

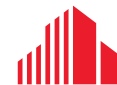


IMPROVEMENTS UNDERWAY

±51,092 SF ON ±3.36 ACRES

AVAILABLE FOR LEASE & SALE

47817-47823 WESTINGHOUSE DRIVE
FREMONT, CA 94539



**CUSHMAN &
WAKEFIELD**

47817-47823 WESTINGHOUSE DRIVE

FREMONT, CA 94539

Offering Highlights

- Free-Standing Light Industrial/Manufacturing Building
- Fully Conditioned
- $\pm 17'$ Clear Height
- 1,600 Amps, 277/480V Power (to be verified)
- One (1) Loading Dock
- Two (2) Grade Level Doors
- Multiple Exterior Concrete Equipment Pads
- 3.6/1,000 Parking Ratio
- Competitive Operating Expenses: $\pm \$0.16$ PSF
- Contact Listing Agents For Pricing and Touring Instructions

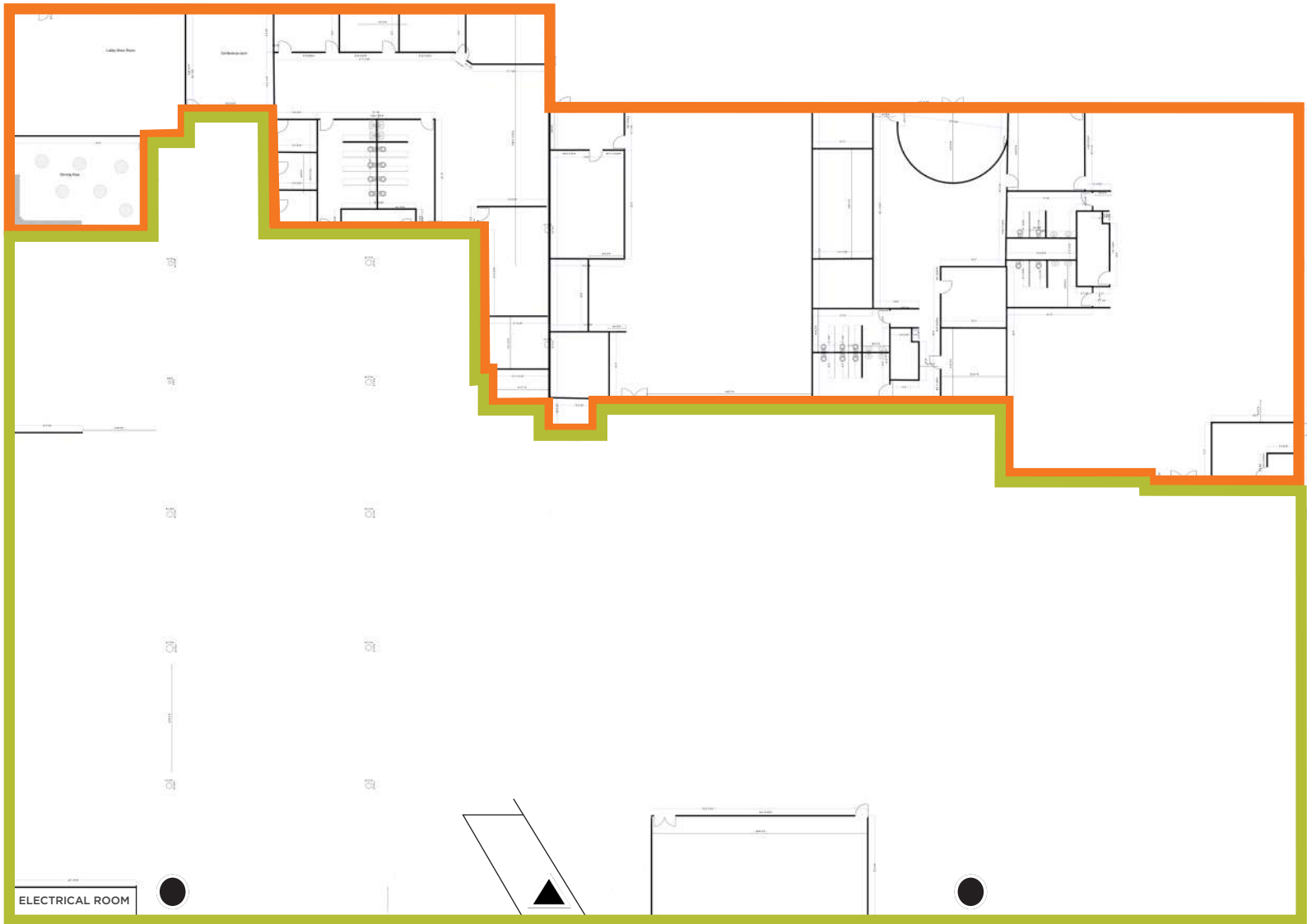


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HYPOTHETICAL
FLOOR PLAN



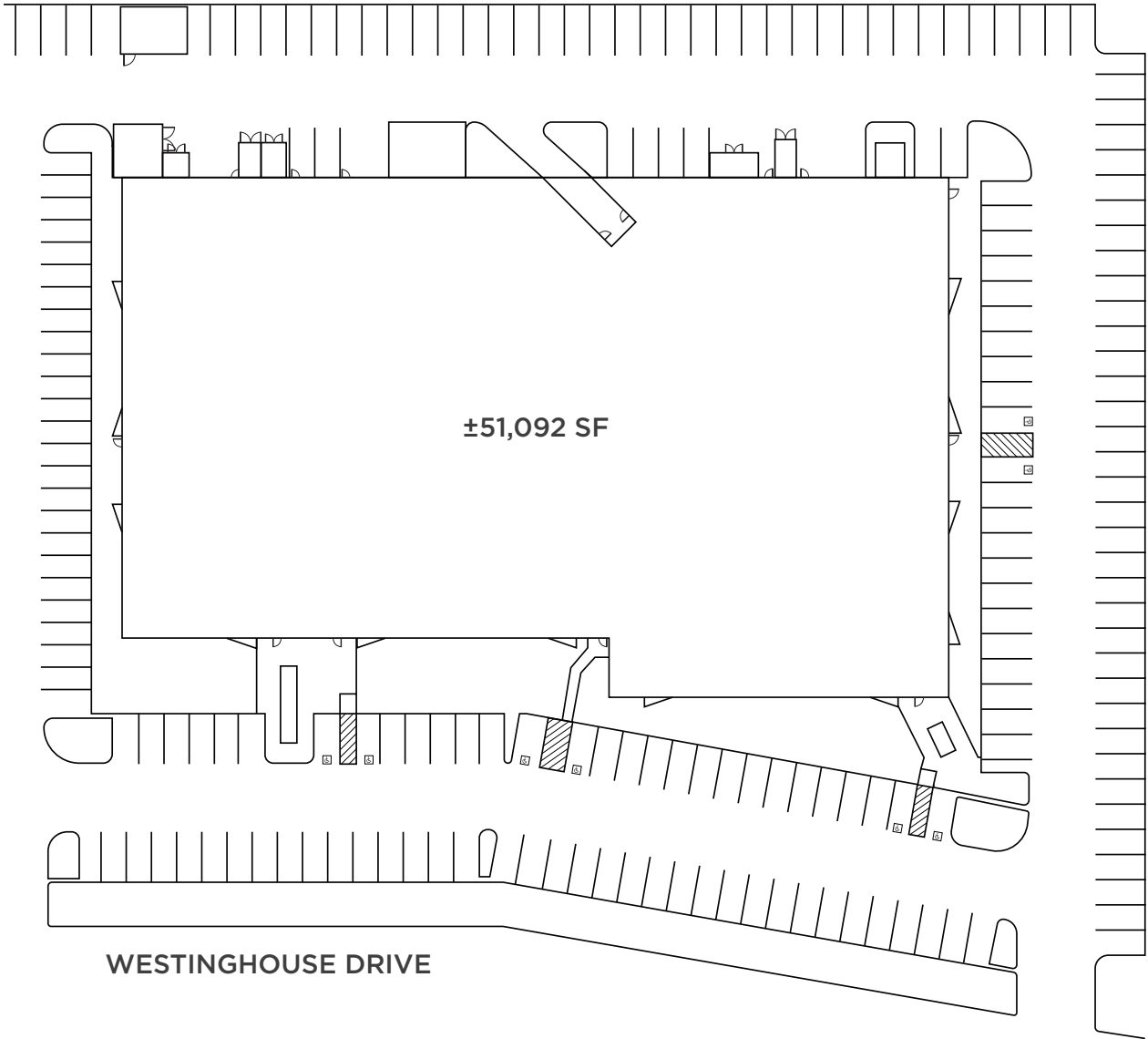
- GRADE LEVEL DOOR
- ▲ LOADING DOCK
- OFFICE & DROPPED CEILING PRODUCTION AREA
- 17' CLEAR PRODUCTION & WAREHOUSE AREA



