

UP TO ±506,490 SQUARE FEET AVAILABLE



901 PAGE AVENUE, FREMONT, CA MANUFACTURING/WAREHOUSE/DISTRIBUTION FACILITY

**Largest Available Manufacturing/
Warehouse/Distribution Building in the
SF Bay Area**

**Ideal for Clean Technology Companies,
Heavy Power Users or
Regional Warehouse/Distribution Facility**

**Current HP Facility – State of the Art
Manufacturing Improvements**



BUILDING INFORMATION:

Size

- ±506,490 SF situated on 29.89 acres of land
- ±324,800 SF of manufacturing/warehouse/distribution space
- ±181,690 SF of office space, lab and cafeteria (Ground Floor & Mezzanine)
- Divisible to ±200,000 SF
- Expansion: Up to ±160,000 SF in Phase II

Property Highlights

- ±25' – ±37' clear height
- Typical column spacing 40' X 40'
- Power: 10 MVA load capacity (12,000 Amps @ 277/480 Volts)
- 100% HVAC – Greater than 1,500 tons
- ESFR sprinkler system servicing the warehouse area
- Manufacturing areas have epoxy-coated ESD concrete slab floor
- ±10,000 gallon nitrogen tank

Amenities

- Fitness center with separate men's and women's restroom, shower, and locker facilities
- Full service commercial kitchen, cafeteria, and outdoor seating area

Location

- Excellent I-880 & I-680 access – easy Highway 237 access
- Centrally located within 25 miles of the Port of Oakland, Oakland Int'l, San Francisco Int'l & San Jose Int'l Airports

FIRST FLOOR PLAN

Warehouse – Area A	Warehouse – Area B
Size: ±102,400 SF	Size: ±102,400 SF

Warehouse Areas:

- 35' - 37' clear height
- Dedicated HVAC provided by one chiller (300-ton) and seven roof mounted air handlers
- Five 20-ton package units

