

45535 Northport Loop East

Fremont, California

±49,615 SF Flex/Manufacturing Space Available



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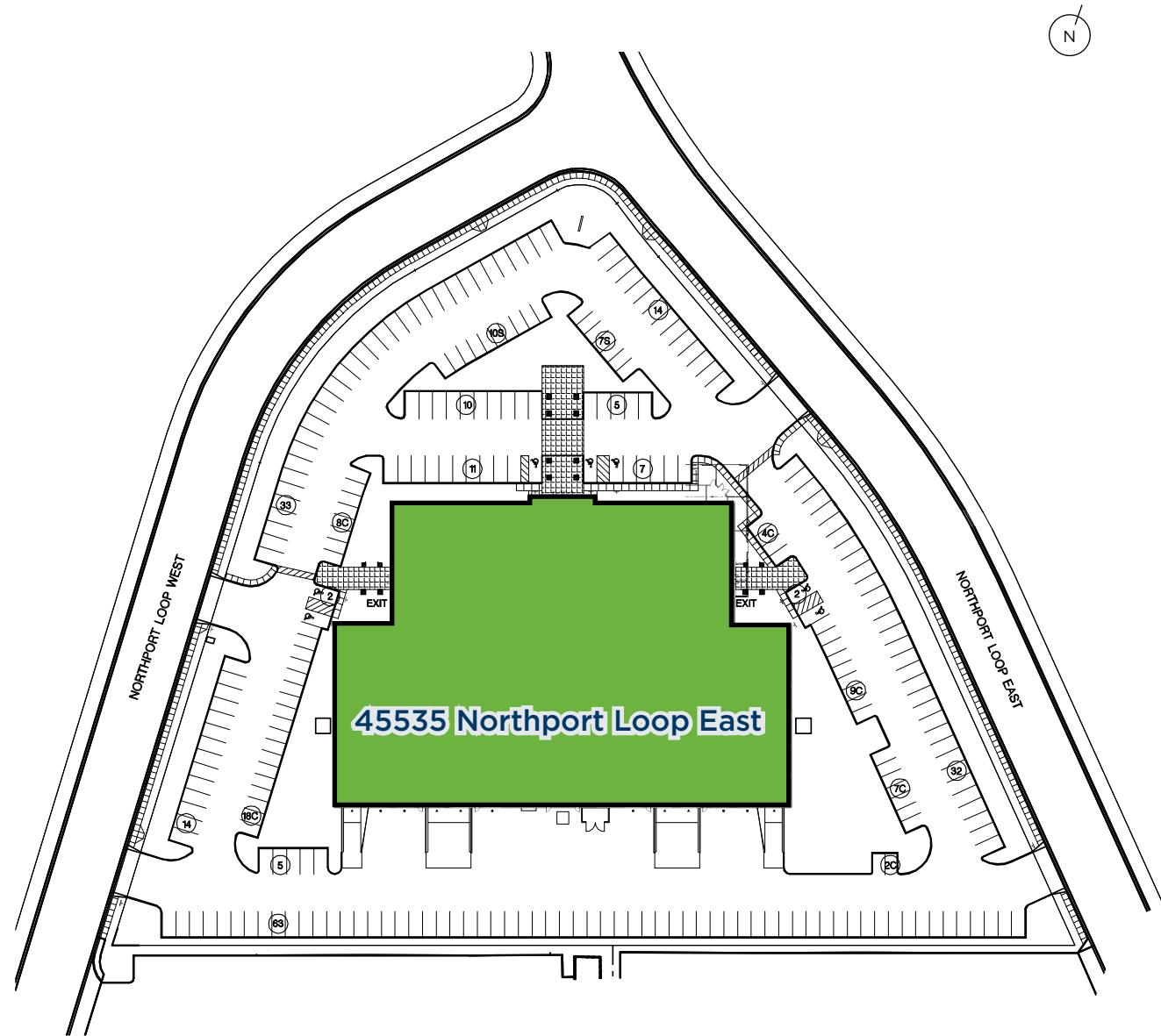
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OPPORTUNITY

