

FOR LEASE

±32,115 SF

ADVANCED MANUFACTURING/R&D



FREMONT, CA 94539

47923

CBRE

Balch Enterprises, Inc.

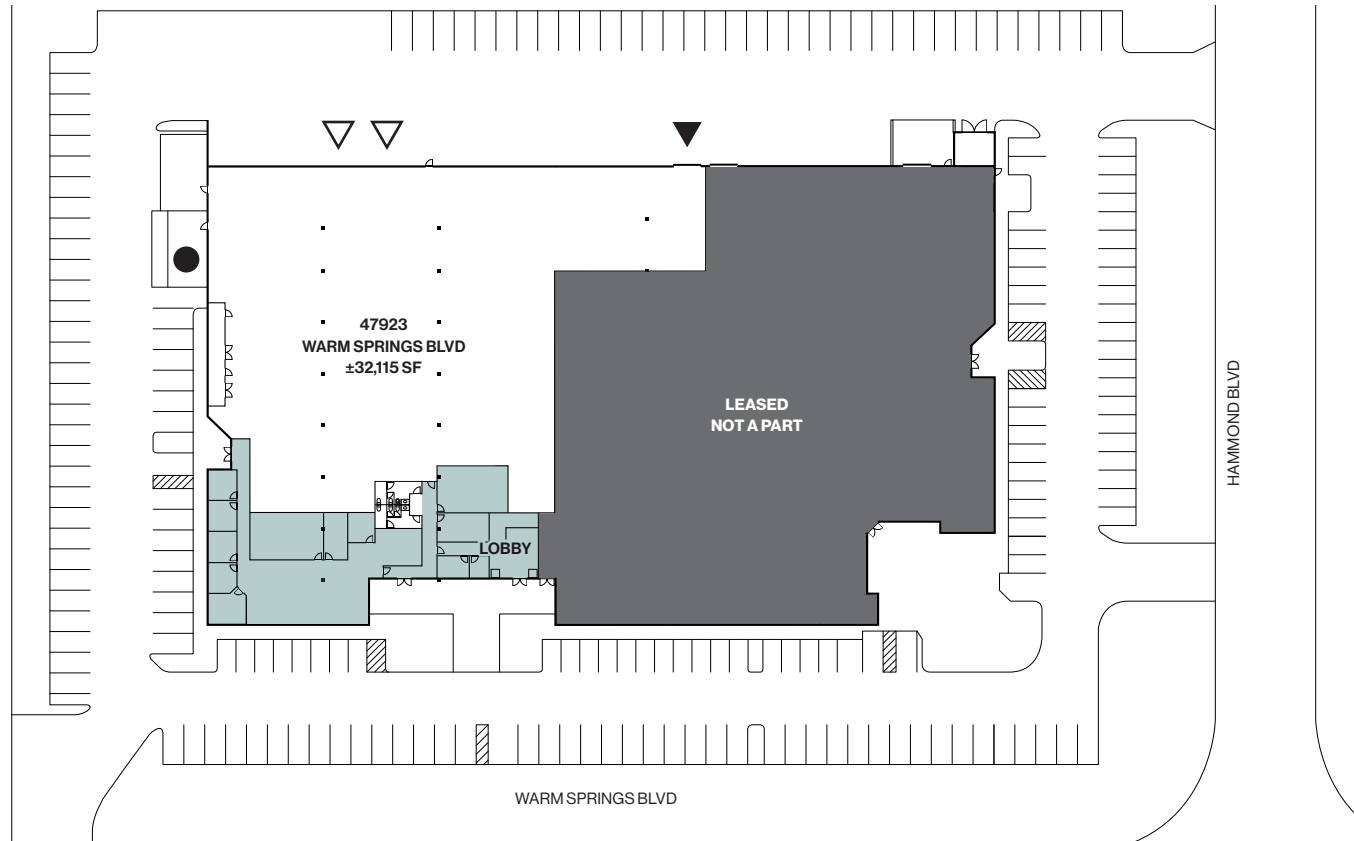
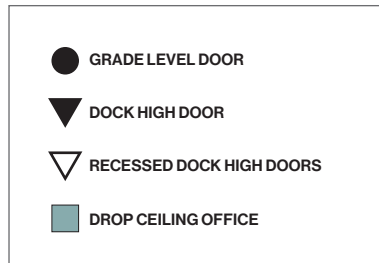
DEVELOPERS / BUILDERS / PROPERTY MANAGERS