Manufacturing

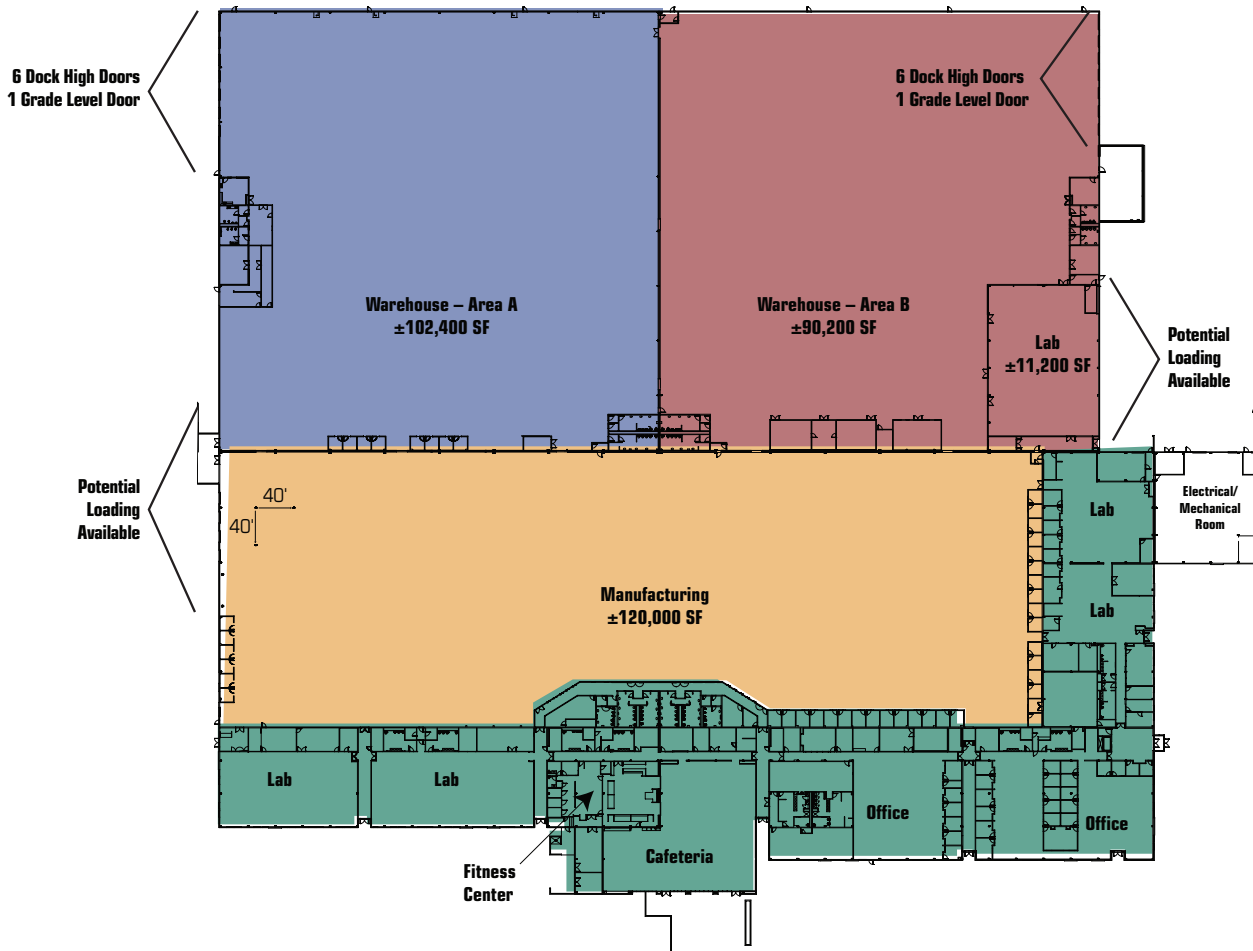
Size: ±120,000 SF

- Dedicated HVAC provided by three chillers (125-ton and two 200-ton) and six roof mounted air handlers
- Two 50-ton boxcar package units provide back-up cooling
- Epoxy-coated ESD flooring
- Overhead power distribution bars
- 25' - 27' clear height

Office/Lab/Amenities

Size: ±91,485 SF

- Open office environment
- Lab areas
- Cafeteria/full kitchen
- Fitness Center (no equipment)

