



27,964 SF MANUFACTURING SPACE FOR LEASE

44368 Old Warm Springs Blvd

Fremont, CA

Owned By:



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Timber Business Park

Project Highlights

- Corner unit with extensive glassline
- Flexible mix of office, lab and warehouse space
- **1,200 Amps @ 277/480 V, 3-Phase**
- 16'-18' clear height
- 2 grade level loading doors
- 3.1/1,000 parking
- Dedicated server & electrical room
- Walking distance to the Fremont BART station
- Great access to I-680 and I-880 via Auto Mall Parkway
- **Sharks Ice and Stanley's Sports Bar open weeknights and weekends**
- **Synergy Badminton, The Ultimate Experience**

FOR LEASE

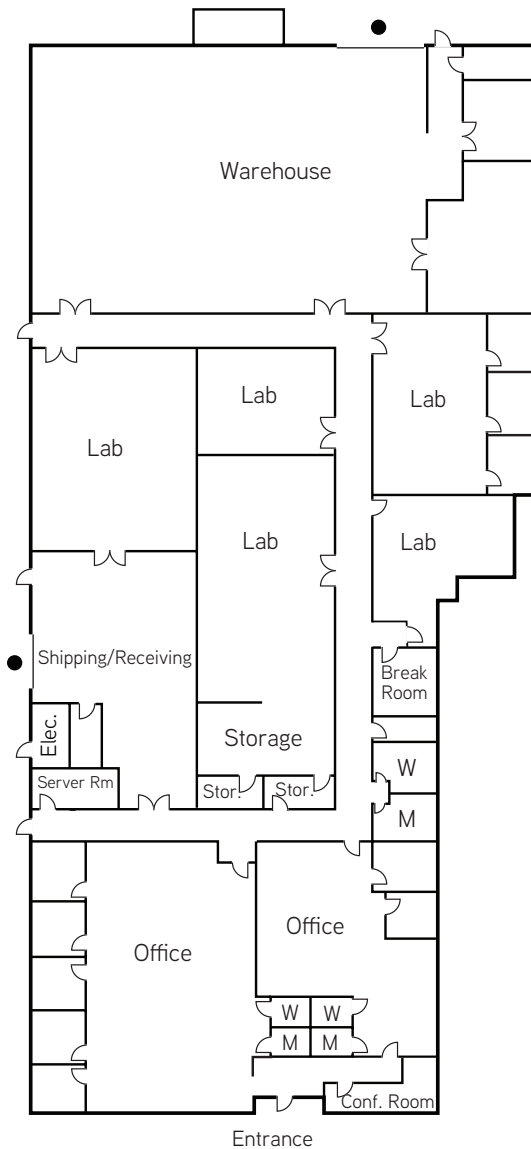
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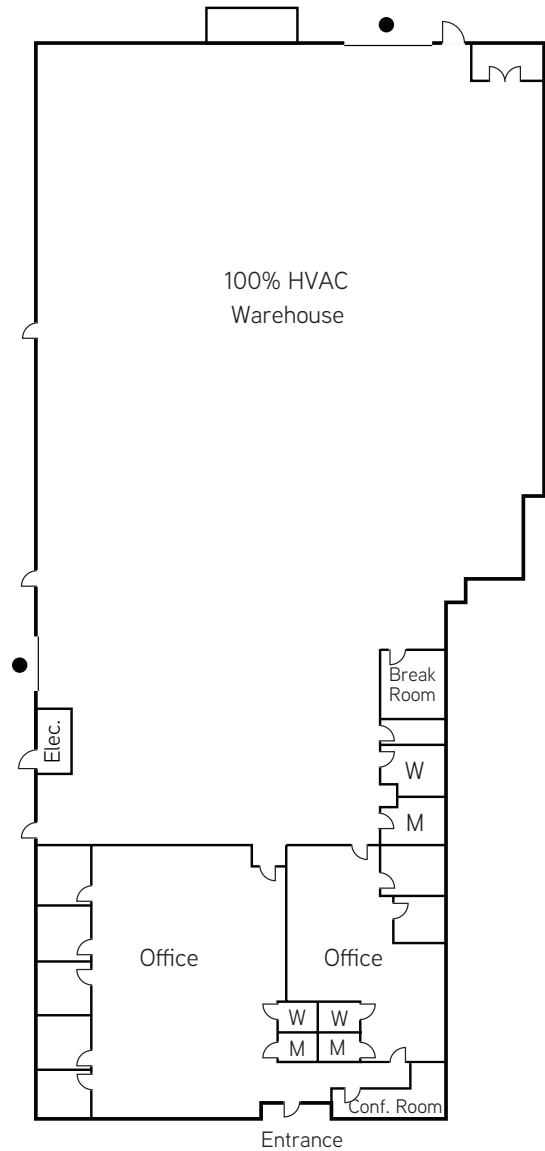
WP INVESTMENTS

