

44235 NOBEL DRIVE

FREMONT, CALIFORNIA

FOR SALE / LEASE



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PROPERTY HIGHLIGHTS

- +/- 74,166 SF Building
- 5.88 Acre Parcel
- Extensive Window Line
- Located Near Auto Mall Parkway
- 22' Clear Height
- Abundant Parking
- Monument Signage Available
- ±3.85 / 1,000 Parking
- Call for Pricing
 - 2.5% Procuring Fee

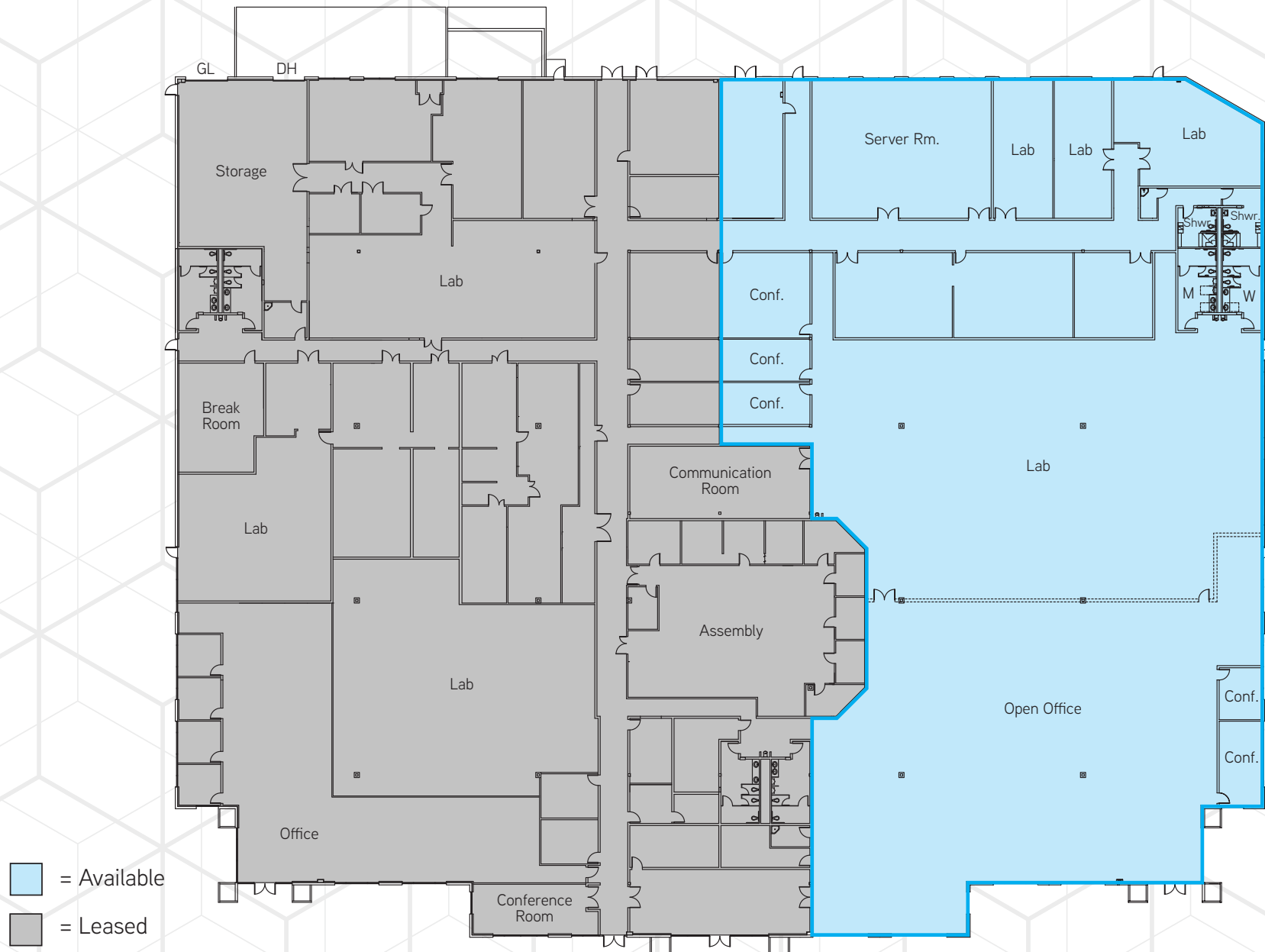
AVAILABLE UNIT DETAILS

- ±34,493 SF
- 100% Drop Ceiling
- 40% Open Office/60% Lab
- 500 amps, 277/480 Volts
- Fenced / Paved Yard Available
- Asking \$1.35/SF NNN
 - NNN ±\$.25/SF

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FLOOR PLAN



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NEARBY AMENITIES



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