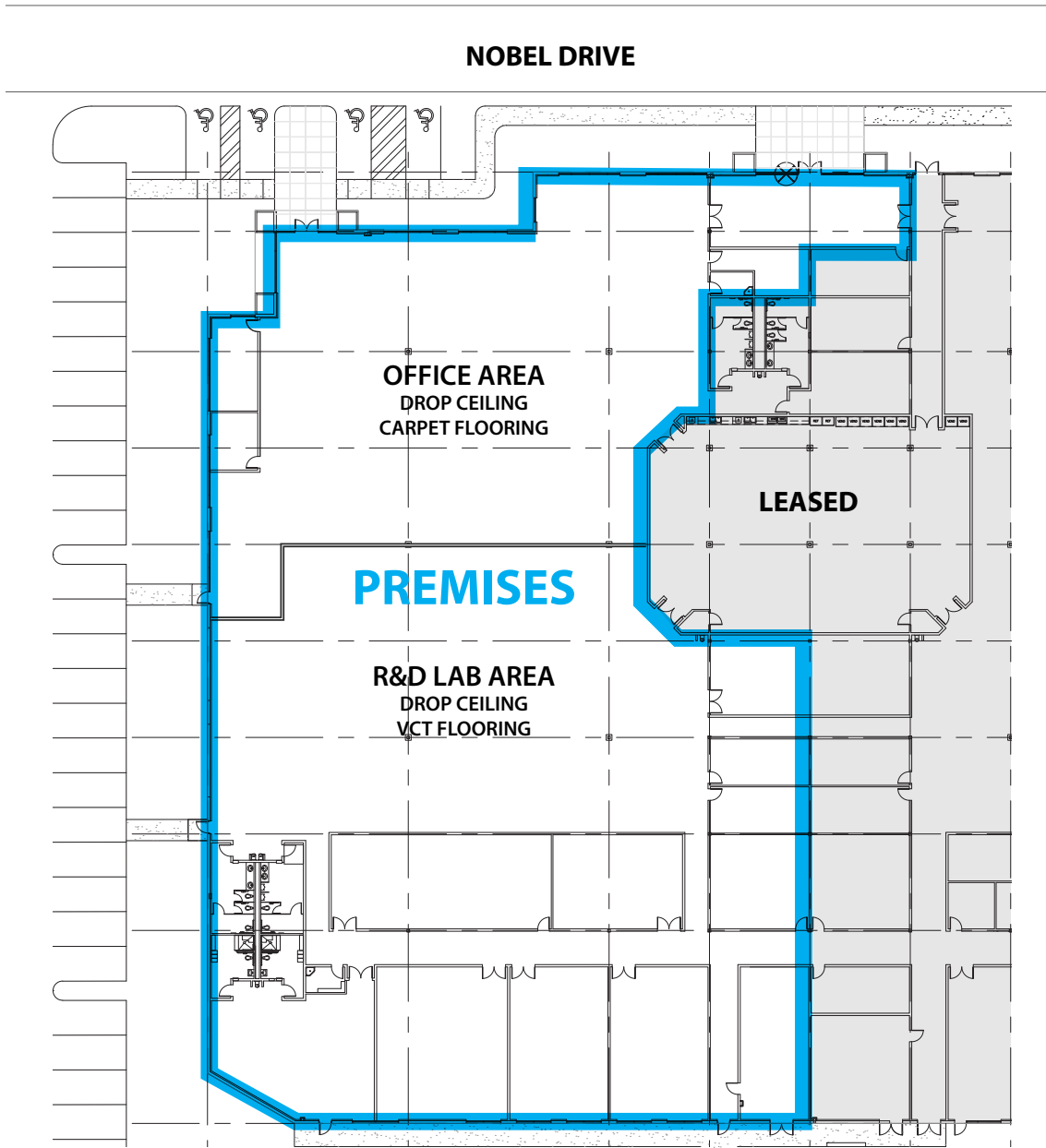
NOBEL DRIVE



EXISTING FLOOR PLAN



NEW MARK

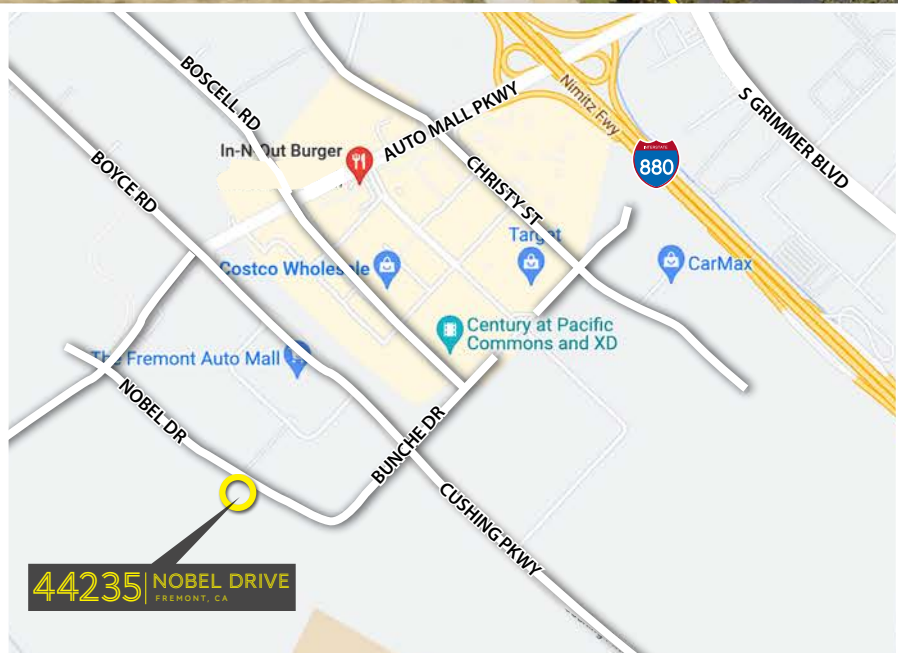


44235 NOBEL DRIVE \\/ FREMONT

Rare ±2.25 Acre Secure Rear Yard / Parking Area

