



Colliers



27,964 SF MANUFACTURING SPACE FOR LEASE

44368 Old Warm Springs Blvd

Fremont, CA

Owned By:

 WP INVESTMENTS

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Colliers

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Timber Business Park

Project Highlights

- Corner unit with extensive glassline
- Flexible mix of office, lab and warehouse space
- **2,000 amps @ 120/208 volts**
- 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**

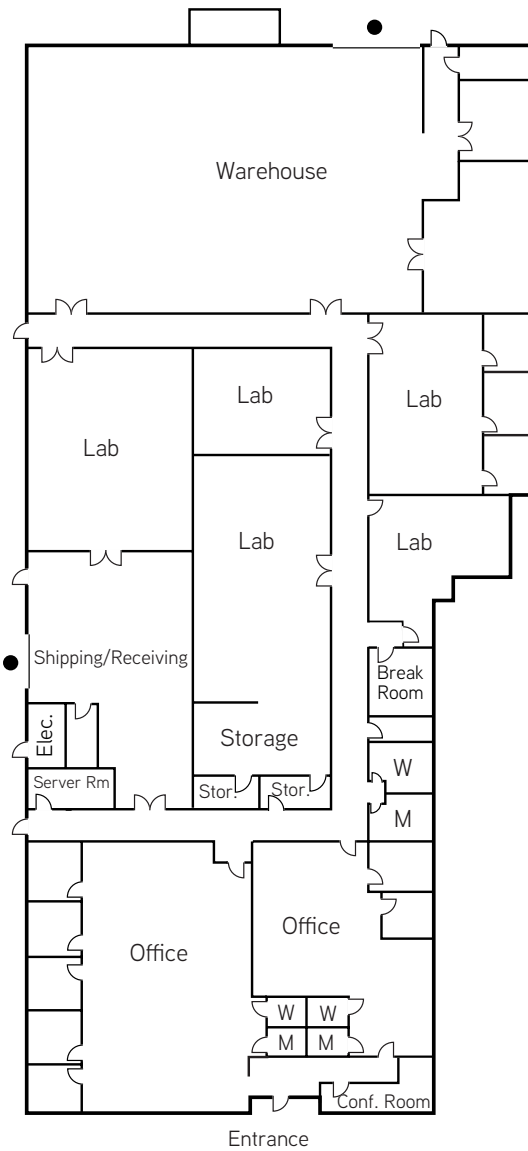
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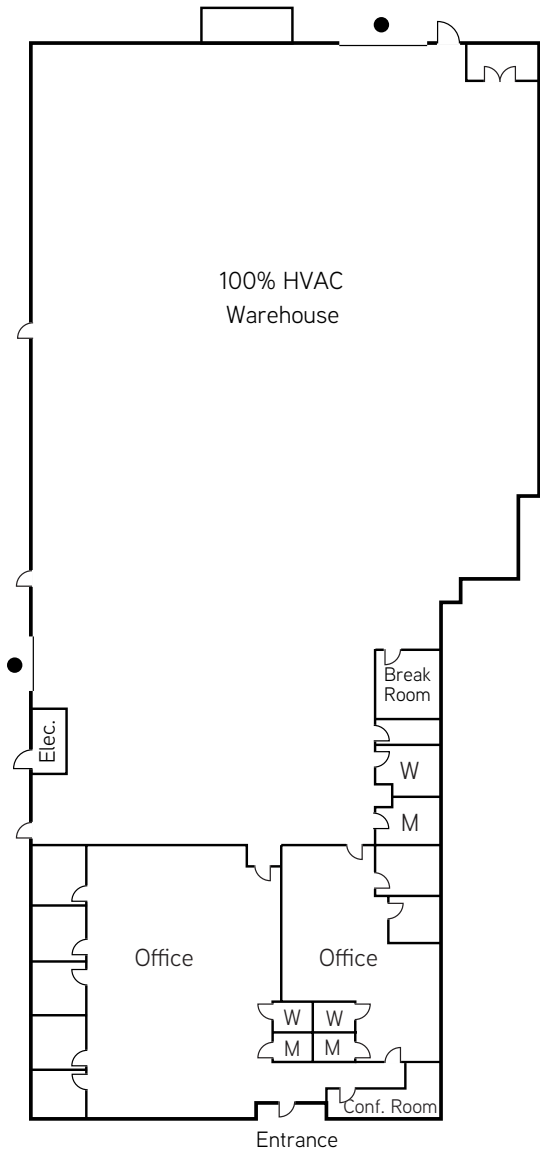
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EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



