

FOR SUBLEASE - 47,452 RSF MANUFACTURING BUILDING

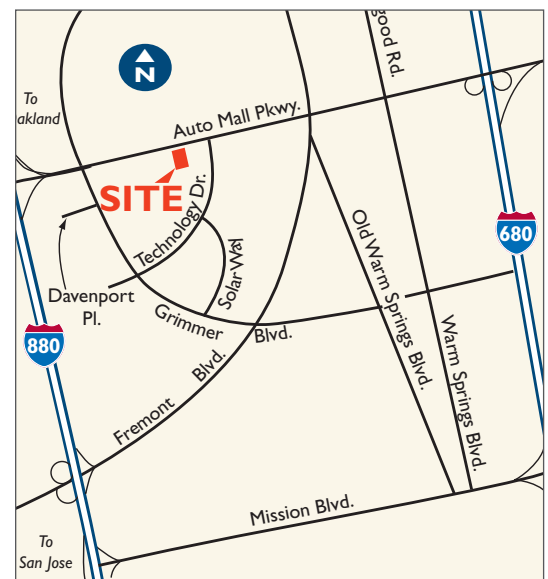
# 4400 Auto Mall Parkway

FREMONT, CA



## Features

- > Freestanding Building for Sublease
  - > ±2.77 Acre Site
  - > APN 525-1250-017-12
  - > High Identity Building on Auto Mall Parkway
  - > General Industrial (GI) Zoning with Planned District Zoning Overlay that will Accommodate Recreational Uses w/Permit
  - > Immediate Access to Highways 880 and 680
  - > 2000 Amps, 277/480 Volt, 3 Phase Power
  - > Fully Fire Sprinklered and Insulated
  - > Metal Halide Lighting System
  - > Space Heaters, Skylights and Exhaust Vents
  - > Excellent Power and Air Distribution
  - > 95 Parking Stalls
  - > Clear Height from 19' to 23'
  - > Secure, Fenced Rear Loading Area
  - > Multiple Restroom Cores
  - > Existing Cranes can be made available
  - > Available Immediately
  - > Low NNN's
  - > 9/30/2021 LED
  - > **Lease:** \$0.55 NNN, As-Is
- \*Please call brokers to arrange tour*



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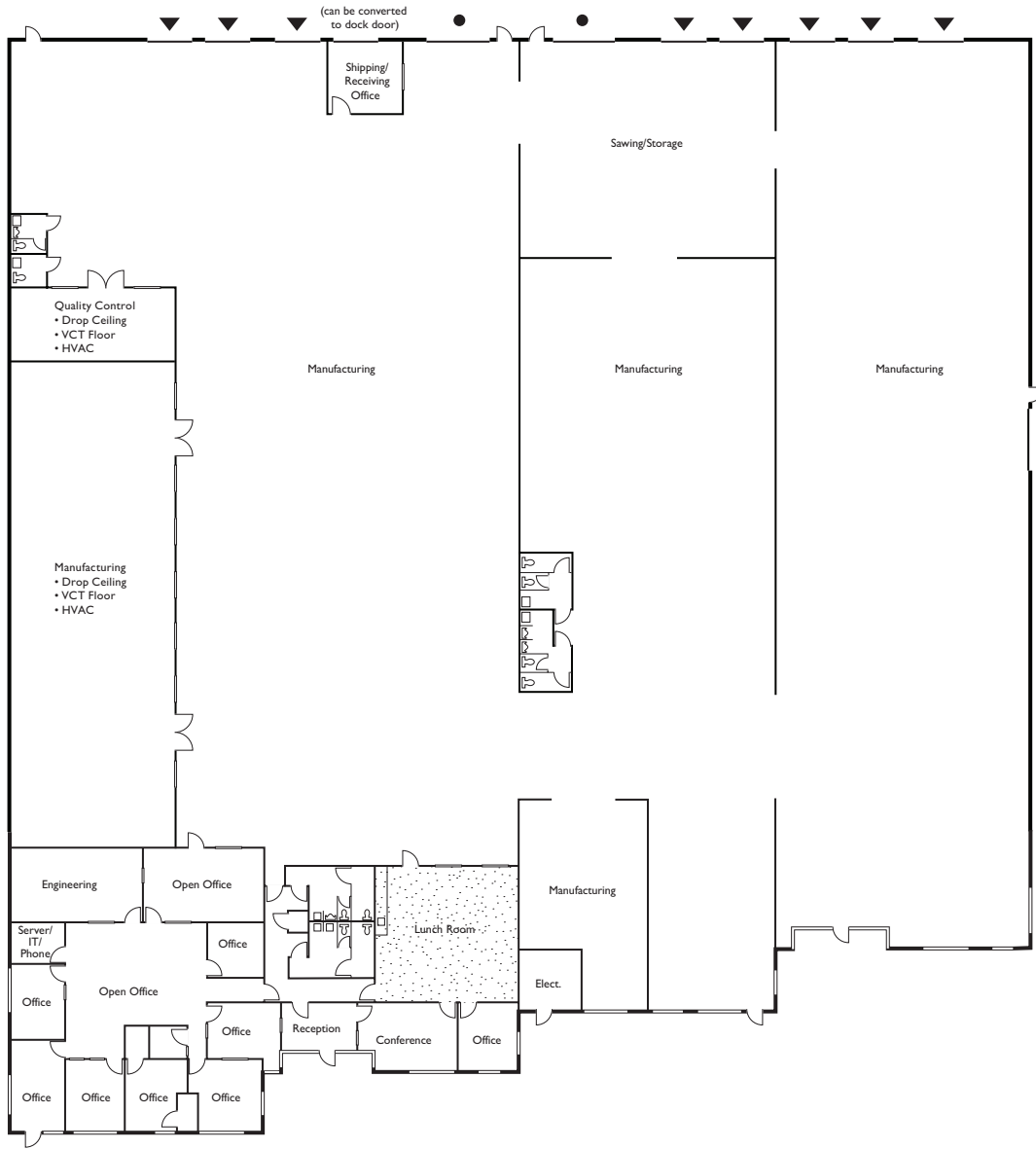
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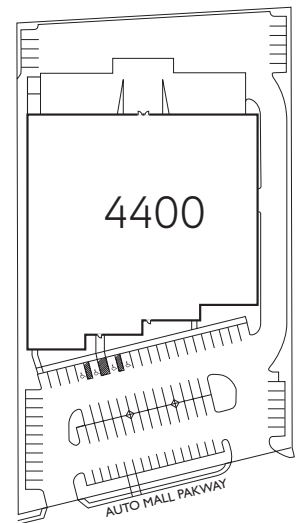
# 4400 Auto Mall Parkway, Fremont , CA

## FLOOR PLAN 47,452 RSF



- ▲ = Dock High Doors
- = Grade Level Doors
- ▨ = VCT Flooring

## SITE PLAN



Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2011 Colliers International

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