



New Improvements
Move-In Ready!



FOR SUBLEASE

±60,000 SF Industrial/R&D Space

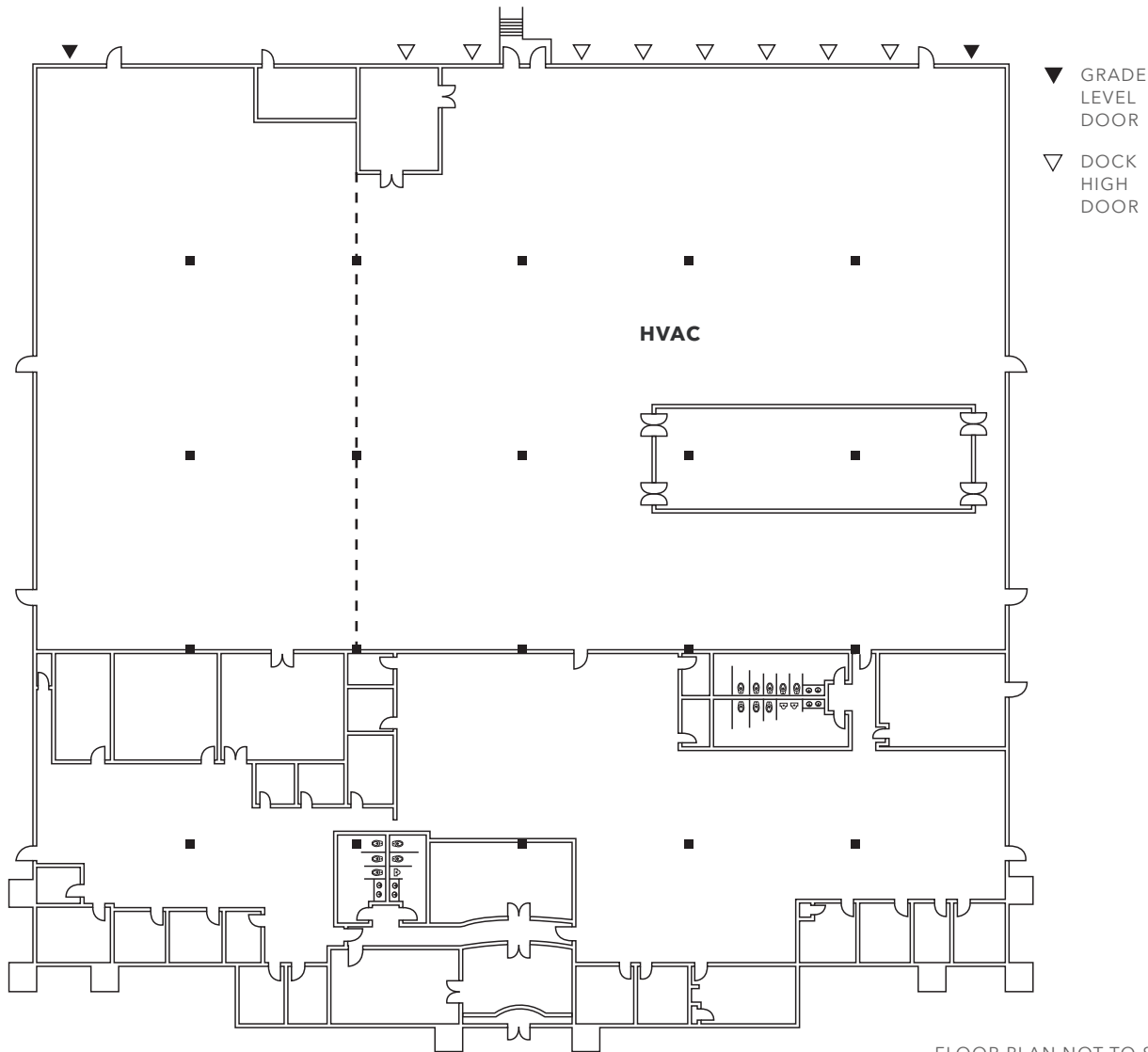
44259 NOBEL DR | FREMONT, CA 94538

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FLOOR PLAN NOT TO SCALE

RECENTLY remodeled/brand new improvements

- **NEW** carpet & paint
- **NEW** LED lighting including in warehouse/production area
- **NEW** HVAC in 2/3 of the warehouse/production area
- **NEW** bathrooms with showers
- **NEW** breakroom
- **NEW** security system with 5 exterior cameras
- **NEW** fiber optics installed in the building
- Possibly available from tenant; new CDA (Clean Dry Air), nitrogen generation system & networking equipment.

LOADING 8 docks (3 with load levelers) & 2 grade level doors

POWER 2000 Amps @480 V

PARKING 3.5/1,000

±1.23 AC of adjacent land potentially available for parking/yard

MINIMUM 50'x40' column spacing

CLEAR HEIGHT ±24'

LEASE EXPIRATION DATE January 31, 2029

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3 MILES to Warm Springs
Bart station

EASY access to I-880, I-680,
and Hwy 84 (Dubarton
Bridge)

ADJACENT to Pacific
Commons Shopping Center

GREAT building frontage

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