

48580 KATO ROAD

FREMONT, CA



AVAILABLE
FOR SALE OR LEASE

YOUR NAME HERE

Freestanding **±75,068 SF** Industrial Manufacturing Building on **±4.16 Acres**

- ◆ Freeway Frontage on I-880
- ◆ New 3,600 kVA Transformer

NEWMARK



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BUILDING FEATURES



Freestanding $\pm 75,068$ SF Industrial Manufacturing Building on ± 4.16 Acres



Dedicated 2,500 Amps @ 277/480 Volts Power Service



Additional Power Available! New PG&E Transformer Rated at 3,600 KVA



$\pm 26,200$ SF Two-Story Office Area with Natural Light



$\pm 20,600$ SF Lab/Assembly Areas with ESD Flooring & Distributed Power Drops



$\pm 25,300$ SF Open Ceiling Warehouse and Manufacturing Areas



Dock and Grade Level Loading



Rare Frontage On I-880 with Freeway Signage Available

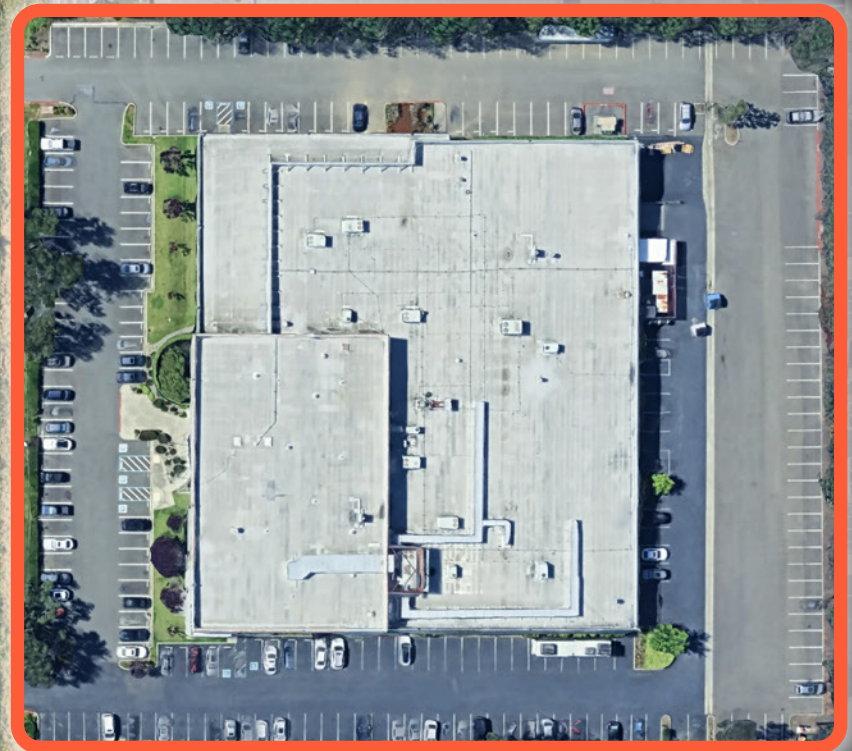


Large $\pm 1,000$ SF Equipment Pad



Sale/Lease Pricing: Contact Brokers

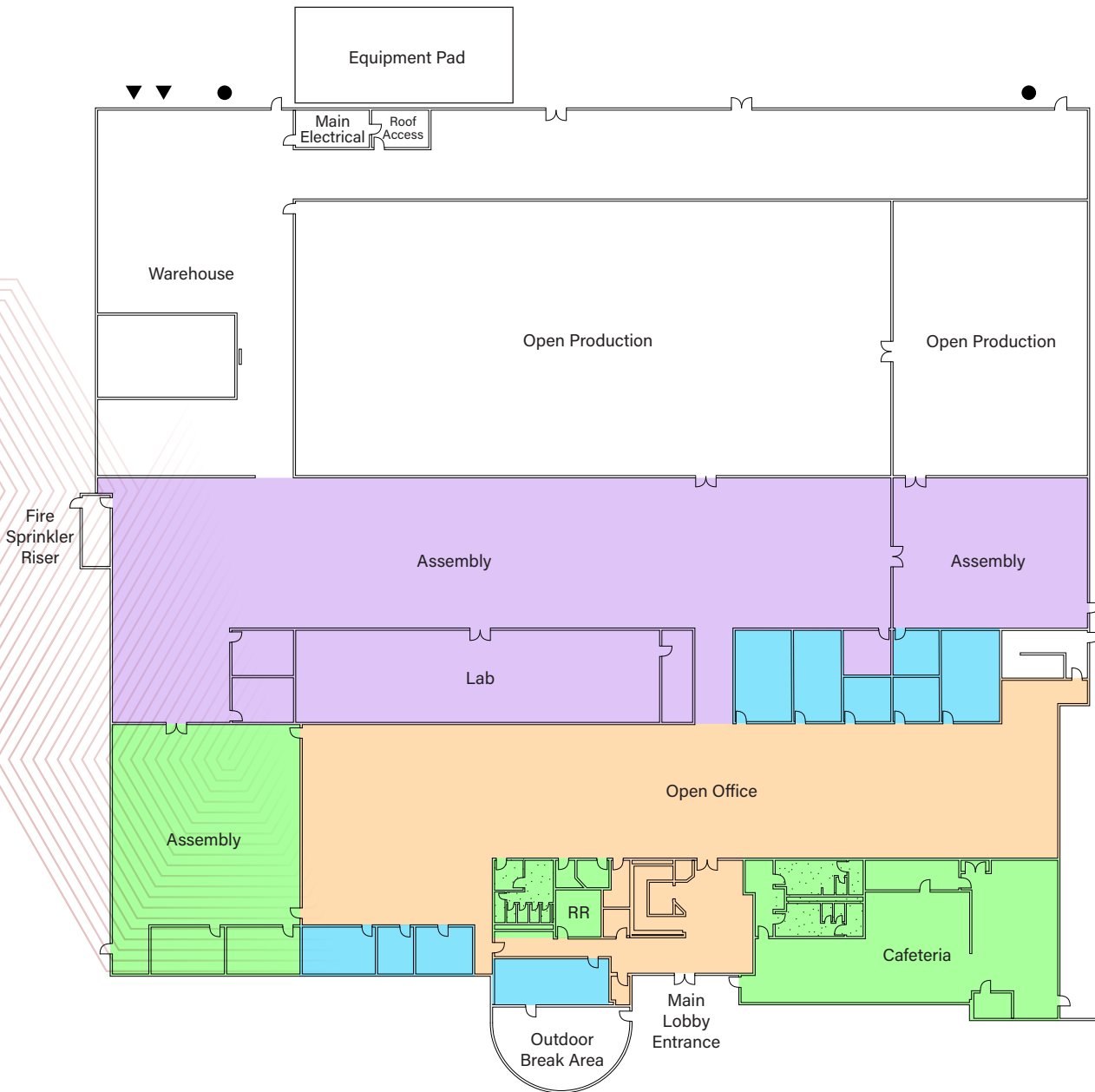
**Frontage on I-880
200,000 Average Daily Vehicles**



KATO RD

FLOOR PLAN

1ST FLOOR



- Concrete, High Ceiling
- VCT Flooring
- ESD Flooring
- Carpet, Drop Ceiling
- Carpet, Private Office/Conference Room
- Oversized Grade Level Loading Door
- Dock High Loading Door with Pit Leveler

2ND FLOOR

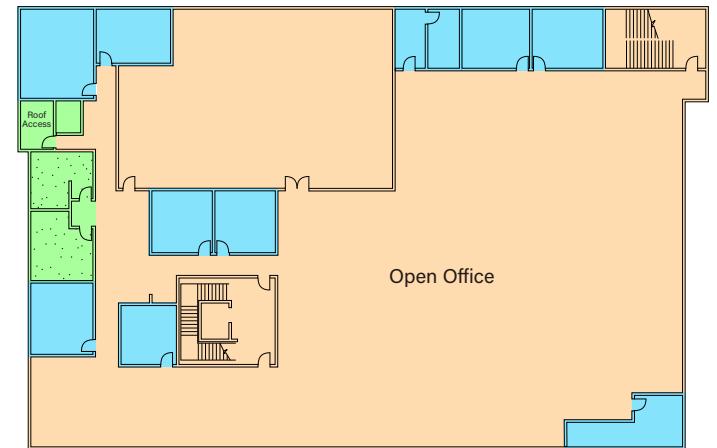


PHOTO GALLERY



LOADING AREA



LARGE REAR PARKING AREA



3,600 kVA TRANSFORMER

CORPORATE NEIGHBORS



CONTACT US

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