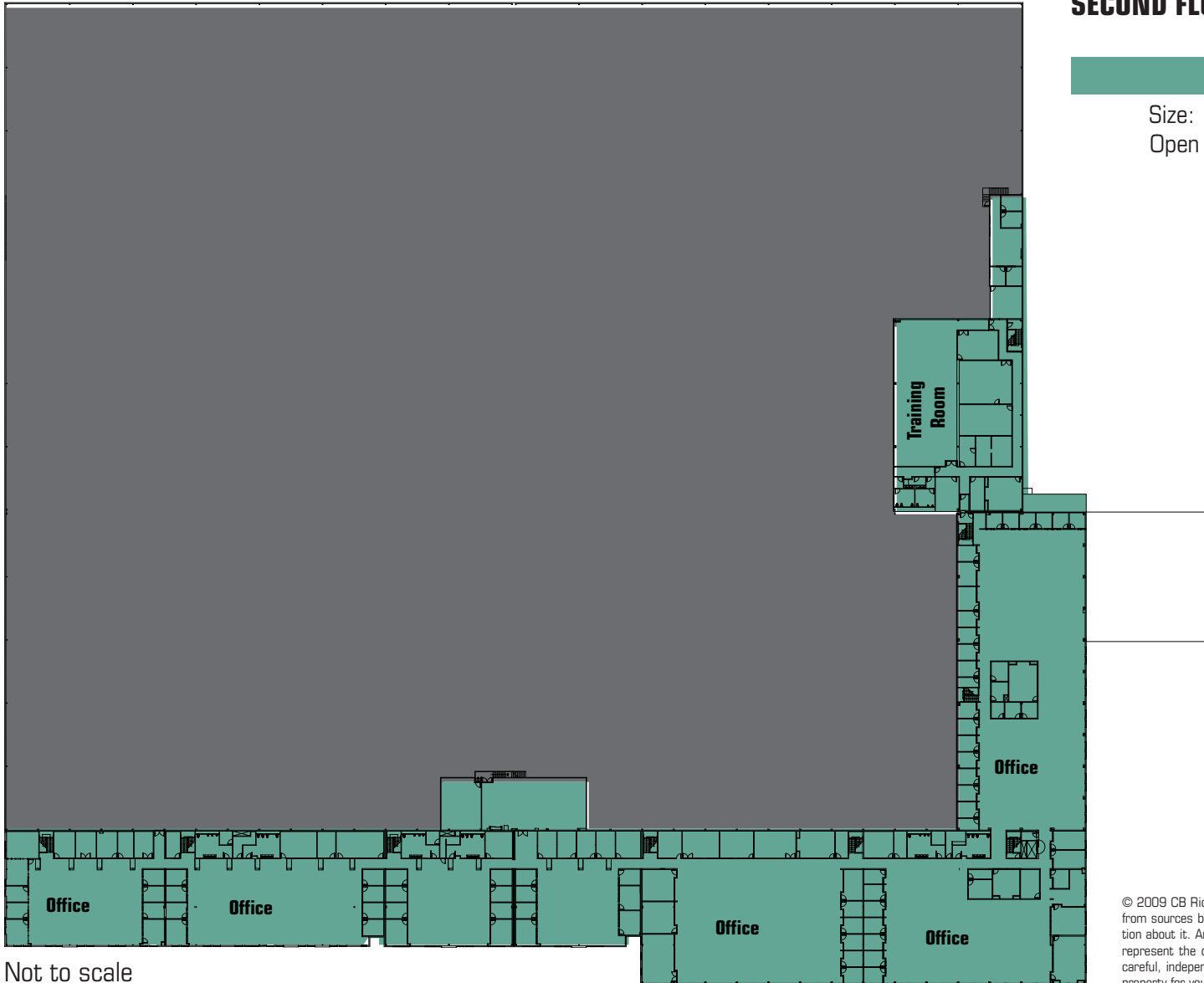


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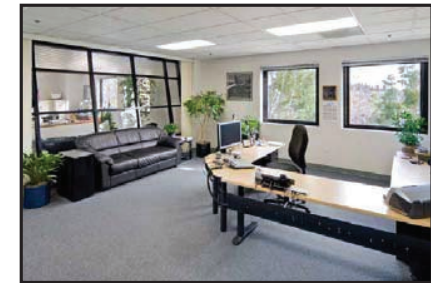
SECOND FLOOR PLAN

Second Floor/Mezzanine

Size: ±90,205 SF
 Open office environment



Not to scale



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SITE PLAN

PROJECT DATA

Site Area: 1,302,149 SF
29.9 Acres

Building Area:

Tenant 1:
First Floor
Warehouse: 112,737 SF
Office: 95,290 SF
Second Floor
Office: 76,270 SF

Total: 284,747 SF

Tenant 2:
First Floor
Warehouse: 101,345 SF
Office: 2,500 SF
Second Floor: 12,329 SF

Total: 116,174 SF

Tenant 3:
First Floor
Warehouse: 101,345 SF
Office: 2,500 SF
Second Floor: 1,724 SF

Total: 105,589 SF

Total Building Area: 506.490 SF

F. A. R.: 37.8%



- GRADE LEVEL DOOR
- ▲ DOCK HIGH DOOR
- ▼ FUTURE DOCK HIGH POSITION

Loading

- Abundant dock high & grade level loading (potentially up to 60 dock high doors)

Parking

- 2.41/1,000 SF (1,220 auto parking spaces)

Not to scale



Page Technology Park

901 PAGE AVENUE, FREMONT, CA

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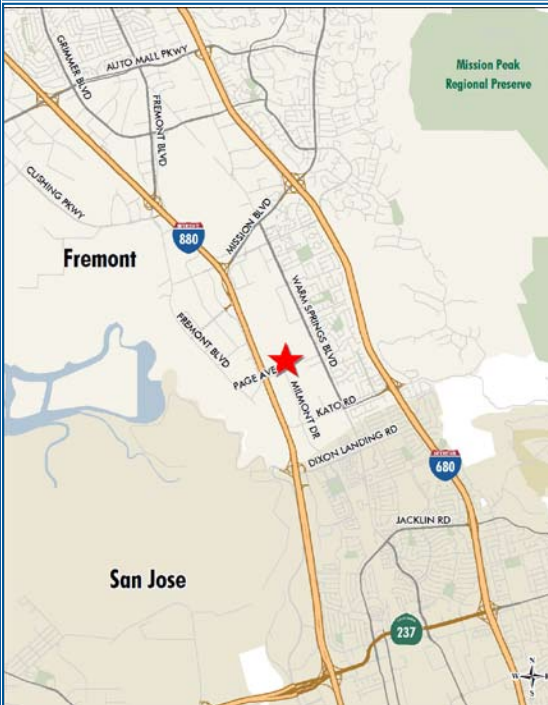
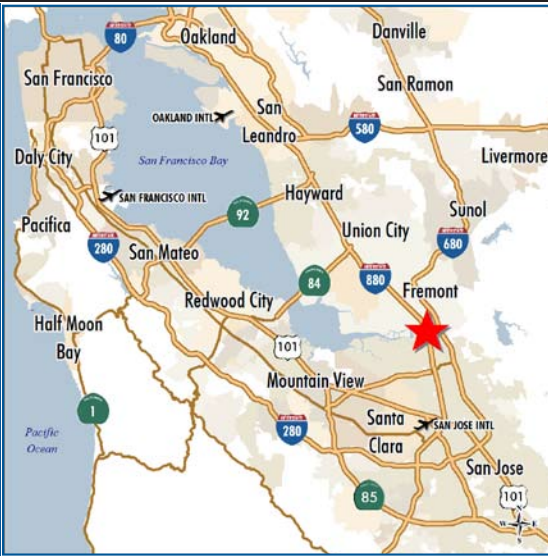
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