

For Sublease: 3481-3501 W Warren Ave, Fremont, CA 94538



**±79,181 SF Available at Bayside Technology Park
State-of-the-Art Battery R&D Manufacturing Facility**

Jones Lang LaSalle Real Estate License #01856260

Building Highlights



Premises Area:
±79,181 SF on ±4.79 AC
Includes 10,523 SF of Mezzanine



Loading
2 dock-high doors
3 grade-level doors (10’w x 16’h)



Lease Expiration
8/31/2030



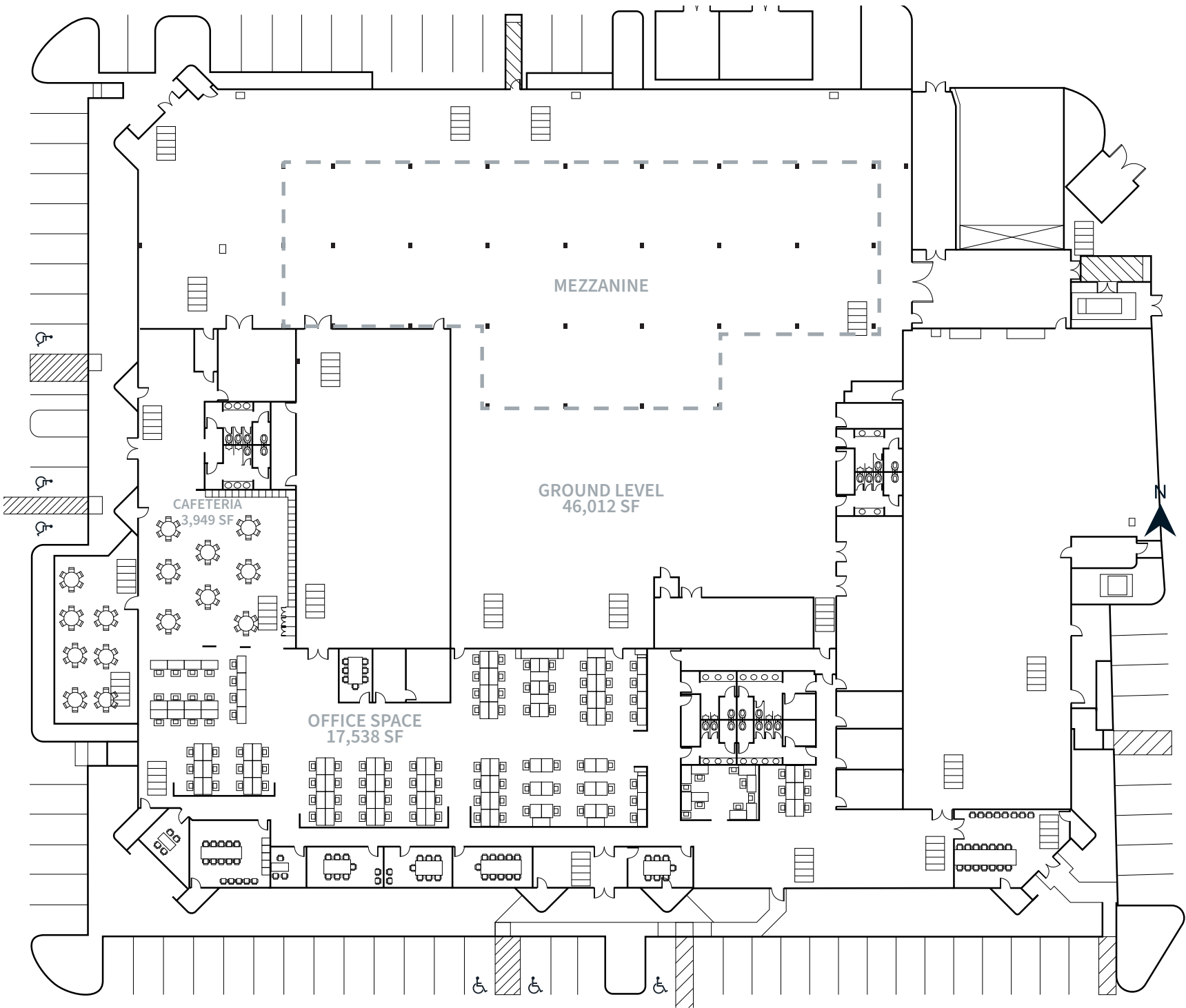
Interior Ceiling Clearance:
21’-22’
9-0’under Mezzanine



