

FREMONT, CALIFORNIA



±36,840 SF For Lease | Entire ±52,321 SF Building For Sale

R&D, Flex, Lab, Office Building
with Freeway Frontage on I-880

46335
LANDING
PARKWAY

NEWLY REMODELED

in Fremont's
Bayside Business Park



AVAILABLE FOR
LEASE
\$1.60/SF NNN
OR
SALE
CONTACT AGENT



MIKE SPIRO | 510.300.0212 | mspiro@ngkf.com | CA RE License #01433395

PROPERTY SPECIFICATION



1 MILE FROM
WARM SPRINGS
BART STATION



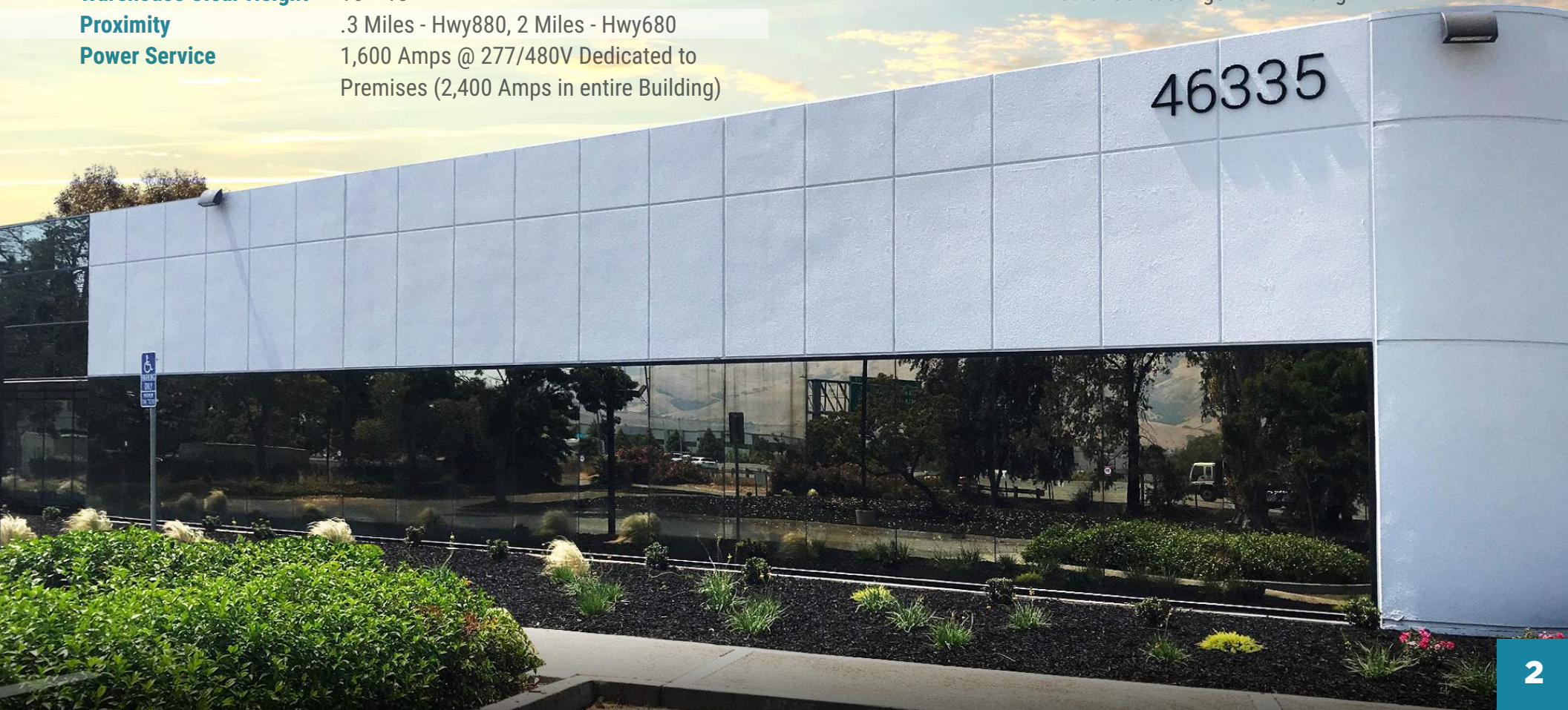
PARKING
4.0/1000 Ratio



VISIBILITY ON
I-880 HWY

Address	46335 Landing Parkway, Fremont, California
Leasable Area	±36,840 square feet (total building area is ±52,341 SF)
Construction Type	Concrete Tilt-up
Parking	4.0/1,000 Parking Ratio
Zoning	I-R "Restricted Industrial"
Warehouse Clear Height	16' - 18'
Proximity	.3 Miles - Hwy880, 2 Miles - Hwy680
Power Service	1,600 Amps @ 277/480V Dedicated to Premises (2,400 Amps in entire Building)