WARM SPRINGS BLVD

Property Highlights

Site Plan

NOT TO SCALE



**±32,115 SF Advanced
Manufacturing/R&D Space**



**One (1) Grade
Level Door**



**Fully
Sprinklered**



**3/1,000
Parking Ratio**



**4,000 Amps
@ 277/480V**



**One (1) Dock High Door
Two (2) Recessed
Dock High Doors**



**±2.1 Miles to Warm
Springs BART Station**



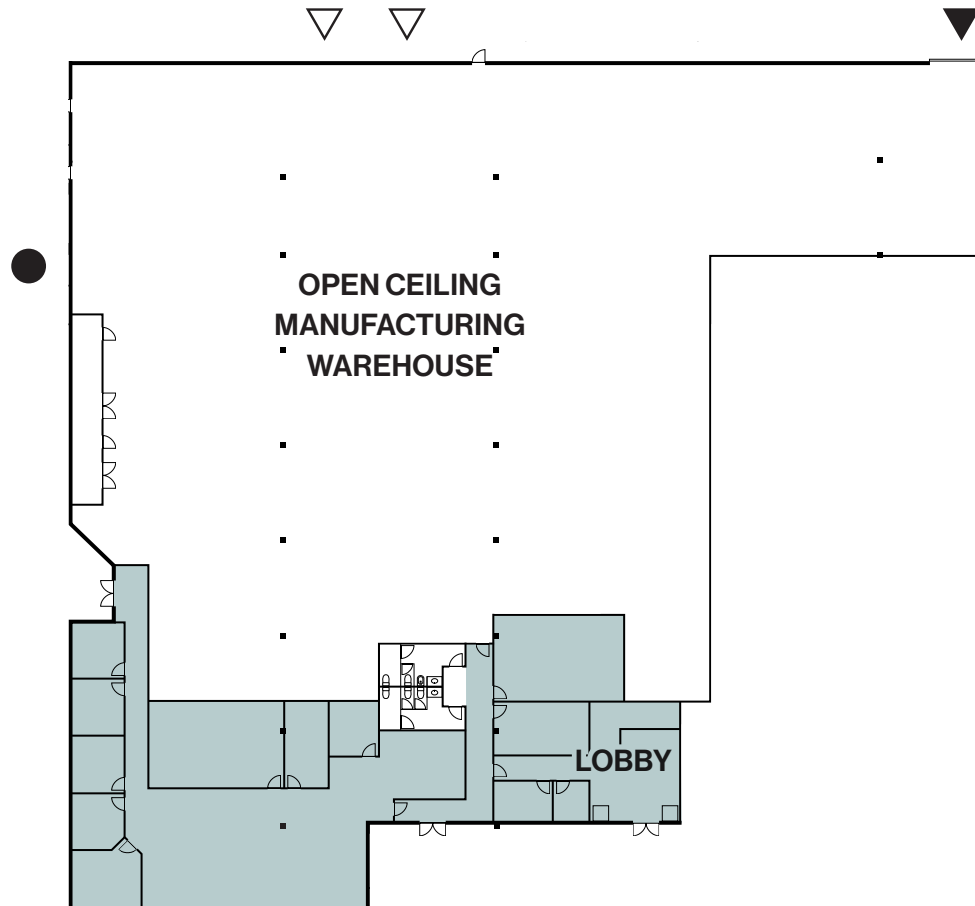
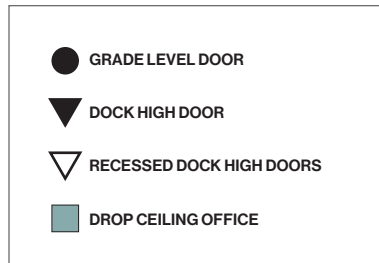
**±1.5 Miles to I-880 &
I-680 via Mission Blvd**

