

TWO R&D/MANUFACTURING BUILDINGS FOR LEASE / SALE
±29,760 SF - ±62,890 SF

AUTO MALL PKWY

±62,890 SF

±29,760 SF

4050 Technology Place
4174 Technology Drive

FREMONT, CALIFORNIA

CBRE

PROPERTY OVERVIEW



±29,760 SF - ±62,890 SF
Two (2) R&D/Manufacturing Buildings



5.55 Total Acres
4174 Technology: 2.07 Acres
4050 Technology: 3.48 Acres



APN: 525-1250-60 and 525-1250-61



4174 Technology: 1,200 Amps @ 277/480V Panel
4050 Technology: 1,600 Amps @ 277/480V Panel



13.5' - 15' Clear Height



Dock High and Grade Level Doors



2.3/1,000 Parking Ratio



Light Industrial Zoning



Great Access to I-680 and I-880



Less than 2 Miles from Warm Springs BART
Station and Pacific Commons Shopping Center



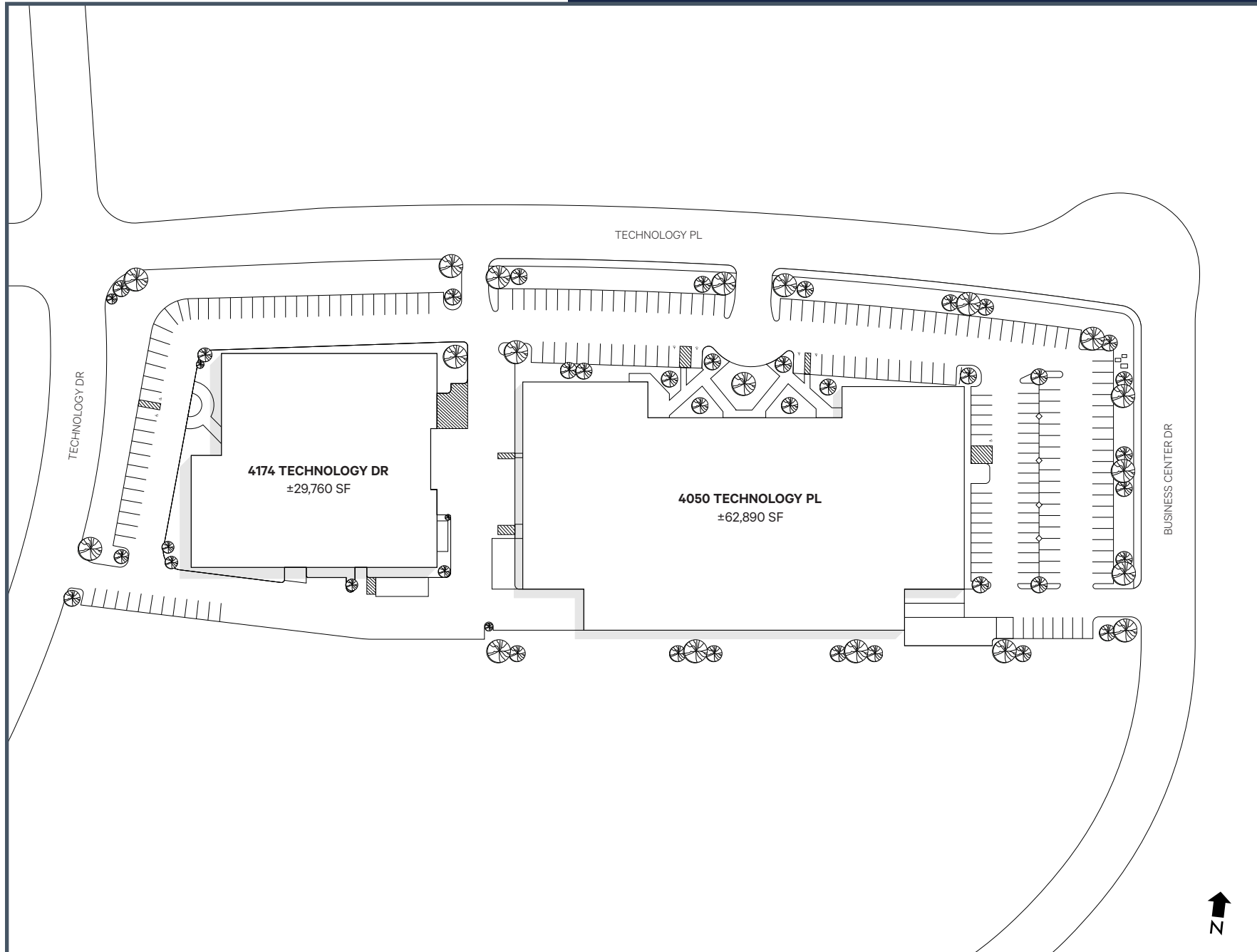
Available August 1, 2026



Can be leased/sold together or separately



SITE PLAN



FLOOR PLAN

4050 Technology Place
±62,890 SF | Not to Scale

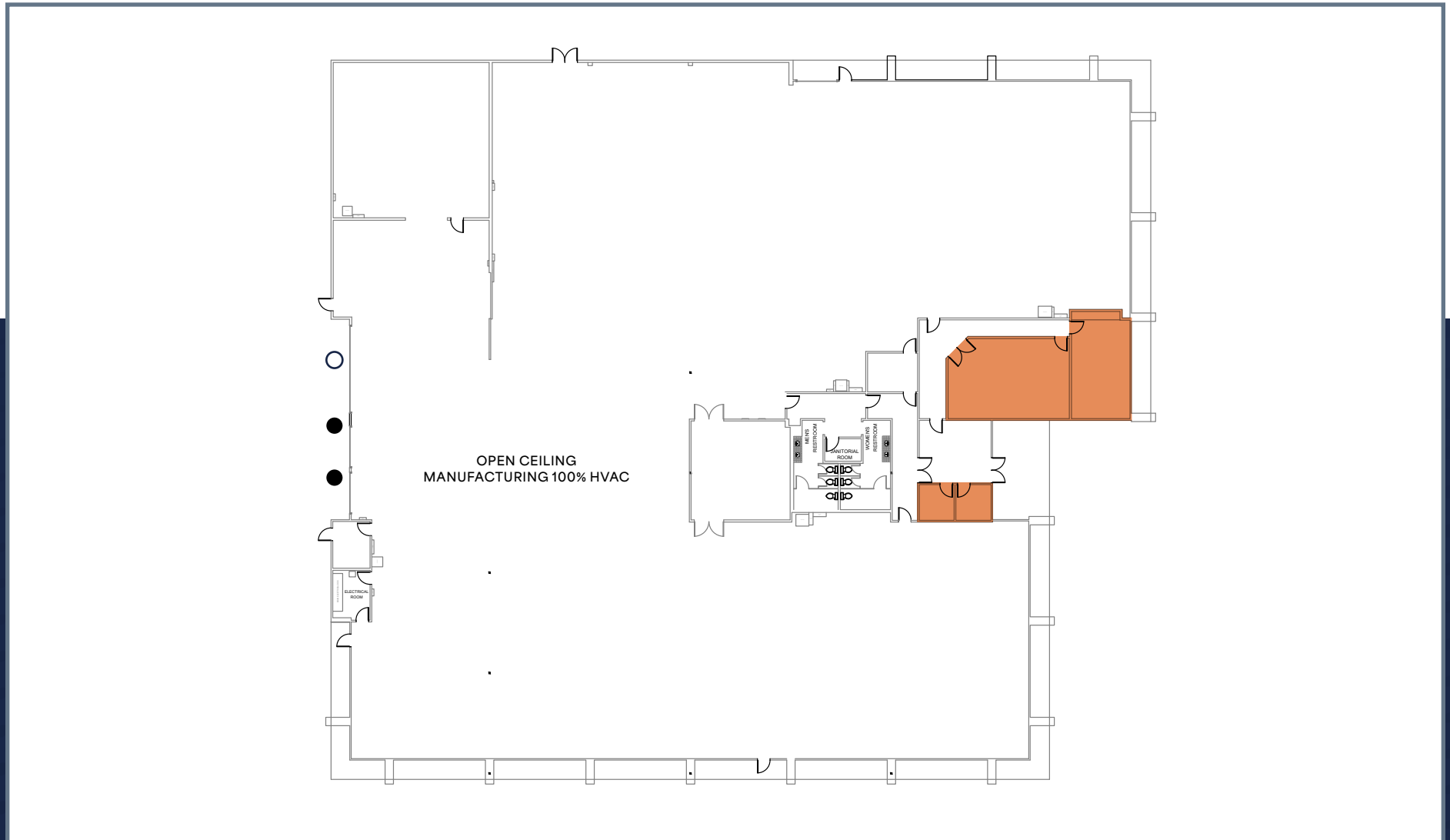
● OFFICE ● LAB ▲ DOCK HIGH DOOR ● GRADE LEVEL DOORS



FLOOR PLAN

4174 Technology Drive
±29,760 SF | Not to Scale

● OFFICE ● GRADE LEVEL DOORS ○ 21' X 14' GRADE LEVEL DOOR



4050 Technology Place
4174 Technology Drive