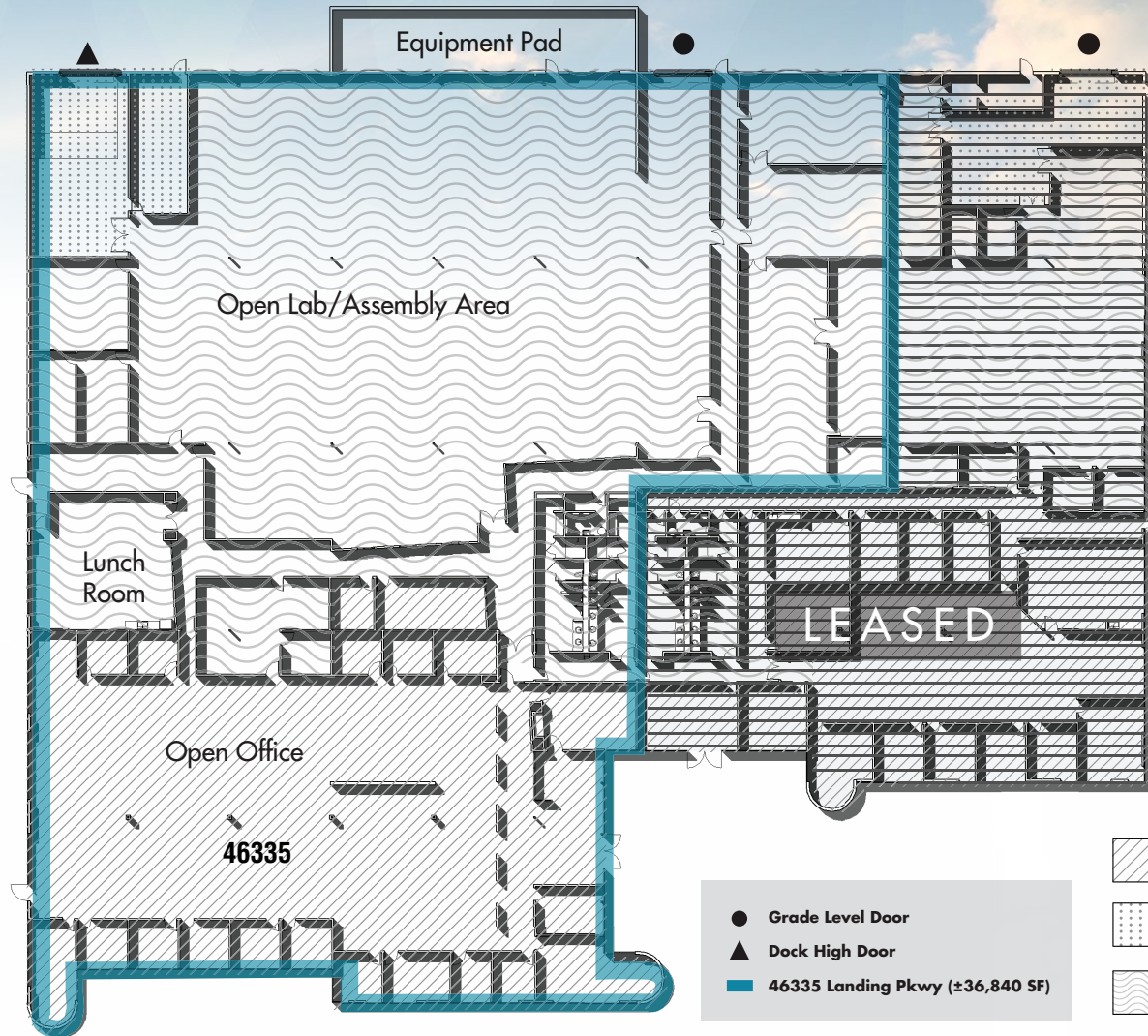
Loading	One (1) Grade Door / One (1) Dock Door
Improvements	40% Office, 50% Lab/Production, 10% Warehouse
Equipment Pad	Large, secure ±1,400 SF Equipment Pad
Roof Condition	New Roof Installed in 2018
Lease Rate	\$1.60/SF/month NNN
Sale Terms	Entire ±52,341 SF Building is also Available for Sale. Contact Agent for Pricing.





FLOORPLAN

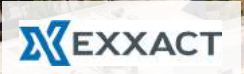

46335
LANDING PARKWAY



AERIAL HIGHLIGHTS



APPROX.
10,000
EMPLOYEES




46335
LANDING PARKWAY

AERIAL HIGHLIGHTS



SILICON VALLEY

INTEMATIX

MISSION BLVD

WARREN AVE

FREMONT BLVD



LANDING PARKWAY



46335
LANDING PARKWAY

AERIAL HIGHLIGHTS

PACIFIC COMMONS

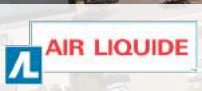
PALO ALTO

SF BAY



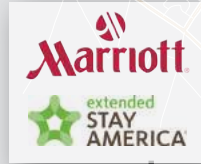
FREMONT BLVD

CUSHING PARKWAY



46335
LANDING PARKWAY

AMENITIES MAP



46335 LANDING PARKWAY



SAN JOSE



PACIFIC COMMONS



MCCARTHY RANCH





46335 LANDING PARKWAY

FREMONT, CALIFORNIA

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