

AVAILABLE
FOR SUBLEASE

48609 Warm Springs Blvd.
Fremont, CA

±17,652 SF
Heavy Power



To schedule a tour or for more information, please contact:

David Sesi

Managing Director

+1 650 480 2136

david.sesi@jll.com

RE License #: 01981744

David Ross

Senior Associate

+1 650 480 2197

dave.ross@jll.com

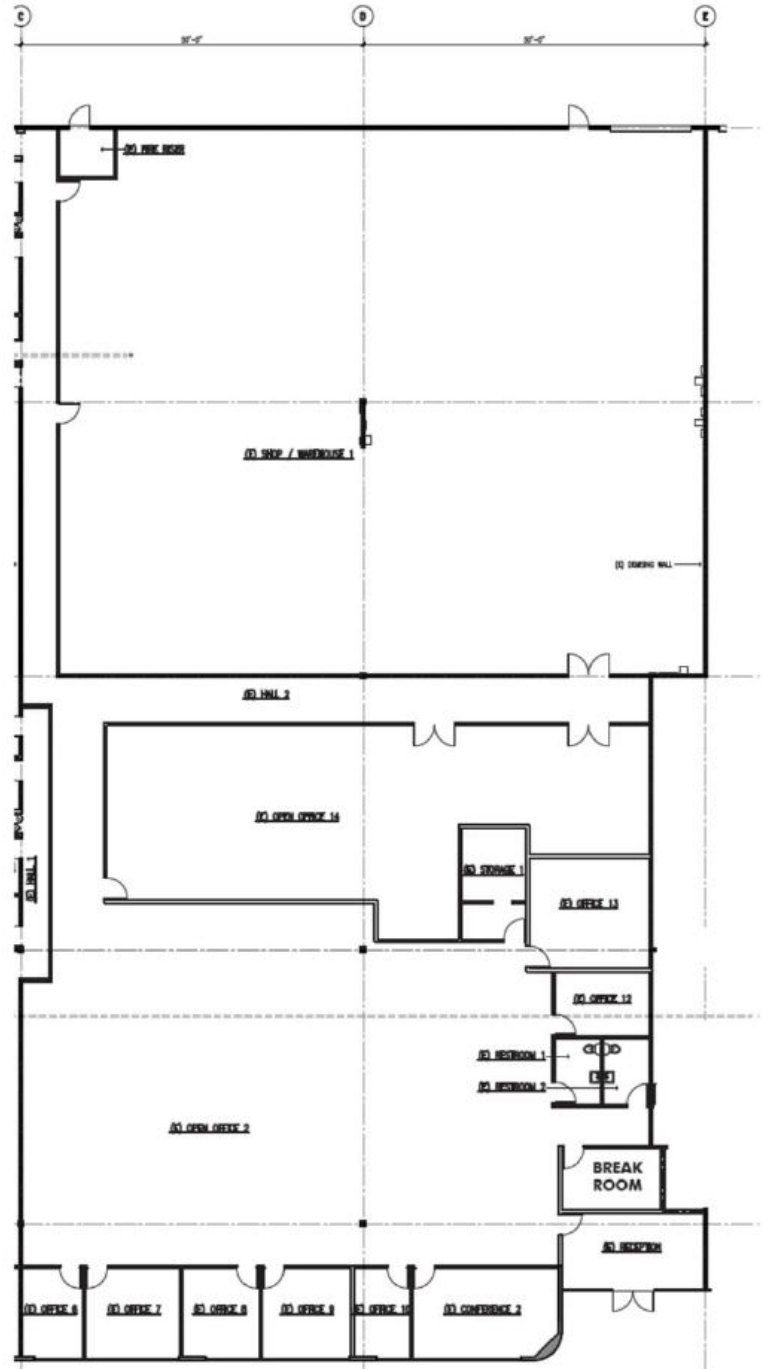
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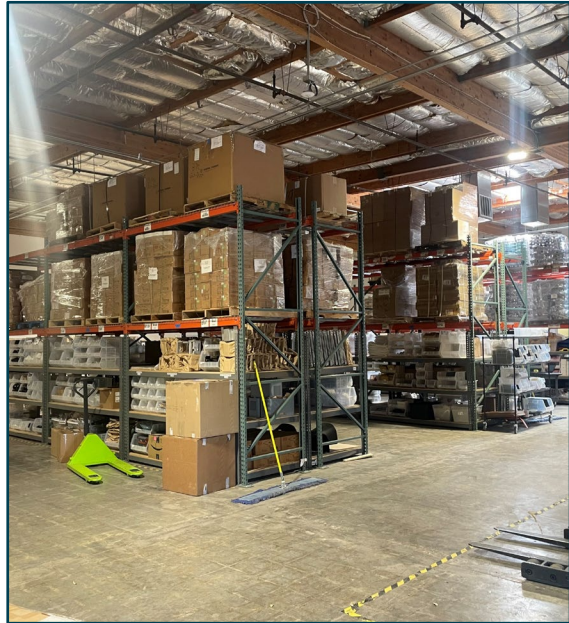
PROPERTY HIGHLIGHTS & FLOOR PLAN

