

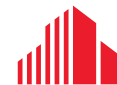


**±28,262 SF REMAINING FOR
LEASE OR OWNER/USER**

±51,092 SF ON ±3.36 ACRES

47817-47823 WESTINGHOUSE DRIVE
FREMONT, CA 94539

AVAILABLE FOR LEASE & SALE



**CUSHMAN &
WAKEFIELD**

47817-47823 WESTINGHOUSE DRIVE

FREMONT, CA 94539

Sale Offering Highlights

- ±51,092 SF Light Industrial/Manufacturing Building
- In-Place Income Thru September 2030. Please Contact Agents for Rent Roll
- ±17' Clear Height
- Power:
 1. 800 Amps @ 480 Volts
 2. 1200 Amps @ 480 Volts
 3. 400 Amps @ 480 Volts*
- One (1) Loading Dock
- Two (2) Grade Level Doors
- Multiple Exterior Concrete Equipment Pads
- 3.6/1,000 Parking Ratio
- Contact Listing Agents for Sale Pricing

Lease Offering Highlights

- ±28,262 SF Unit Available (47817)
- Fully Insulated
- ±17' Clear Height
- Power:
 1. 1200 Amps @ 480 Volts
 2. 400 Amps @ 480 Volts*
- One (1) Grade Level Door
- 3.6/1,000 Parking Ratio
- Competitive Operating Expenses: ±\$0.16 PSF
- Contact Listing Agents for Lease Pricing and Touring Instructions







**Building Electrical Capacity To Be Confirmed by an Electrician*

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FLOOR PLAN



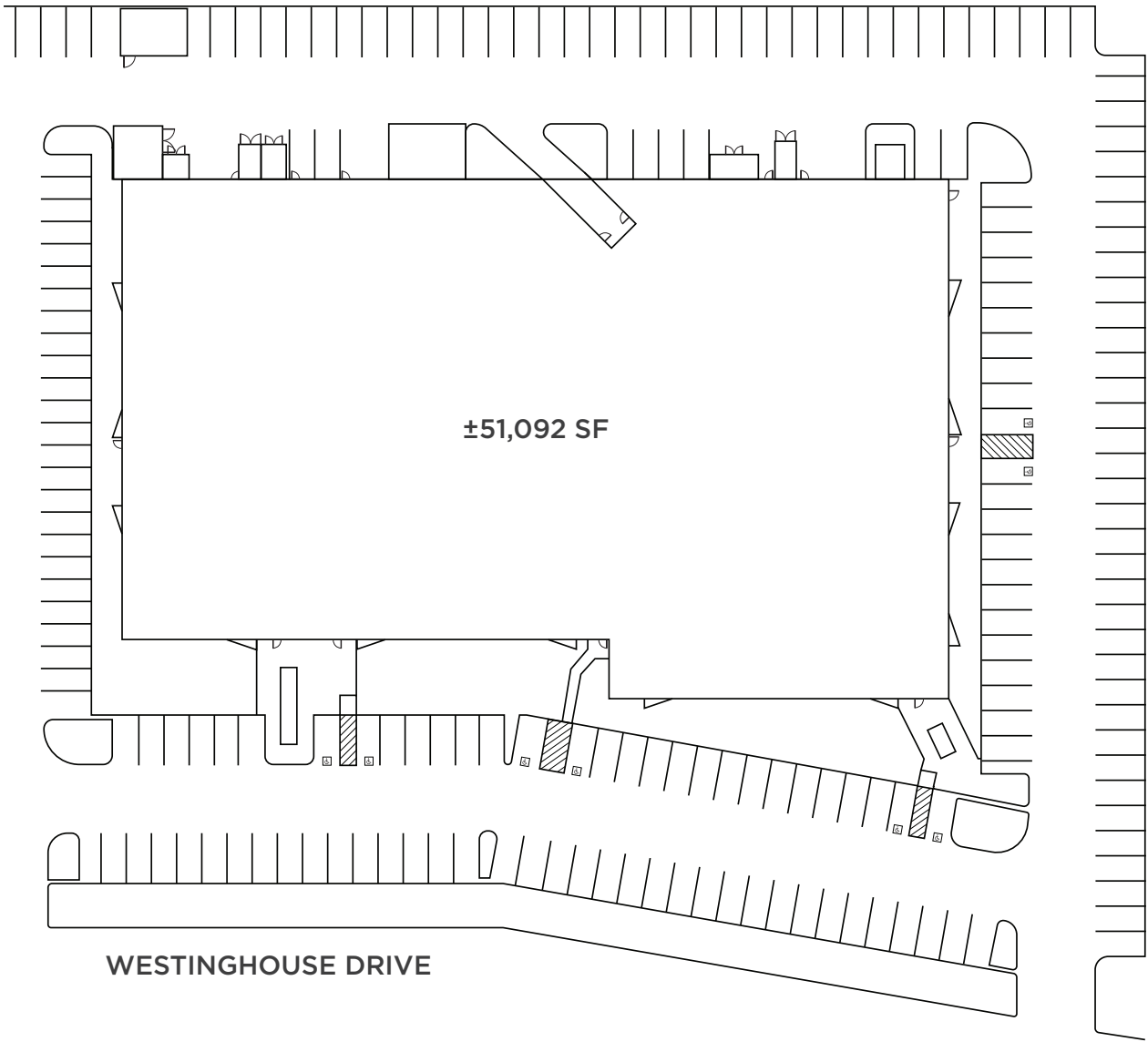
-  GRADE LEVEL DOOR
-  LOADING DOCK
-  OFFICE & DROPPED CEILING PRODUCTION AREA
-  17' CLEAR PRODUCTION & WAREHOUSE AREA



