

# 47488

KATO ROAD

FOR  
LEASE

47488 KATO RD, FREMONT, CA 94538

10.56-ACRE HIGH-POWERED IOS SITE

6-8 MW AVAILABLE



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## SITE SPECIFICATIONS



460,158 SF (10.56 AC)



TO BE DELIVERED  
PAVED, FENCED, LIT



ZONED: INDUSTRIAL-TECH



HIGH-POWER INDUSTRIAL OUTDOOR  
STORAGE LAND



6-8 MW OF POWER CAN BE MADE AVAILABLE



DIRECT ACCESS TO I-880 AND HWY 262, WITH CLOSE PROXIMITY TO I-680





PROXIMITY + INGRESS/EGRESS MAP

1.2 miles to I-880

1.9 miles to I-680

47488  
KATO ROAD

5.4 miles to Hwy 237





## STRATEGIC LOCATION



**25 MI**      **OAK**

11 MI SAN JOSE

31 MI OAKLAND

42 MI SAN FRANCISCO



**23 MI** PORT OF REDWOOD CITY

**31 MI** PORT OF OAKLAND

**42MI** PORT OF SAN FRANCISCO



**21 MI**    **STANDFORD UNIVERSITY**

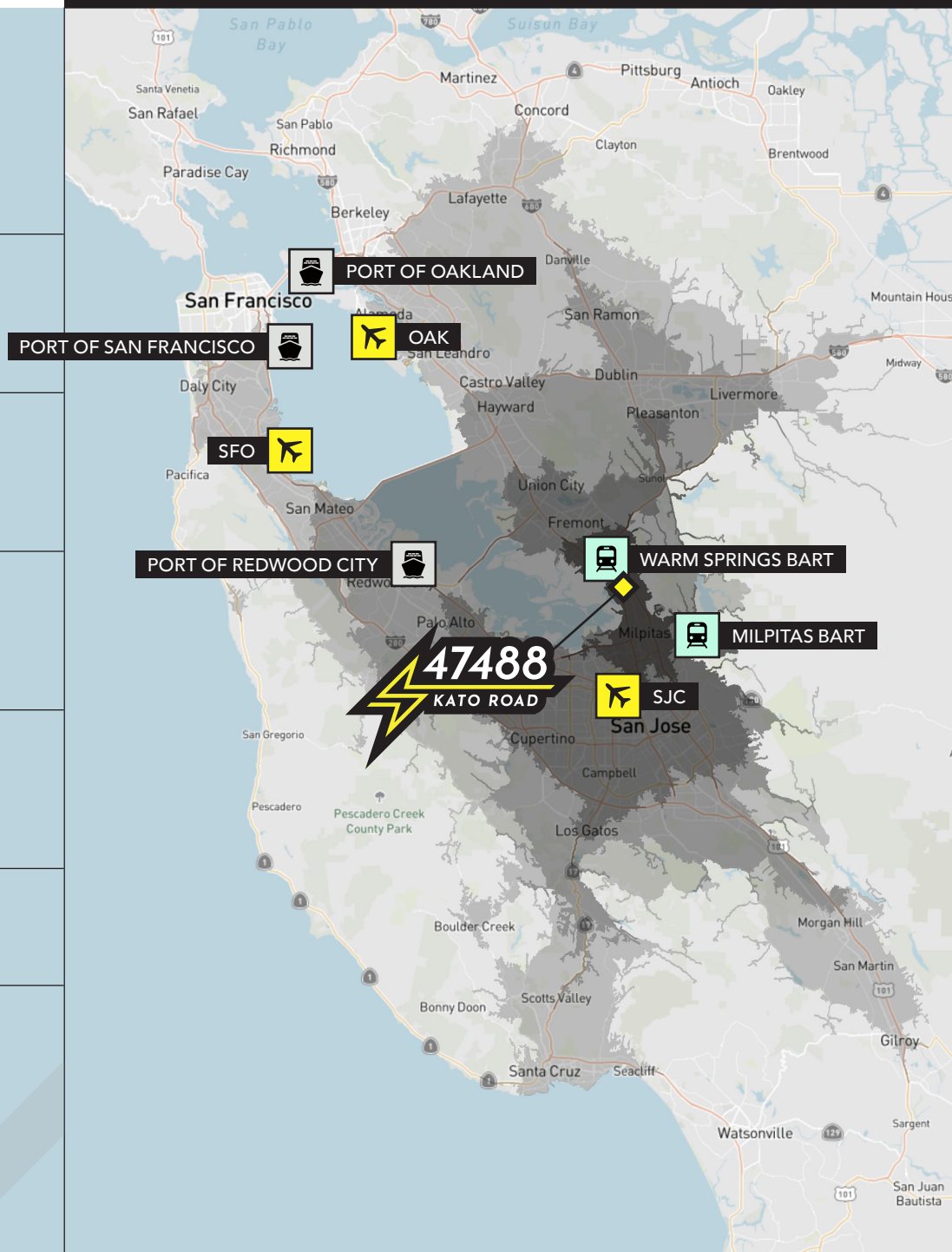
**36 MI** UC BERKELEY

91 MI UC DAVIS



## 2.5 MI WARM SPRINGS BART

## 8.1 MI MILPITAS BART



## ACCESS TO CONSUMERS

### 2023 CONSUMER DEMOGRAPHICS

45-minute drivetime from property



**3,940,777**

TOTAL  
POPULATION



**1,360,776**

TOTAL  
HOUSEHOLDS



**\$137,718**

MEDIAN  
HOUSEHOLD  
INCOME



**859,365**

HOUSEHOLD  
INCOME \$100,000  
OR GREATER



**\$1,313,241**

MEDIAN HOME  
VALUE



**\$107,268**

MEDIAN  
DISPOSABLE  
INCOME



**1,584,271**

SPENT \$500+ ON  
INTERNET ORDERS  
IN PAST 6 MONTHS



**894,034**

GENERATION Z  
POPULATION  
(BORN 1999-2016)



**997,784**

MILLENNIAL  
POPULATION  
(BORN 1981-1998)



**827,546**

GENERATION X  
POPULATION  
(BORN 1965-1980)



**716,692**

BABY BOOMER  
POPULATION  
(BORN 1946-1964)



## CORPORATE NEIGHBORS







FOR LEASE	47488 KATO RD, FREMONT, CA 94538
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#### LEASING TEAM

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#### OWNERSHIP



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

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