

# FREMONT TECH PARK

±**57,167 SF** FOR LEASE

**5,000 AMPS @ 277/480V POWER**

SINGLE-STORY STANDALONE  
R&D/MANUFACTURING BUILDING



**MARKET READY WORK UNDERWAY**

**4225**  
**TECHNOLOGY DRIVE**

FREMONT, CALIFORNIA



**CBRE**



TECHNOLOGY DRIVE

LEASED

LEASED

±57,167 SF AVAILABLE

SHARED DOCK DOOR

OUTDOOR COURTYARD

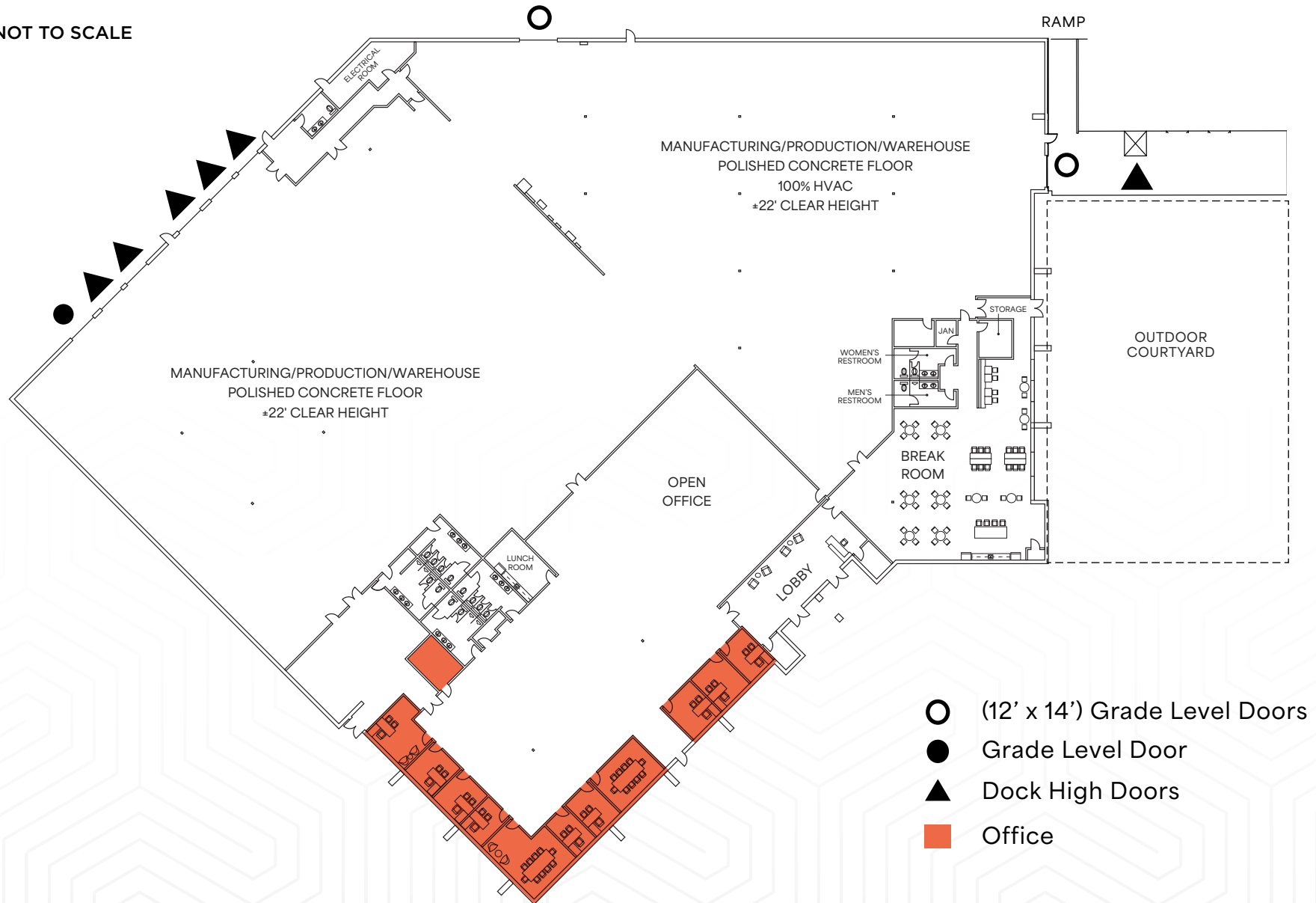


## PROPERTY HIGHLIGHTS

-  ±57,167 SF R&D/Manufacturing Building
-  5,000 Amps @ 277/480V Power  
(Tenant to Verify)
-  100% HVAC
-  Six (6) Dock High Doors  
Three (3) Grade Level Doors
-  Convenient Fremont location with  
Great Access to I-680 and I-880
-  3.08/1,000 Parking Ratio
-  ±22' Clear Height
-  Outdoor Courtyard
-  Less than 2 miles from Warm  
Springs BART Station and Pacific  
Commons Shopping Center
-  Flexible Floorplan with  
TI's to Suit Available
-  Combination of Office, Labs, Open Ceiling  
Production/Manufacturing and Warehouse Layout

# FLOOR PLAN

NOT TO SCALE





**LOADING AREA**



**OUTDOOR COURTYARD**



# PROPERTY PHOTOS



# AMENITY MAP





# 4225 TECHNOLOGY DRIVE

FREMONT, CALIFORNIA

**±57,167 SF**  
R&D/MANUFACTURING  
BUILDING

**FOR MORE INFORMATION, PLEASE CONTACT:**

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**CBRE**



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