

GATEWAY BUSINESS CENTER



48450 LAKEVIEW BLVD | FREMONT | CA | 94538

FOR MORE INFORMATION:

CBRE, INC.
225 W Santa Clara Street
12th Floor
San Jose, CA 95113
www.cbre.com

PROPERTY FEATURES

- **±12,341 Total SF**
- ±4,621 SF of Office
- ±7,720 SF of Warehouse
- 100% HVAC
- 400 Amps @ 277/480V
- 2 Dock High Doors & 1 Grade Level Door
- Easy access to I-880 & I-680
- Located in prestigious Bayside Technology Park
- Abundant amenities nearby - Restaurants, retail centers, hotels, Bay Club Fremont and BART

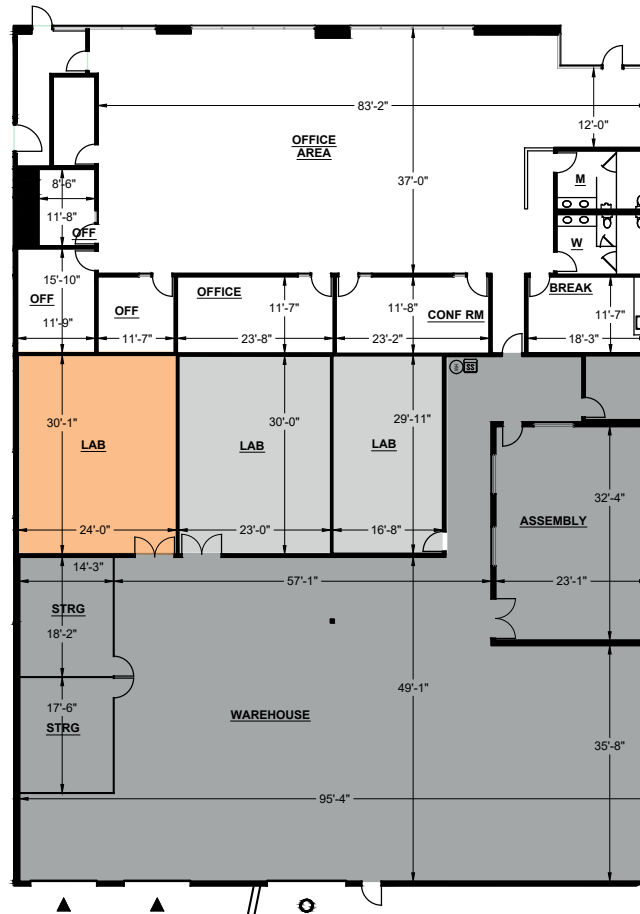


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



GATEWAY BUSINESS CENTER

FLOOR PLAN



- TILE/DROP CEILING
- TILE/OPEN CEILING
- CONCRETE/OPEN CEILING
- DOCK HIGH DOORS
- GRADE LEVEL DOORS

SUITE DATA:

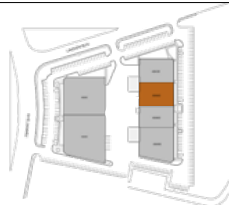
OFFICE AREA	4,621 SF
WAREHOUSE AREA	7,720 SF
TOTAL SUITE AREA	12,341 SF

CLEAR HEIGHT 19'-0"

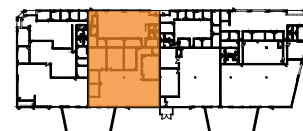
● GRADE LEVEL DOORS 1

▲ DOCK HIGH DOORS 2

SITE KEY PLAN:



BUILDING KEY PLAN:



FOR MORE INFORMATION

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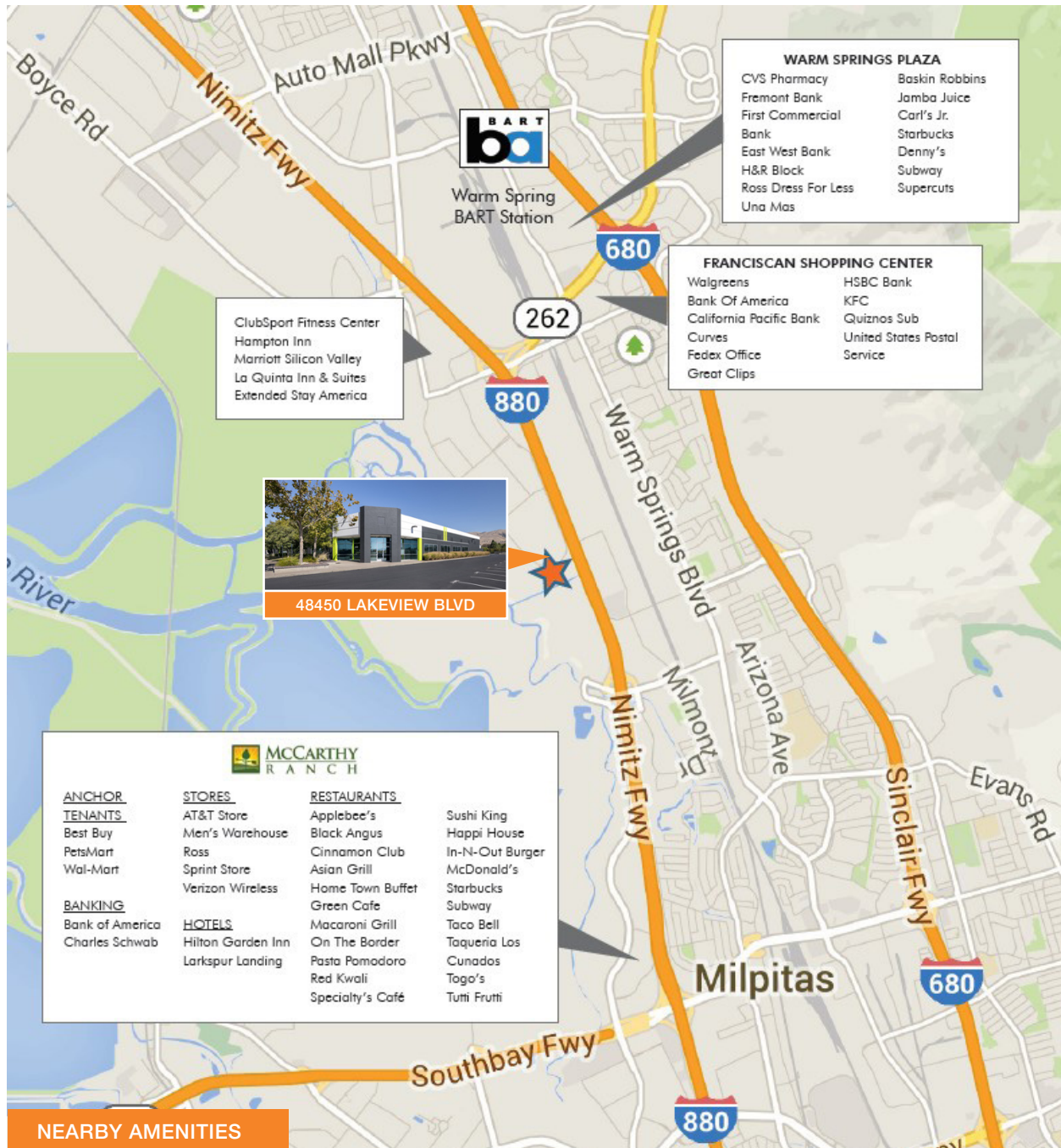
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AMENITIES



FOR MORE INFORMATION

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