DISCLAIMER: THIS DRAWING IS NOT TO SCALE

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SITE PLAN

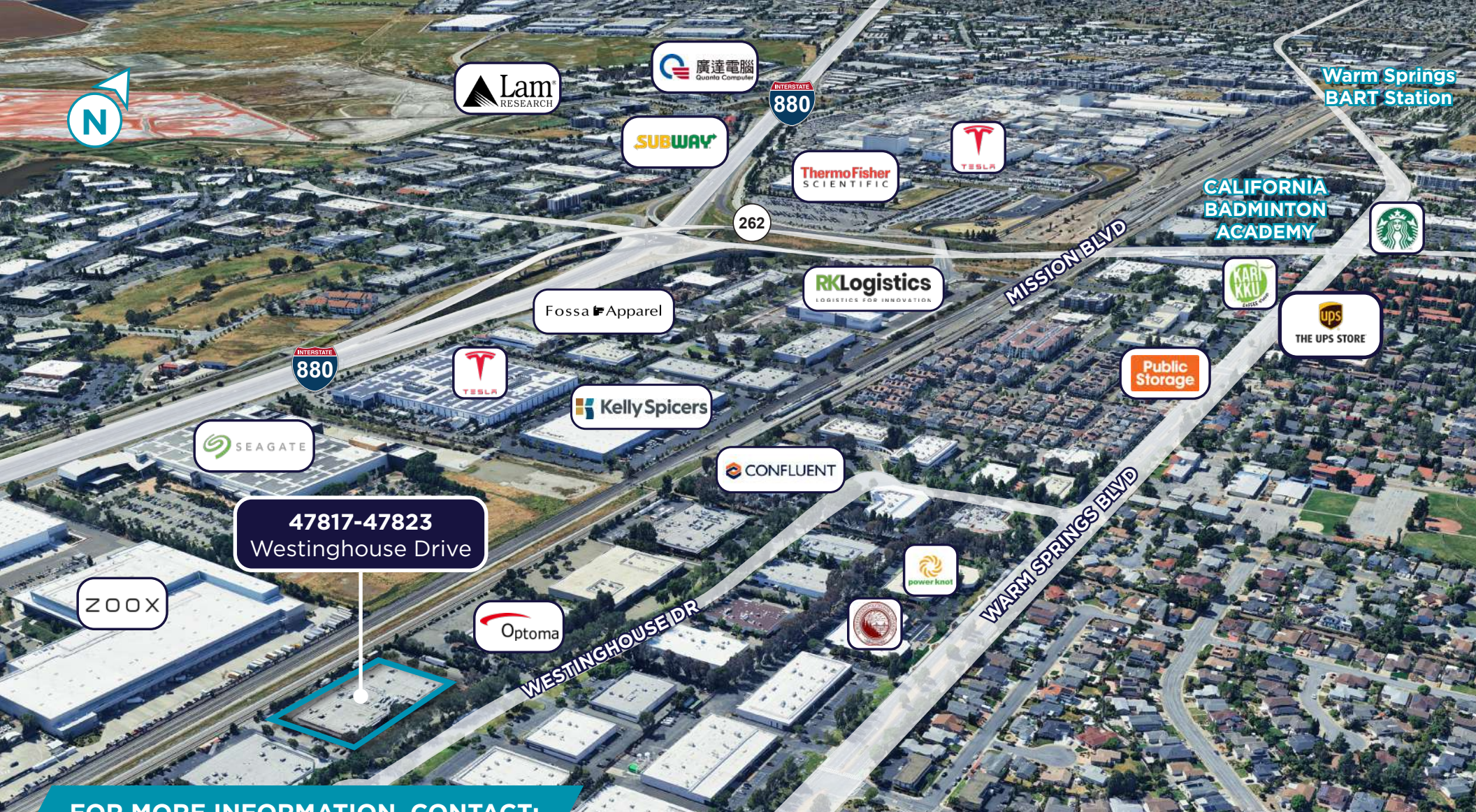


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PHOTOS





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