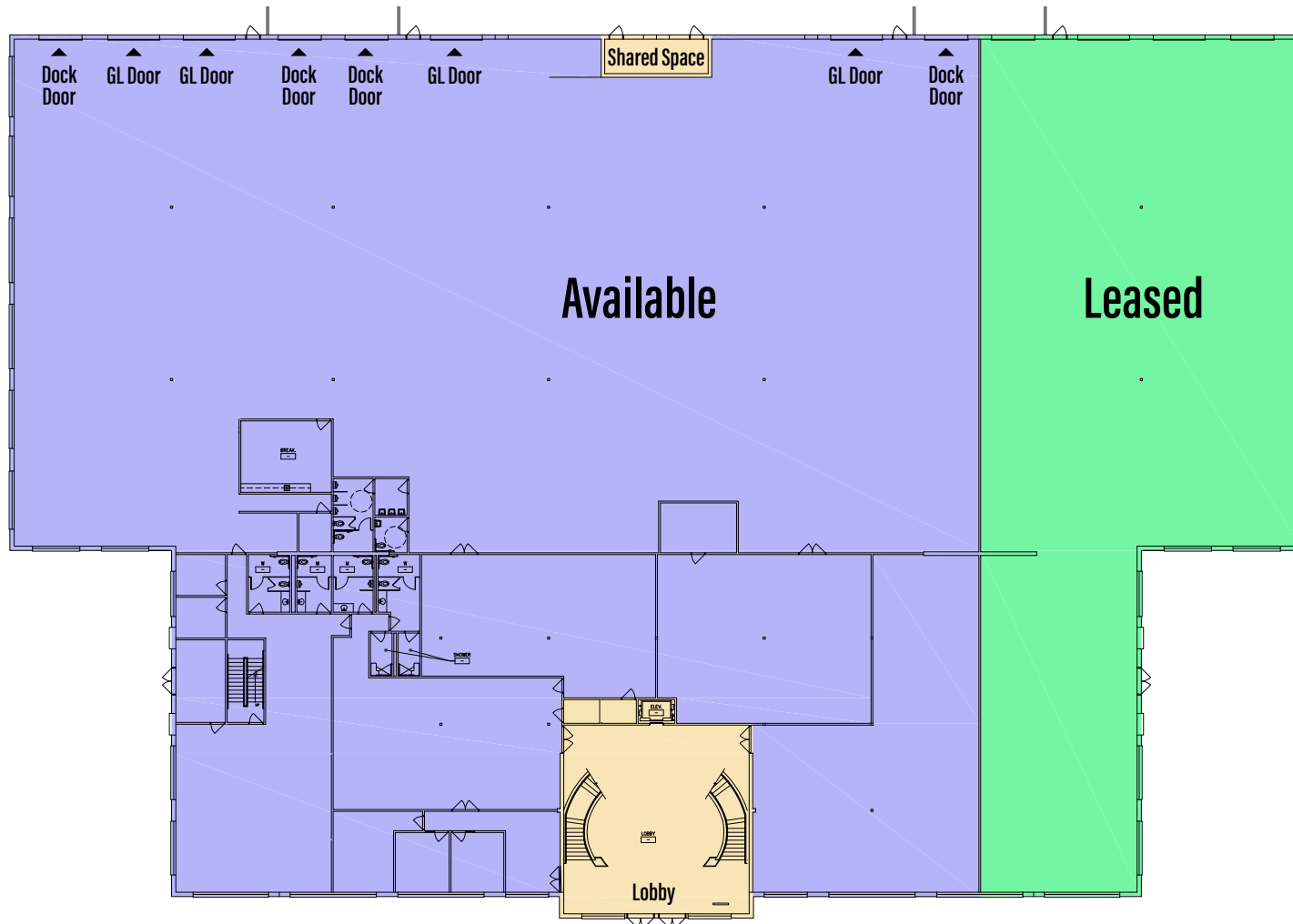
OVERVIEW

- ±49,615 SF of Flex/ Manufacturing Space Available
- Ample Loading (4 Docks/4 Grade Level) & Sizable Staging Area (±85' Deep Truck Court)
- Heavy Power: 2,000 Amps 277/480V with Multiple Distribution Panels and Power Drops
- Market Ready Work Underway
- Grand Lobby Entrance
- ±20' Clear Height
- 4/1,000 Parking
- Immediate Access to I-880 Freeway
- 215 Amp Stand-By Generator
- Campus-like Setting
- Upgraded Lighting Throughout