Floor Plan

47923 Warm Springs Blvd

±32,115 SF

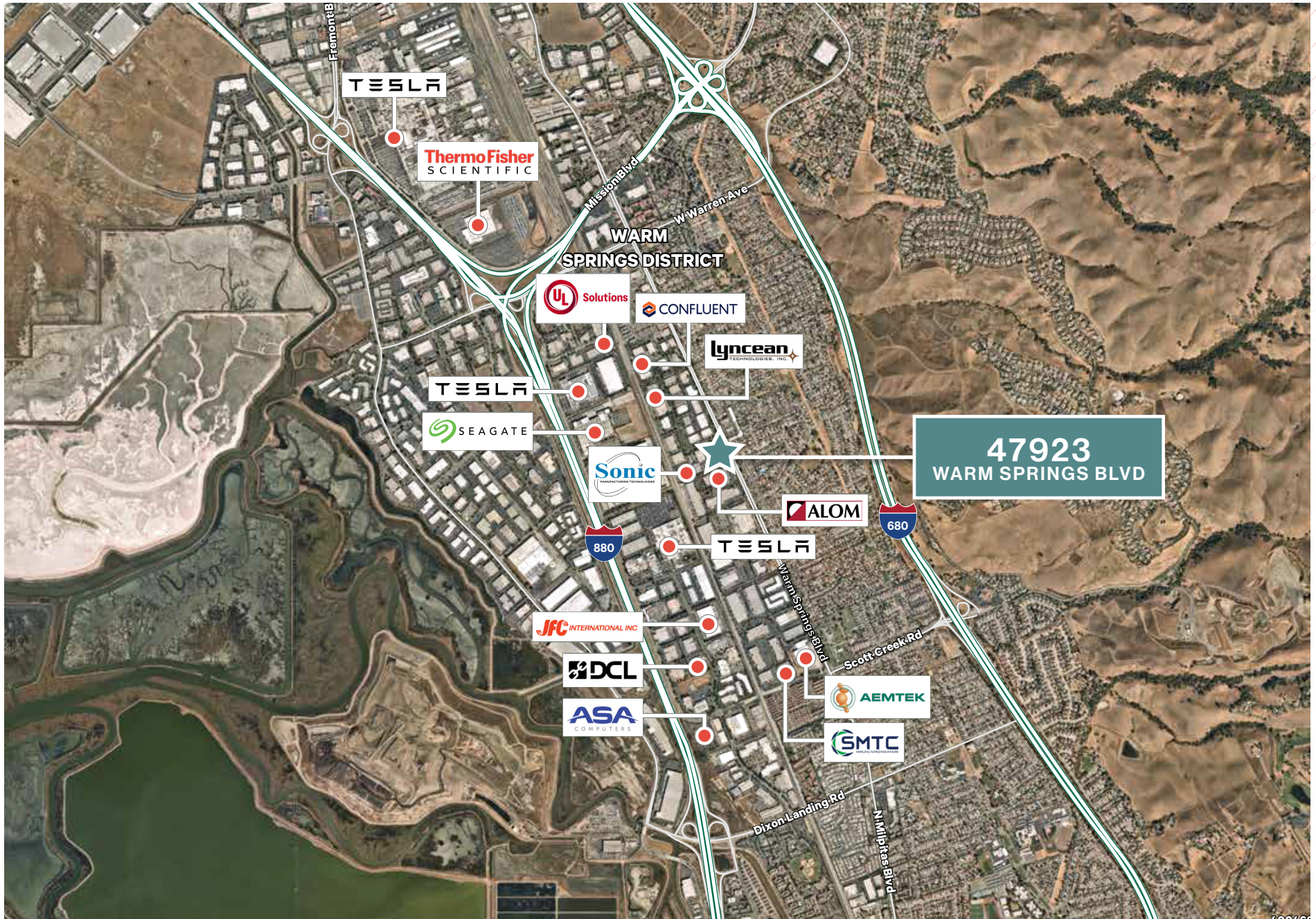
NOT TO SCALE



Amenities Map



Corporate Neighbors



47923
WARM SPRINGS BLVD
FREMONT, CA 94539



FOR MORE INFORMATION, CONTACT:

Chip Sutherland

Vice Chairman
Lic. 01014633
+1408 453 7410
chip.sutherland@cbre.com

Joey McSweeney

First Vice President
Lic. 02033713
+1408 467 7553
joey.mcsweeney@cbre.com

Sean Walsh

Associate
Lic. 02226611
+1408 790 5418
sean.walsh@cbre.com

Balch Enterprises, Inc.

DEVELOPERS / BUILDERS / PROPERTY MANAGERS

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.