DISCLAIMER: THIS DRAWING IS NOT TO SCALE

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SITE PLAN

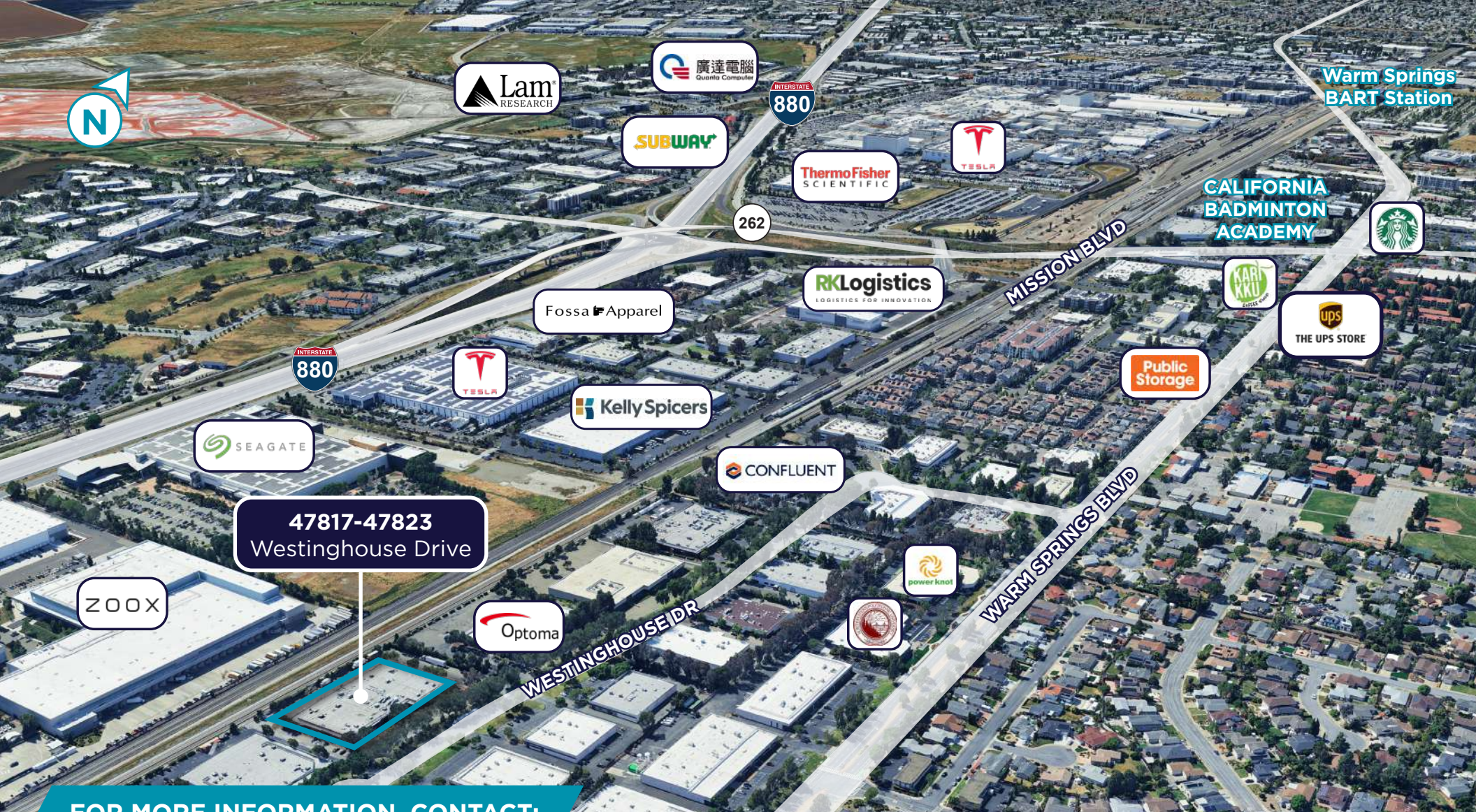


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FREMONT, CA 94539

PHOTOS





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