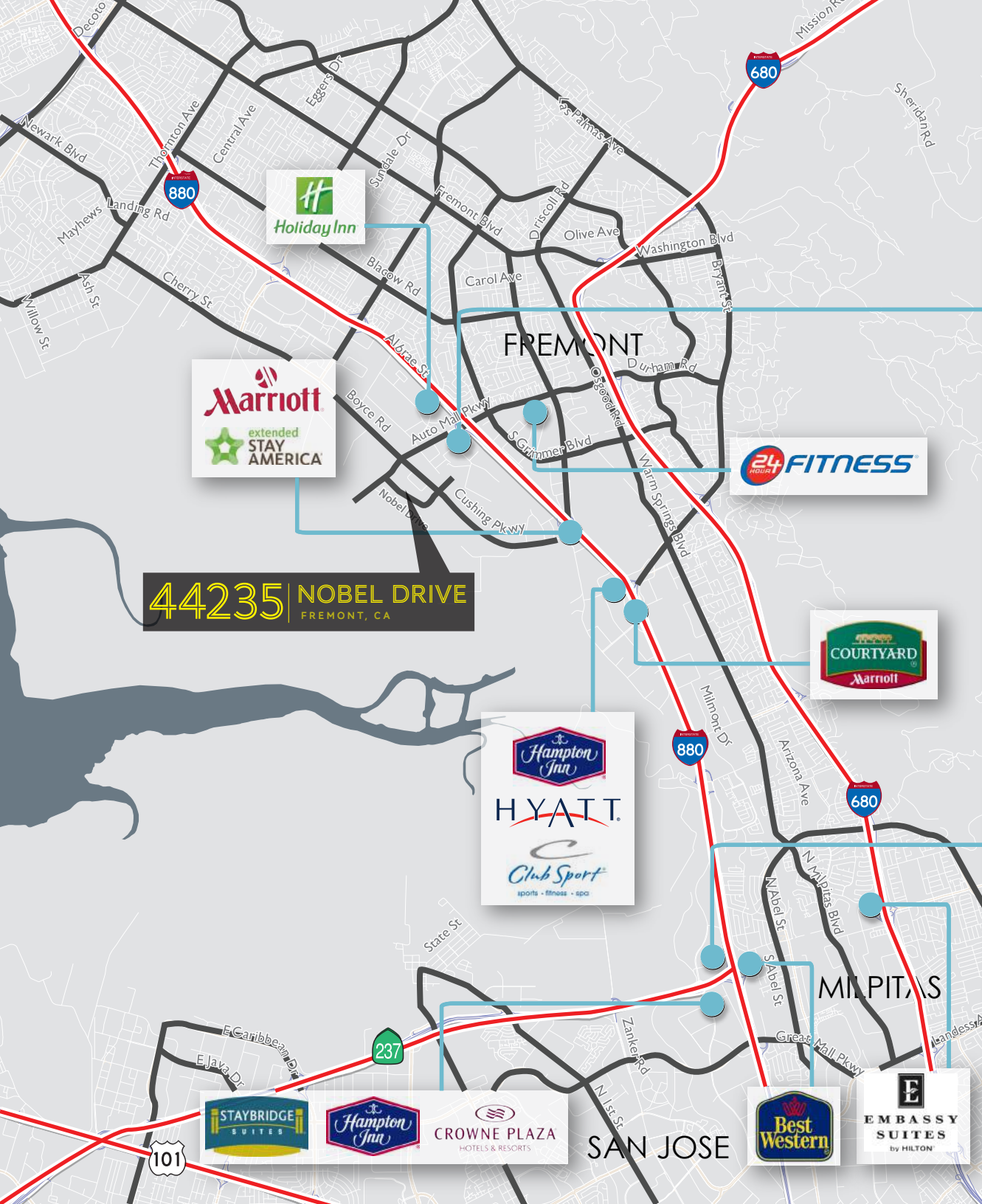


LOCATION MAP

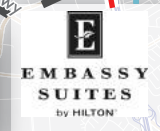
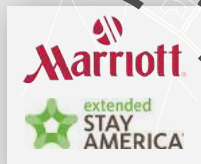


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