

KATO BUSINESS CENTER

FIVE-BUILDING MULTI-TENANT FLEX/OFFICE CAMPUS | TOTAL \pm 146,626 SF



WEB SITE

AVAILABILITY UPDATE



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LBA Logistics 

Project Highlights

- Five building multi-tenant Flex/Office campus totaling 146,626± sf
- Flexible unit sizes ranging from 1,569 sf to 40,558 sf
- Tremendous identity with monument and suite signage
- Dock high and grade level loading with 16' clear height
- Expansive asset with multiple options for future growth
- Flexible layouts with fire sprinklered suites
- Owned and professionally managed by LBA Realty

KATO BUSINESS CENTER

Fremont, California



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Suite 400B		2,414± sf
Suite 107D		2,678± sf
Suite 108D		2,714± sf
Suite 100/200E	LEASE PENDING	24,523± sf

CONTIGUOUS/DIVISIBLE OPTIONS

Suites 107/108D	5,392± sf
Suite 200E	11,649± sf
Suite 100E	12,874± sf

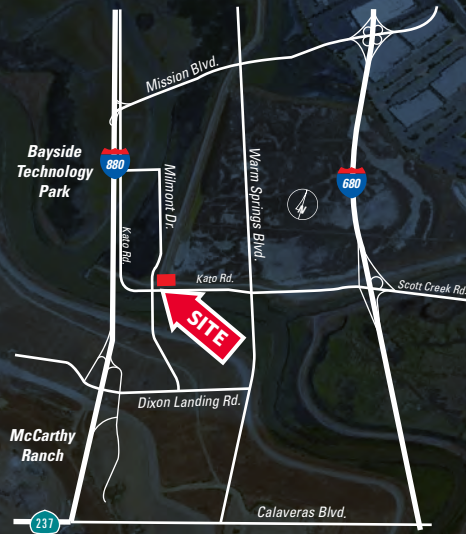
UPDATED DECEMBER 2019

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Fremont, California



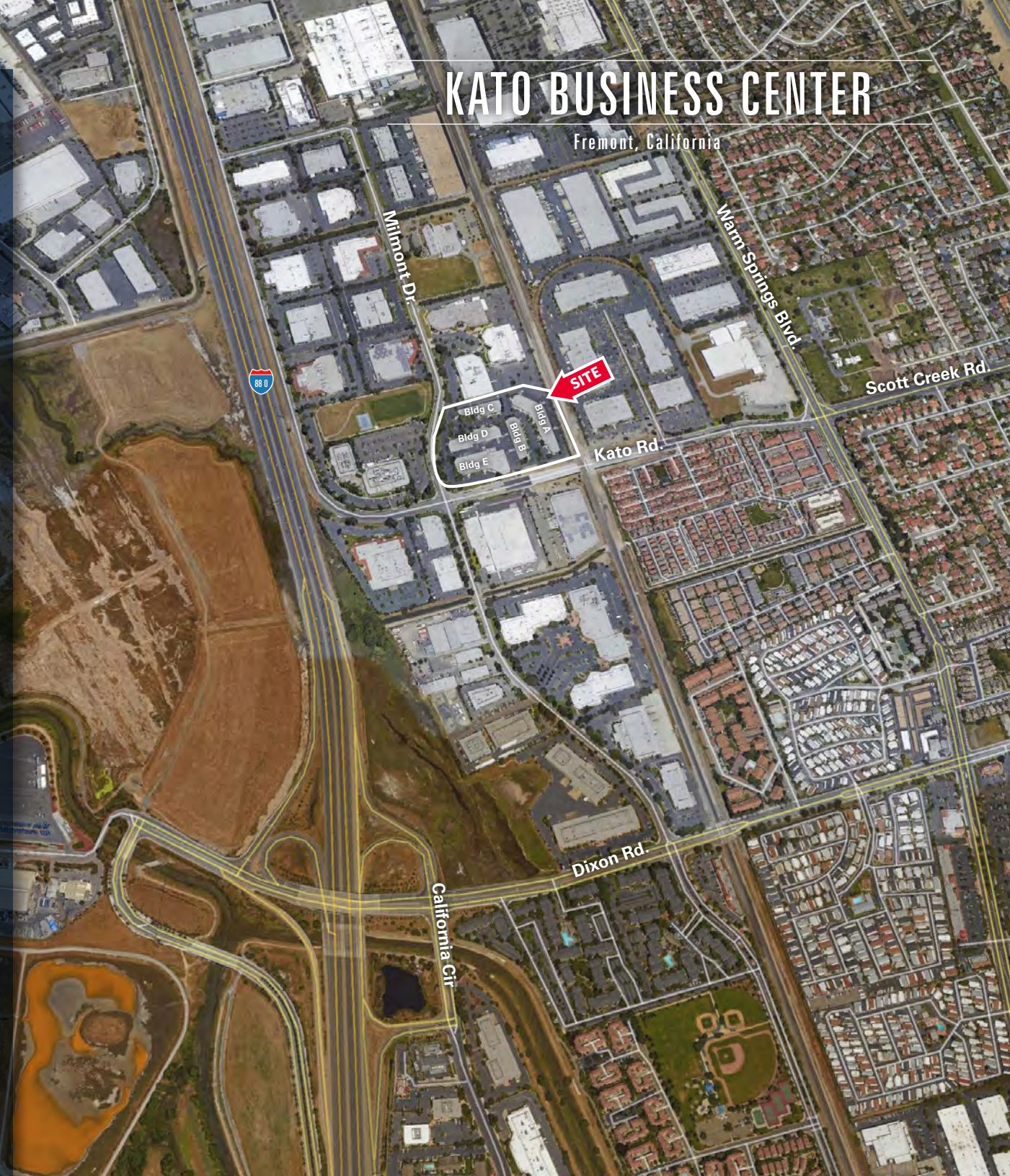
Location



- Great access to Interstates 680 and 880 and Highway 237
- Optimal south Fremont location with convenient access
- Excellent parking with 3.58/1,000 ratio

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40860 MILMONT DRIVE

102C ANH2 INC.	105C PRECISION ASPHERE, LLC
100C EXCEL TEST PREP	103C PROMETRIC
101C MEYER COMPUTING, INC.	



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