Pacific Commons Shopping Center
 Burlington Total Wine & More, Firehouse Subs, Chase, HomeGoods, In-N-Out Burger, Krispy Kreme, Blaze Pizza, Cold Stone Creamery, Lowe's, Ulta, Rack, Citi, Buffalo Wild Wings, Target, 85¢ Store, DoorDash, Starbucks, Pizza Hut, Habit Burger Grill, Panera Bread, Costco Wholesale, TJ Maxx, Five Below, Five Guys, DSW, Old Navy, Jamba, Crumbl, Verizon, Dishdash.

Skyway Plaza
 Club Pilates, Subway, Walmart, Dollar Tree, Wells Fargo, AT&T, Panda Express, Togo, Chipotle Mexican Grill.

Warm Springs Plaza
 CVS Pharmacy, Chase, Orangetheory Fitness, Subway.

Franciscan Center
 Bank of America, Circle K, Burger King, Safeway, Harbor Freight.

Other locations marked: HomeExpress, FedEx, Starbucks, Jack in the Box, The Home Depot, PEAK, The Clubhouse, Tesla, Spin & Yarn, McDonald's, LA Quinta, Extended Stay America, Harriott, Subway.

Major Roads: I-880, I-680, I-205, Auto Mall Pkwy, Cushing Pkwy, Fremont Blvd, Skyway Blvd, Durham Rd.



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BUILDINGS FOR LEASE / SALE**

**4050
Technology Place**

**4174
Technology Drive**

±29,760 SF - ±62,890 SF

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