- Total Available SF: +/-17,652 SF
- Office SF: +/-6,500 SF with several private offices/conference rooms
- Includes temperature-controlled R&D/lab area
- Warehouse clear height: 19'
- Grade level doors: One (1)
- Power: 1,200a, 277/480v (Subtenant to verify)
- Master Lease Expiration: 03/31/2026



PLAN NOT TO SCALE

INTERIOR PHOTOS



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DEMOGRAPHIC & DRIVE TIMES

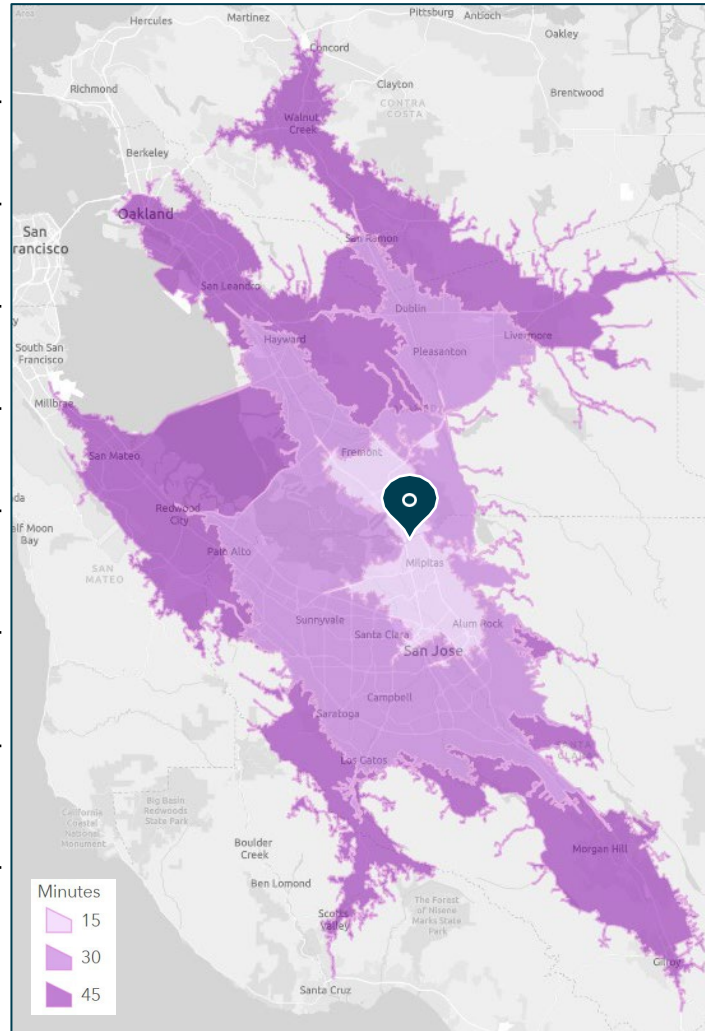
DEMOGRAPHICS

ACCESS TO LABOR AND CONSUMERS

	Within 15 minutes	Within 30 minutes	Within 45 minutes
2022 Total Population	497,564	2,540,289	3,978,578
2022 Total Households	159,199	851,870	1,368,154
2022 Millennial Population	138,432	652,609	998,202
2022 Median Home Value	\$1,010,588	\$1,162,167	\$1,145,607
2022 Median Household Income	\$142,053	\$147,006	\$139,685
2020 Manufacturing Employees	108,421	190,840	241,470
2022 Occupation: Transportation/ Material Moving	12,596	58,380	99,215
2022 Occupation: Management/ Business/ Financial	29,016	182,379	294,903

LOCATION

DRIVE TIMES



LOCAL MAP



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