● = Grade Level Door

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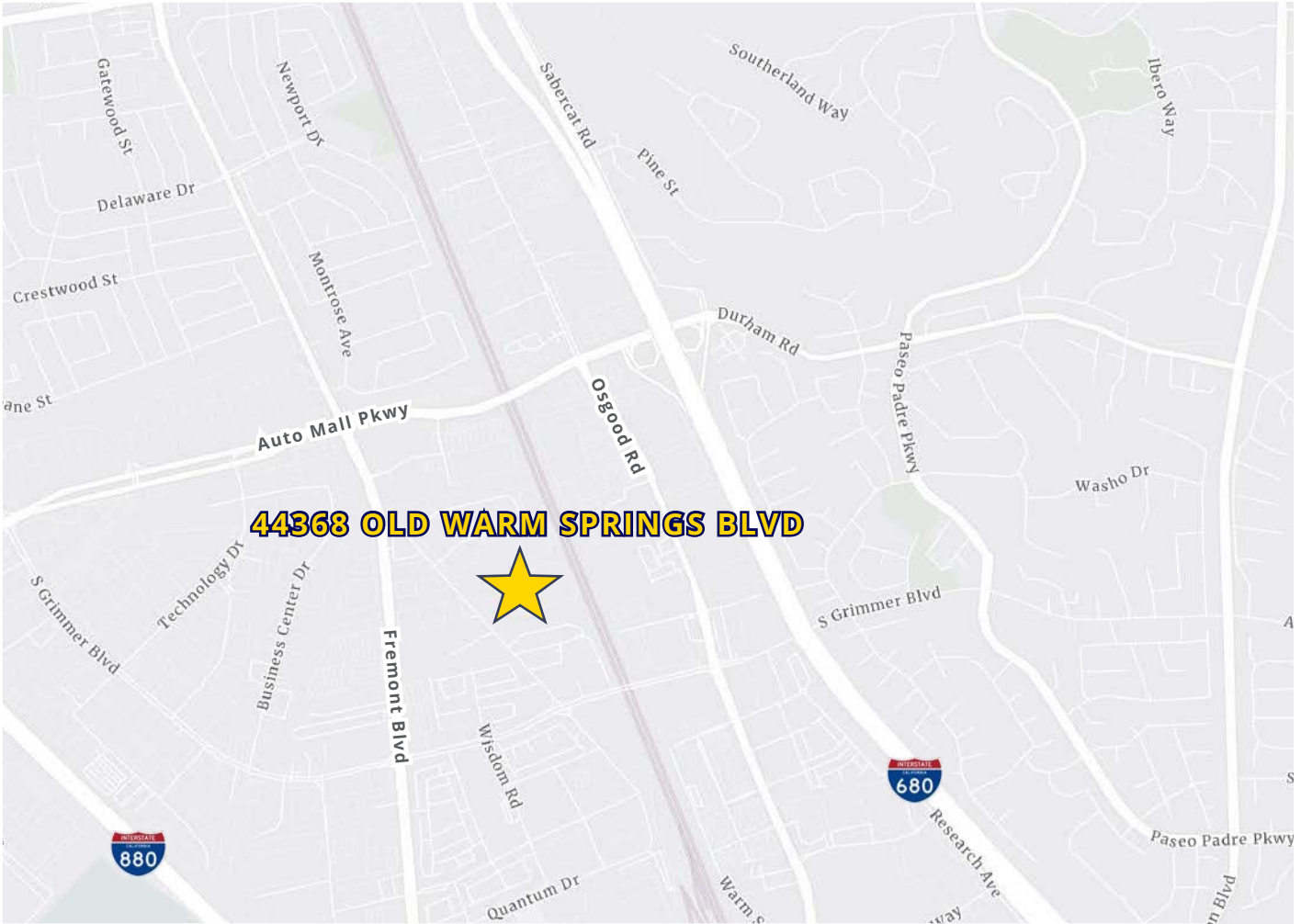
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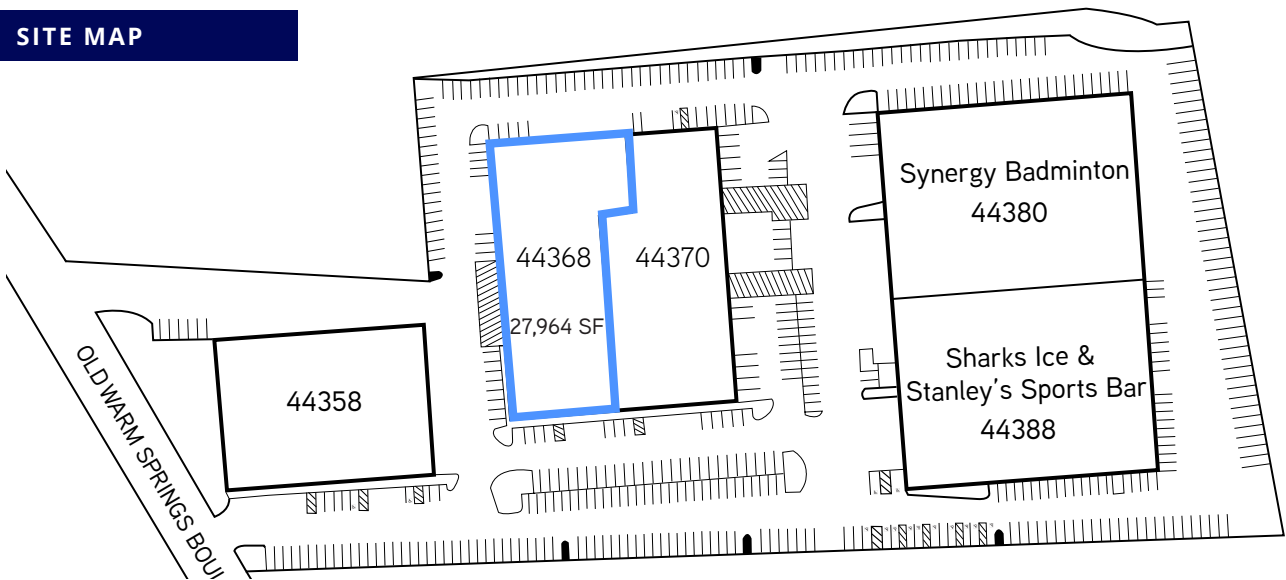
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LOCATION MAP



SITE MAP



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AMENITIES MAP



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