

44235 NOBEL DRIVE

FREMONT, CALIFORNIA

FOR SALE / LEASE



GREG EVANS

+1 408 282 3839

greg.evans@colliers.com

CA License No. 01956927

JACK FORDYCE

+1 408 282 3905

jack.fordyce@colliers.com

CA License No. 02022745

JAMES YODER

+1 408 282 3863

james.yoder@colliers.com

CA License No. 01971537

COLLIERS INTERNATIONAL

450 West Santa Clara Street

San Jose, CA 95113

+1 408 282 3800 Main

+1 408 292 8100 Fax

www.colliers.com



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

44235 NOBEL DRIVE

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. © 2018 Colliers International

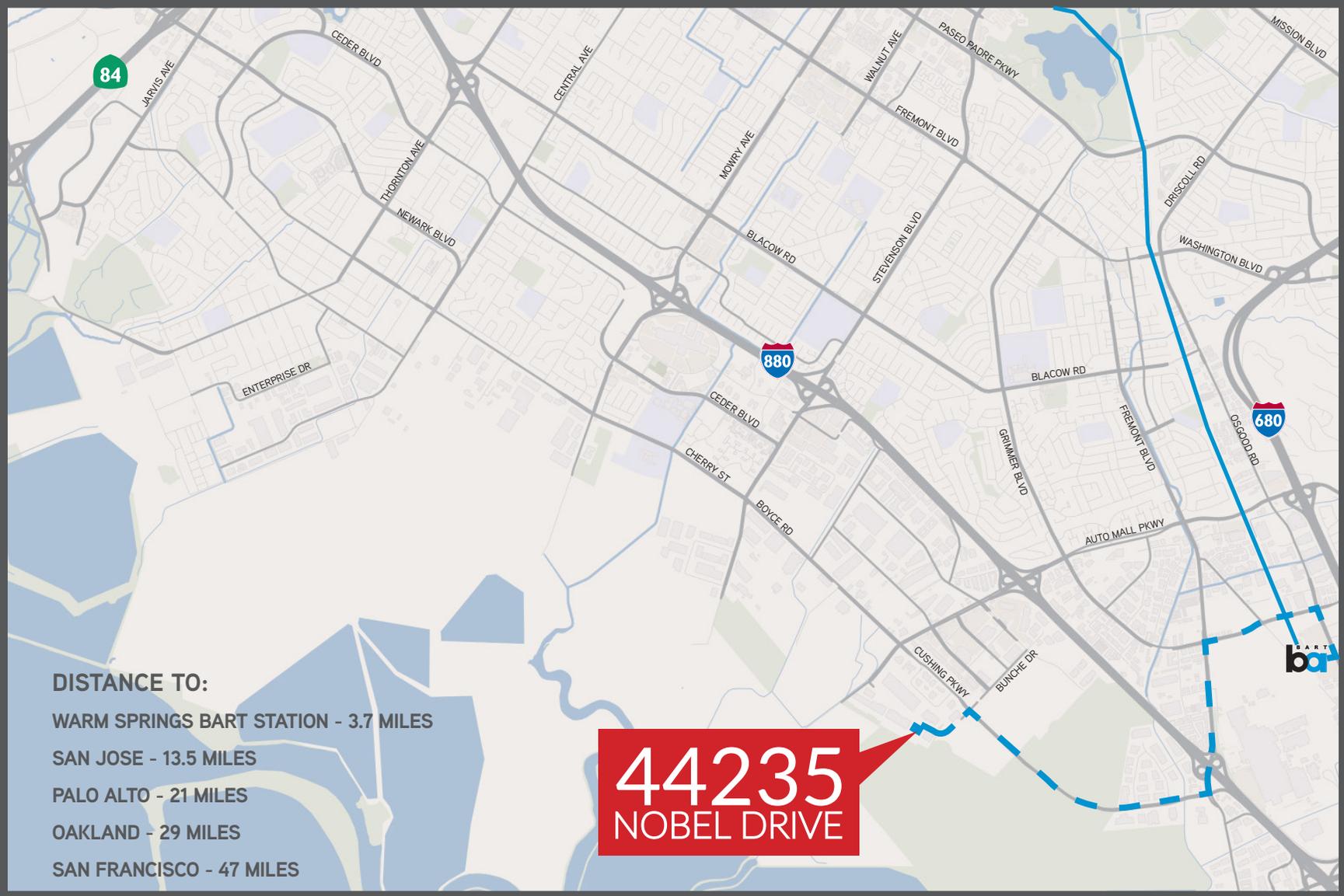
NEARBY AMENITIES



44235 NOBEL DRIVE

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. © 2018 Colliers International





DISTANCE TO:

- WARM SPRINGS BART STATION - 3.7 MILES
- SAN JOSE - 13.5 MILES
- PALO ALTO - 21 MILES
- OAKLAND - 29 MILES
- SAN FRANCISCO - 47 MILES

44235
NOBEL DRIVE

GREG EVANS
 +1 408 282 3839
 greg.evans@colliers.com
 CA License No. 01956927

JACK FORDYCE
 +1 408 282 3905
 jack.fordyce@colliers.com
 CA License No. 02022745

JAMES YODER
 +1 408 282 3863
 james.yoder@colliers.com
 CA License No. 01971537



COLLIERS INTERNATIONAL | 450 West Santa Clara Street, San Jose, CA 95113 | +1 408 282 3800 Main | +1 408 292 8100 Fax | www.colliers.com

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. © 2018 Colliers International