EXISTING FLOOR PLAN



● = Grade Level Door

PROPOSED FLOOR PLAN



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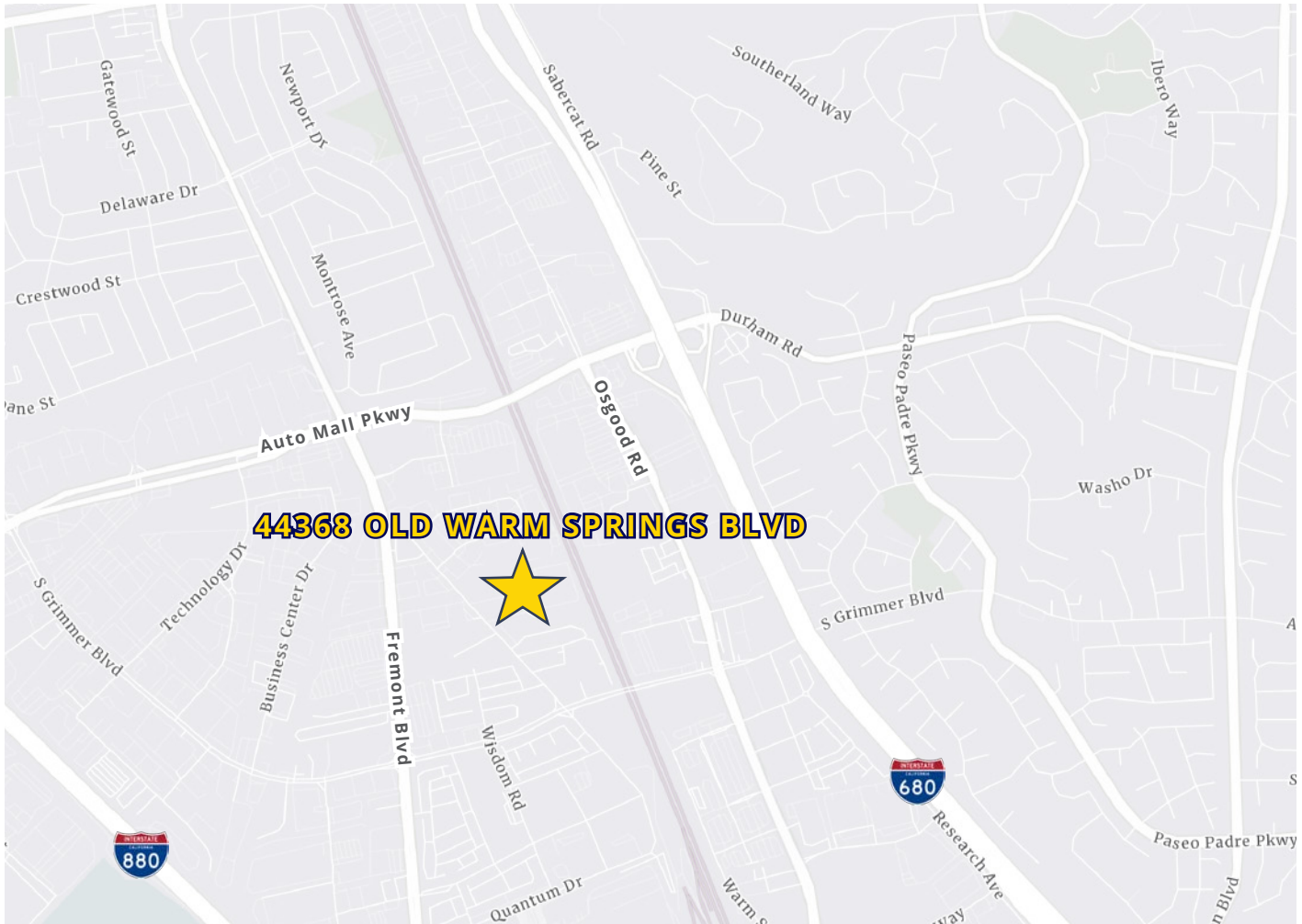
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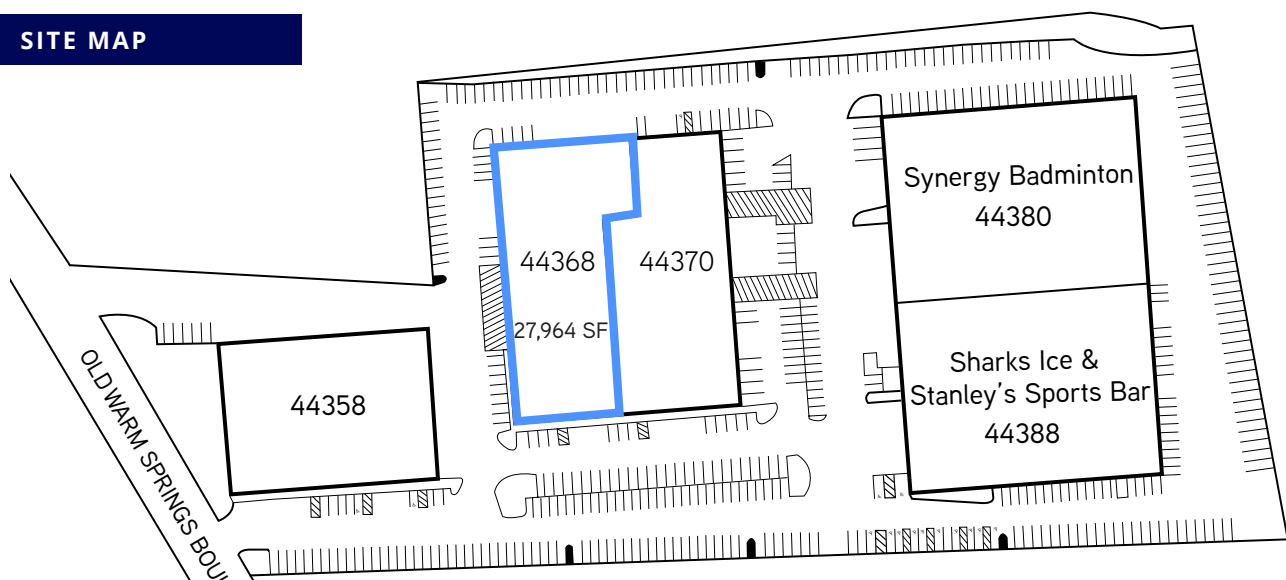
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WP INVESTMENTS

LOCATION MAP



SITE MAP



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WP INVESTMENTS

AMENITIES MAP



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