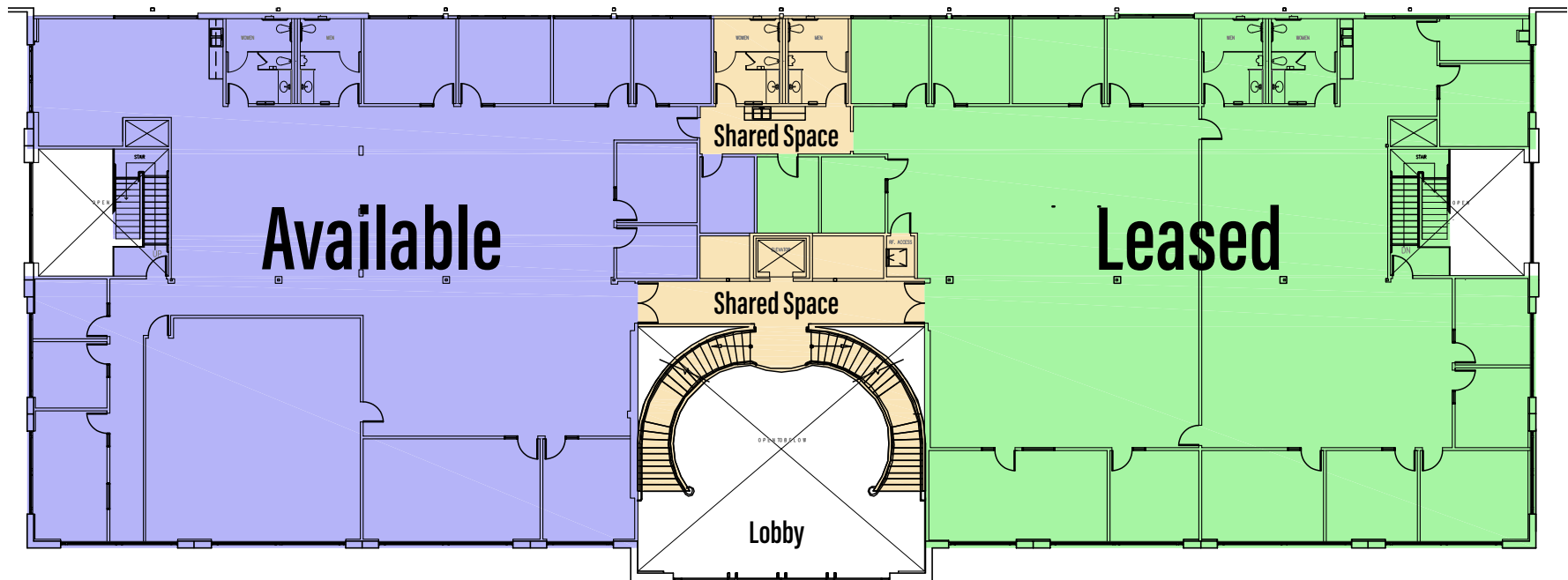
FIRST FLOOR AVAILABILITY

- ±41,216 SF Total
- 4 Loading Docks / 4 Grade Level Doors
- ±65% of 20' Clear Manufacturing Area
- ±35% Office/Tech/R&D Area
- Well Distributed Power In The Manufacturing Area
- Multiple Restrooms Throughout
- Two Separate Entrances



SECOND FLOOR AVAILABILITY

- ±8,399 SF Total
- Elevator Served
- 100% Office
- Multiple Private Offices and Conference Rooms
- 40 Person Training Room
- ±9' Ceilings



