

# 44370 Christy Street | Fremont, CA

±22,000 SF – 89,336 SF

Available Q2 2020



# PROJECT HIGHLIGHTS

## LOCATION

- Centralized Bay Area location with superior access to I-880 & I-680
- Prominent I-880 frontage - 315,500 vehicles per day
- Adjacent to Pacific Commons Shopping Center – encompassing 1 million square feet of retail including 50 restaurants
- Located 3 miles from the recently opened Warm Springs Bart station
- Business-friendly Fremont location

**44370 CHRISTY STREET**  
FREMONT, CALIFORNIA

# NEIGHBORING TENANTS



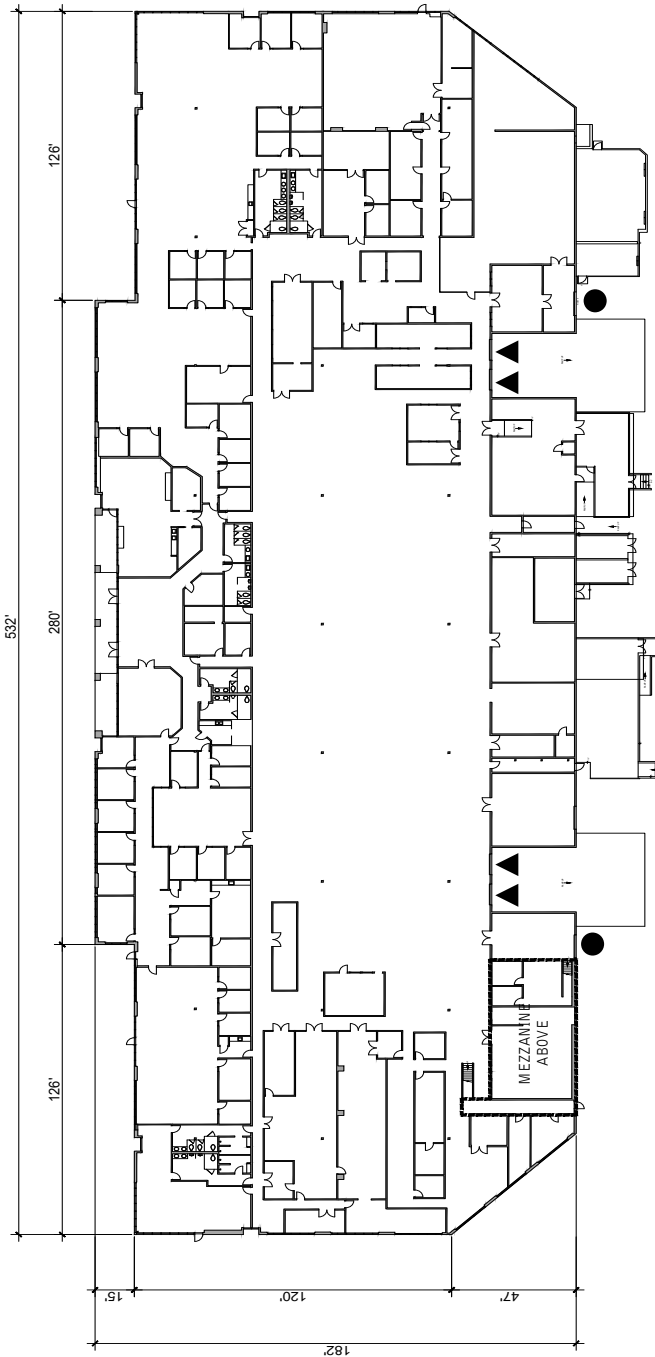
44370

- AMAX
- Western Digital
- BART
- Oorja - Enabling Power
- Verseon
- Seagate
- stryker
- genZe
- Thermo Fisher SCIENTIFIC
- myoscience
- INTEMATIX
- DELTA
- Lam RESEARCH
- Quantum Computer
- ASUS
- TESLA

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Portwell

NORTH



- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

# BUILDING SPECIFICATIONS

- Office / R&D / Advanced Manufacturing space
- Freestanding Building, demisable
- Built in 2001
- 277 auto parking spaces (3.14 / 1,000 square feet)
- Four (4) dock-high
- Two (2) grade-level loading doors
- 4,000 amps @ 480v
- 22' - 24' Clear Height
- 26,500 SF Existing Office
- Class 10,000 Clean Room

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NORTH



# BUILDING IMAGES



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Greg Matter | [Greg.Matter@am.jll.com](mailto:Greg.Matter@am.jll.com) | +1 650 480 2220 | RE Lic # 01380731

Eddie Shuai | [Eddie.Shuai@am.jll.com](mailto:Eddie.Shuai@am.jll.com) | +1 510 285 5368 | RE Lic # 01454419

David Sesi | [David.Sesi@am.jll.com](mailto:David.Sesi@am.jll.com) | +1 650 480 2136 | RE Lic # 01981744

