

40950 ENCYCLOPEDIA CIRCLE

FREMONT, CALIFORNIA

FOR LEASE

\$0.75/NNN



FREE STANDING R&D BUILDING FOR LEASE

Highlights

- ±15,626 SF Available
- 80% dropped ceiling with HVAC
- 1.3 acre lot
- Additional 2,000 SF covered storage area.
- Seven (7) private offices
- Two (2) conference rooms
- Exceptionally low operating expenses (\$0.11 PSF)
- Power: 2,000 AMPS, 3 Phase
- Ample Parking (5 per 1,000 SF)
- 20' minimum clear height
- Large open office/lab/production area
- Two (2) grade level doors

NAI Kilpatrick

Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

For information, please contact our exclusive listing agent:

Andrew Stoddard Lic.01844721
Vice President
510-336-4719
astoddard@naikilpatrick.com

3645 Grand Avenue, Suite 303
Oakland, CA 94610
tel 510-844-3645
fax 510-844-3643
Lic.01870488

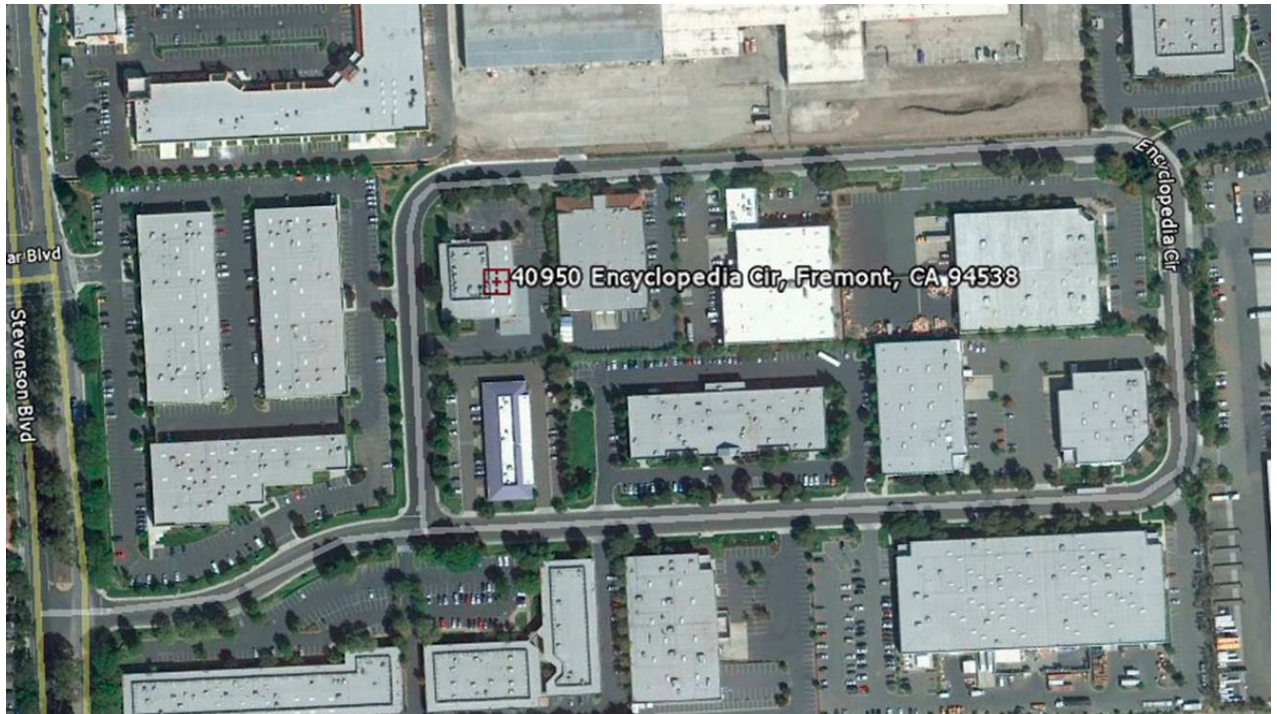
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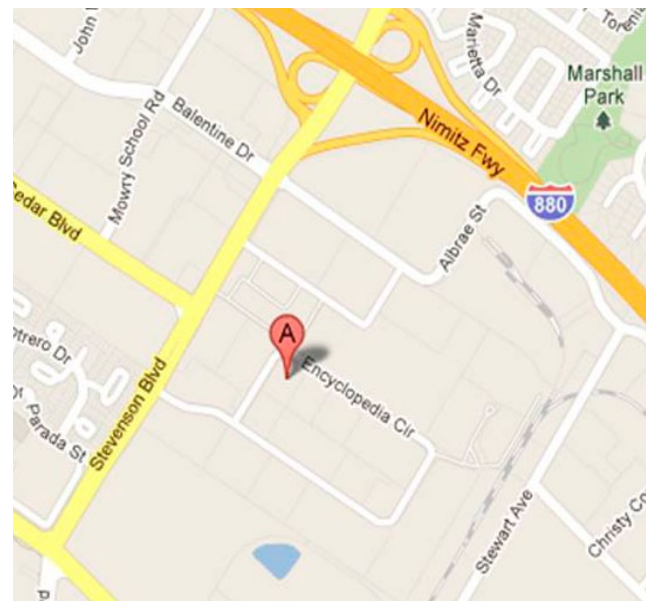
FLOOR PLAN:



LOCATION

Less than 1 mile from Hwy 880, off Stevenson Blvd. This freestanding building sits on a corner lot, with excellent visibility. Close to restaurants and shops.

LOCAL MAP:



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