INTERIOR PHOTOS



Manufacturing Area



Tech Area

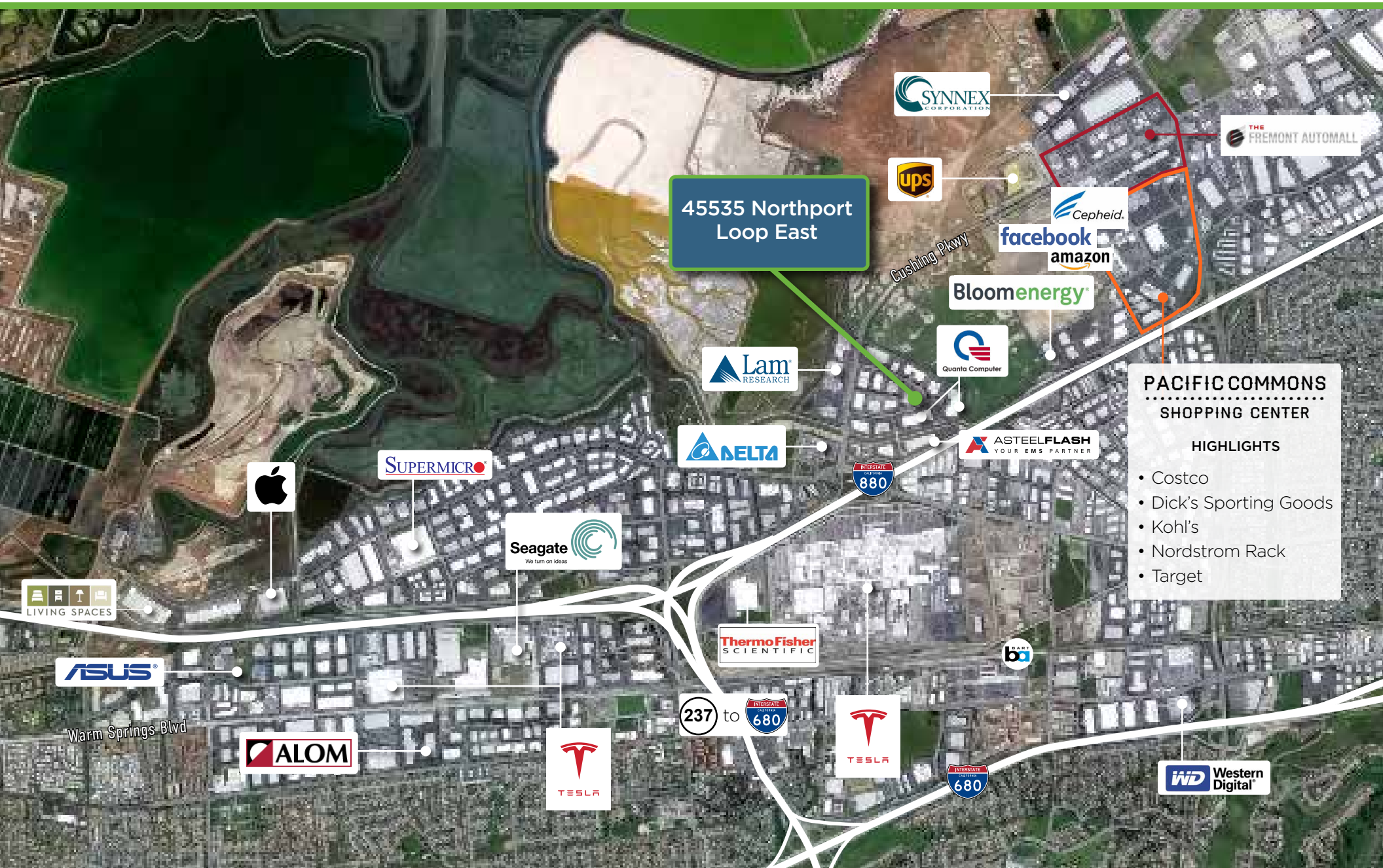


Main Lobby

EXTERIOR PHOTOS



NEIGHBORING TENANTS



45535 Northport Loop East

PACIFIC COMMONS SHOPPING CENTER

HIGHLIGHTS

- Costco
- Dick's Sporting Goods
- Kohl's
- Nordstrom Rack
- Target

SYNNEX CORPORATION

ups

Cepheid.
facebook
amazon

Bloomenergy

Quanta Computer

Lam RESEARCH

DELTA

ASTEELFLASH
YOUR EMS PARTNER

SUPERMICRO

Seagate
We turn on ideas

Apple

LIVING SPACES

ASUS

ThermoFisher SCIENTIFIC

band

Warm Springs Blvd

ALOM

TESLA

237 to INTERSTATE 680

TESLA

INTERSTATE 680

WD Western Digital

LOCATION DRIVE TIMES

| | |
|-------------------------------------|------------|
| Downtown San Francisco | 45.0 miles |
| Livermore National Labs | 23.2 miles |
| University of California - Berkeley | 34.7 miles |
| San Mateo | 29.6 miles |
| Apple HQ - Cupertino | 19.9 miles |
| Google HQ - Mountain View | 16.4 miles |
| Facebook HQ - Menlo Park | 16.3 miles |
| Stanford University | 20.1 miles |
| ✈ SJC | 12.1 miles |
| ✈ SFO | 33.0 miles |
| ✈ OAK | 24.6 miles |
| Port of Oakland | 29.6 miles |
| Tesla | 0.25 miles |
| Genentech | 38.6 miles |





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