

FOR SUBLEASE

43455

OSGOOD RD.

FREMONT, CA

±35,184 SF AVAILABLE





Call Brokers for Pricing | Expenses: \$0.34 | Available Immediately

BUILDING HIGHLIGHTS/

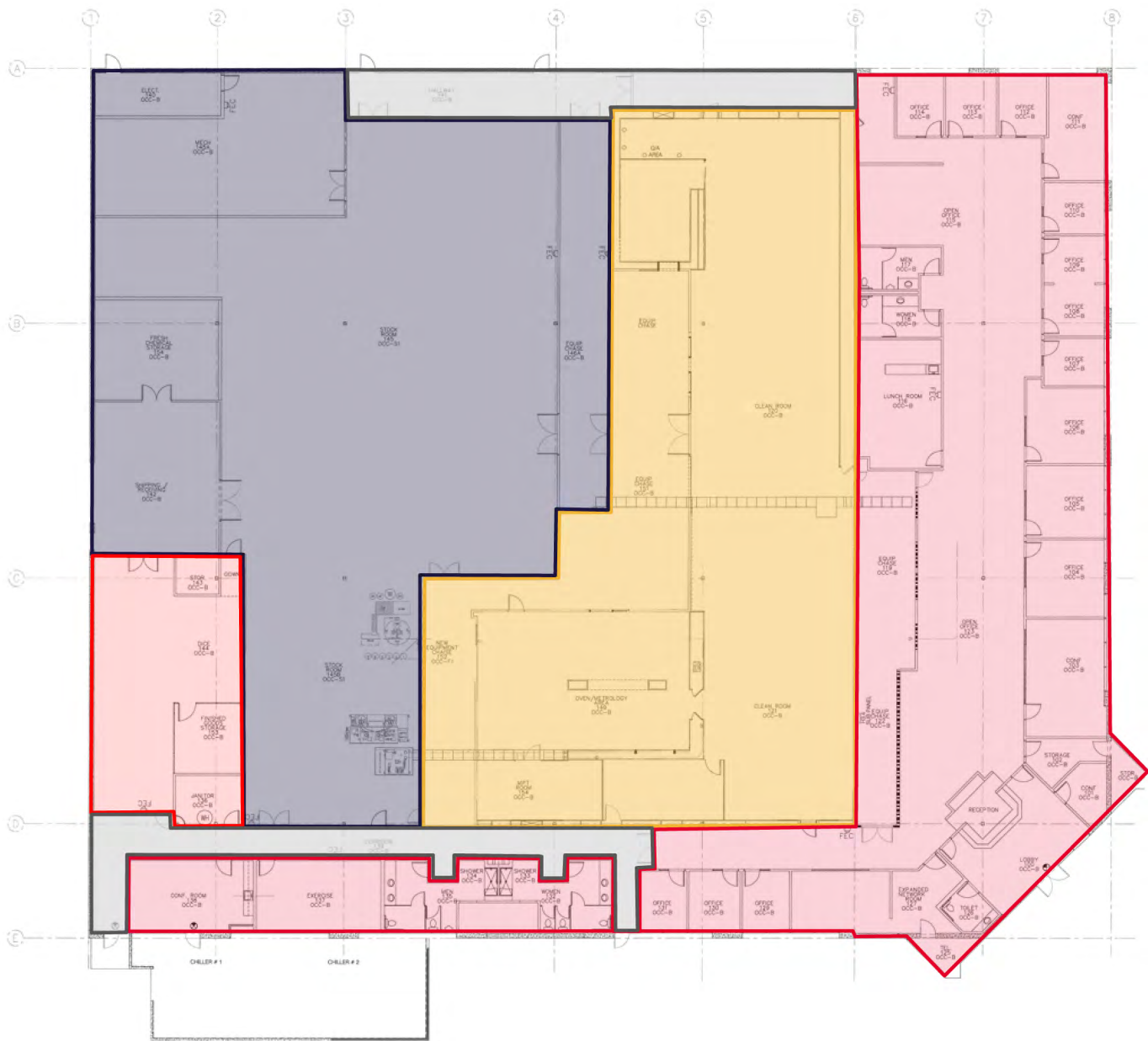
- ±35,184 SF of Single Story R&D Manufacturing
- ±11,320 SF of Class 100 Clean Room Space
- ±11,130 SF of Office Area w/ Natural Light from Expansive Glass lines & Skylights w/ High 12' Ceilings
- 1 Exterior Grade Level Loading Roll-Up Door (14' H x 12' W)
- 20' Clear Height in Warehouse Area
- 2,000 Amps of 3-Phase Power (277/480 Volts)
- Former Laboratory Environment w/ some remaining infrastructure (including De-Ionized Water System, Chillers, CDA System, Compressors, Acid Waste Neutralization System, etc.)
- 114 Parking Spaces Available (3.3/1,000 Parking Ratio)
- 2 Secured Exterior Equipment Pads
- Exterior Trash Enclosure Area
- Fire Sprinkler System Installed
- Corner Location at Osgood Road & Darby Commons
- Industrial-Service (I-S) Zoning



CLEAN ROOM HIGHLIGHTS

- ±11,320 SF of Existing Class 100 Clean Room Space
- Infrastructure Set Up for Potential Clean Room Expansion (approx. 2,500 SF)
- 9' Finish Height in Clean Room Areas
- 2 Dedicated, Secured Equipment Pads
- Acid Waste Neutralization (AWN) System
- De-Ionized Water System
- Processed Hot & Cold Water Loops
- Nitrogen Piping Loops
- Vacuum System
- 2 Existing Chillers
- Scrubbers
- Clean Dy Air System & Compressors
- 9 Roof Top HVAC Units w/ 216.5 tons of Capacity
- Power Conditioner Unit
- Gas Life Safety System Installed

FLOOR PLAN



OFFICE AREA(S)



WAREHOUSE AREA(S)



CLASS 100 CLEAN ROOM(S)



HALLWAYS

PHOTO GALLERY

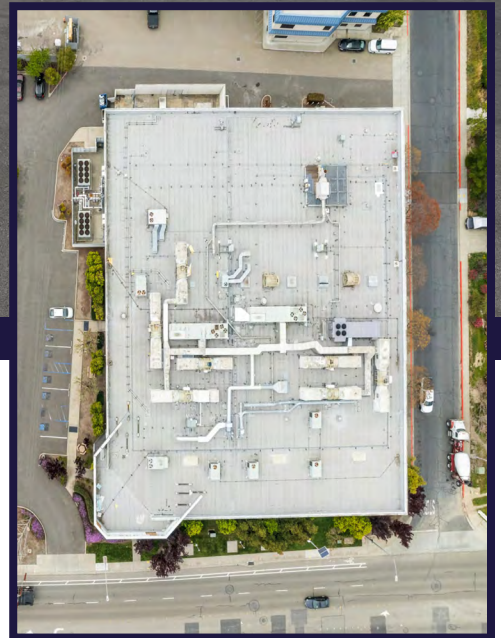


PHOTO GALLERY



AERIAL MAP





FOR MORE INFORMATION, PLEASE CONTACT:

JEFF POWERS
Managing Director

+1 510 891 5821
jeff.powers@cushwake.com

MICHAEL KARP
Managing Director

+1 510 813 0113
michael.karp@cushwake.com