

HEAVY POWER

4415-4425

TECHNOLOGY DRIVE

FREMONT, CA

FOR LEASE

HIGHLIGHTS

±59,048 SF FREESTANDING INDUSTRIAL/R&D
DIVISIBLE TO ±40,997 SF & ±18,051 SF

- ±25% Drop Ceiling Office
- ±20% High Drop Ceiling Assembly/Mfg.
- ±55% Open Ceiling Warehouse/Mfg.
- ±2,500 Amps @ 277/480 V, 3 Phase
(Tenant to verify with its own Electrician)
- Over 180 tons of HVAC Capacity
- Clear Height up to 15'
- Four (4) Dock High Access Doors (12' x 12')
(Partially Covered/Depressed Dock Platform)
- Two (2) Grade Level Doors (12' x 12')
- Automatic Sprinkler System
- LED Lighting Throughout
- ±3.4/1000 Parking Ratio on ±3.47 Acres
- Zoning: General Industrial (I-G)
- Easy Access to I-880 & I-680
- Near numerous amenities including Pacific Commons Shopping Center, Home Depot Shopping Center & BART (Warm Springs Station)
- Asking \$1.25 NNN/SF
- Make Appointment to Show (Do Not Disturb Tenant)

CONTACT

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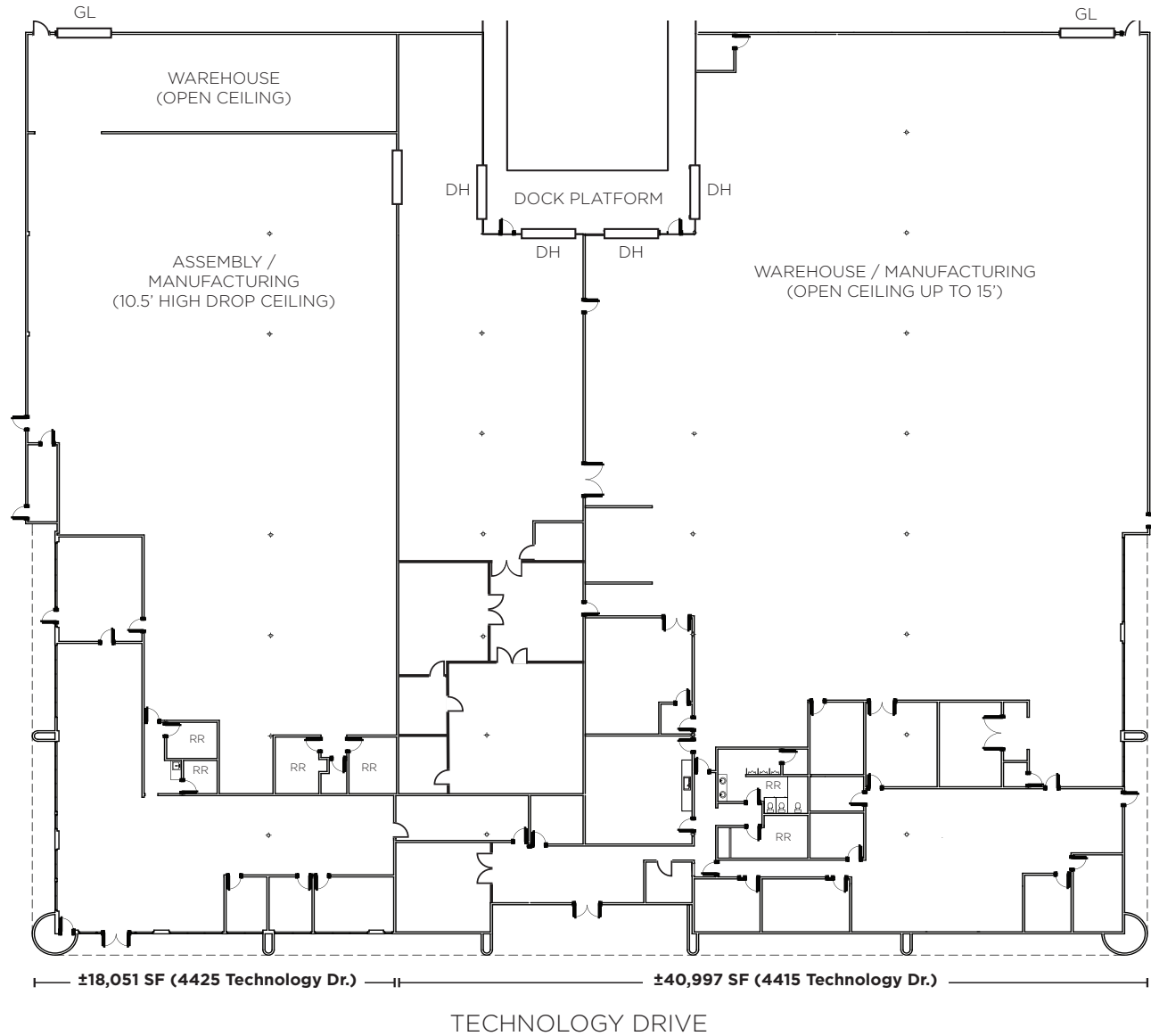


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4415-4425 TECHNOLOGY DRIVE, FREMONT, CA

FLOORPLAN



*Floorplan may not be exact or to scale

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AMENITY MAP



JoAnn Fabrics
Mancini's Sleepworld
TJMaxx & Home Goods
Asian Pearl Seafood
Applebee's Grill & Bar

P.F. Chang's
Dish N Dash
Nordstrom Rack
Toys"R"Us
Kohls

Campo di Bocce

Jack in the Box
Walmart
Wells Fargo
Chipotle
Dollar Tree

The Home Depot

Warm Springs/South
Fremont Station


**4415-4425
TECHNOLOGY DRIVE**

CUSHING PKWY.



AUTO MALL PKWY.

S. GRIMMER BLVD.

FREMONT BLVD.



FREMONT AUTO MALL
Chevrolet
Honda
Fletcher Jones
Hyundai
BMW
Acura
Lexus

PACIFIC COMMONS
Target
Dick's Sporting Goods
Century Theaters
Blaze Pizza
Buffalo Wild Wings
Costco
Total Wine & More
In-N-Out Burger
Panera Bread
Lowe's

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