Power:
1,500 kVA main transformer (from utility)
Main panel board: 4000 Amps (277/480V)



Parking
110 surface spaces



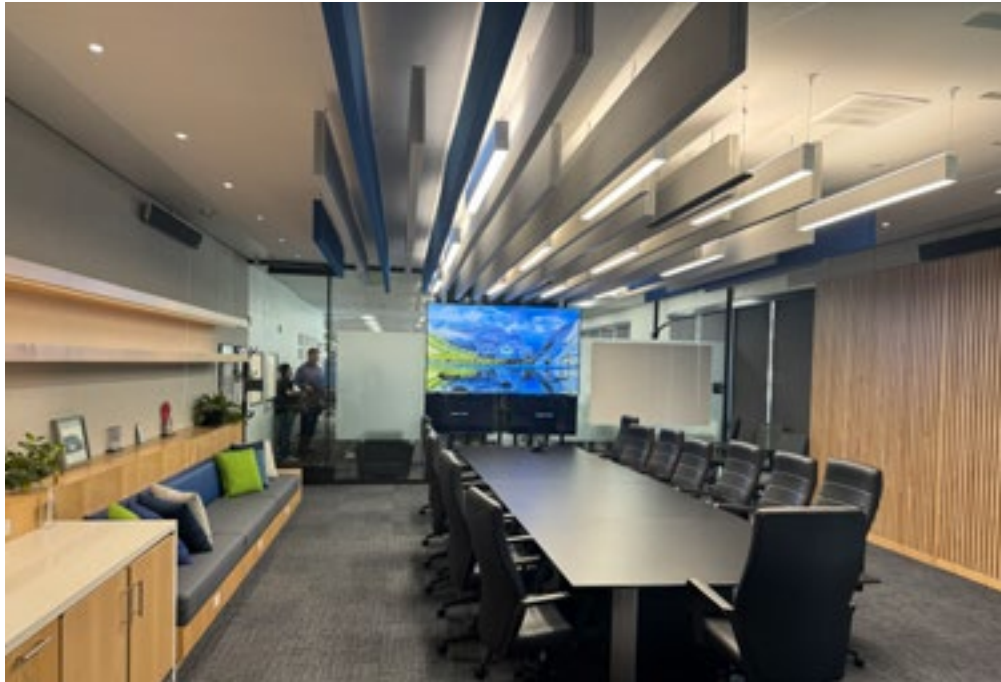
Building Features

Additional Building Information:

- ±5,500 SF of total dryroom space
- Upgraded fire sprinkler system in manufacturing area
- In rack sprinkler system in all charging and aging racks and cabinets
- Upgraded fire alarm control panel
- Two dehumidifiers - one 20,000 CFM, second 2,250 CFM
- Emergency Power - 250 kW diesel generator
- Trane Tracer BMS

System / Utility	Capacity	#
Electrical		
Utility Feed	1,500kVA	1
Main SWBD	4,000A	1
General Exhaust		
Main	22,000 CFM	1
R&D	8,000 CFM	1
CDA	500 CFM	3
Nitrogen	9,000 gal LN2	1
Process Vacuum	433 CFM	1
Dust Collector	10,000 CFM	2
Solvent Exhaust	2,000 CFM	1
Emergency Power	250 kW	1
Chilled Water	110 Tons/Unit	2
Process Cooling Water	TBD	TBD
Heating Hot Water		
Boilers	500,000 BTU	2
Pumps	400 GPM	2
Heating Hot Water		
Main	20,000 CFM	1
R&D	2,225 CFM	1







WARM SPRINGS BART

Lam
RESEARCH

DELTA

TESLA

ThermoFisher
SCIENTIFIC

TESLA

molex

TECHMASTER
ELECTRONICS

PAPE

UL Solutions

PROPERTY

SIEMENS

THINK

SPICERS | PAPER

Weee!

pony

NOVA

THINK

SEAGATE

TESLA

SNA

ACCELL
GET CONNECTED

Evolve
MANUFACTURING

ZOOK

Assay bYoTech

ENPHASE

Olympus

IEM

Bionova
Scientific

mattson
technology

H
HOMEOANCE

VELO 3D

TESLA

ASI

Rani
THERAPEUTICS

ASA
COMPUTERS

FABRI-TECH


Corporate
Neighbors




Fremont

Demographics


Access to a broad set of consumers and reliable workforce




Advanced industries jobs
672,873




Stem resident workers
497,142



Manufacturing resident workers
97,542

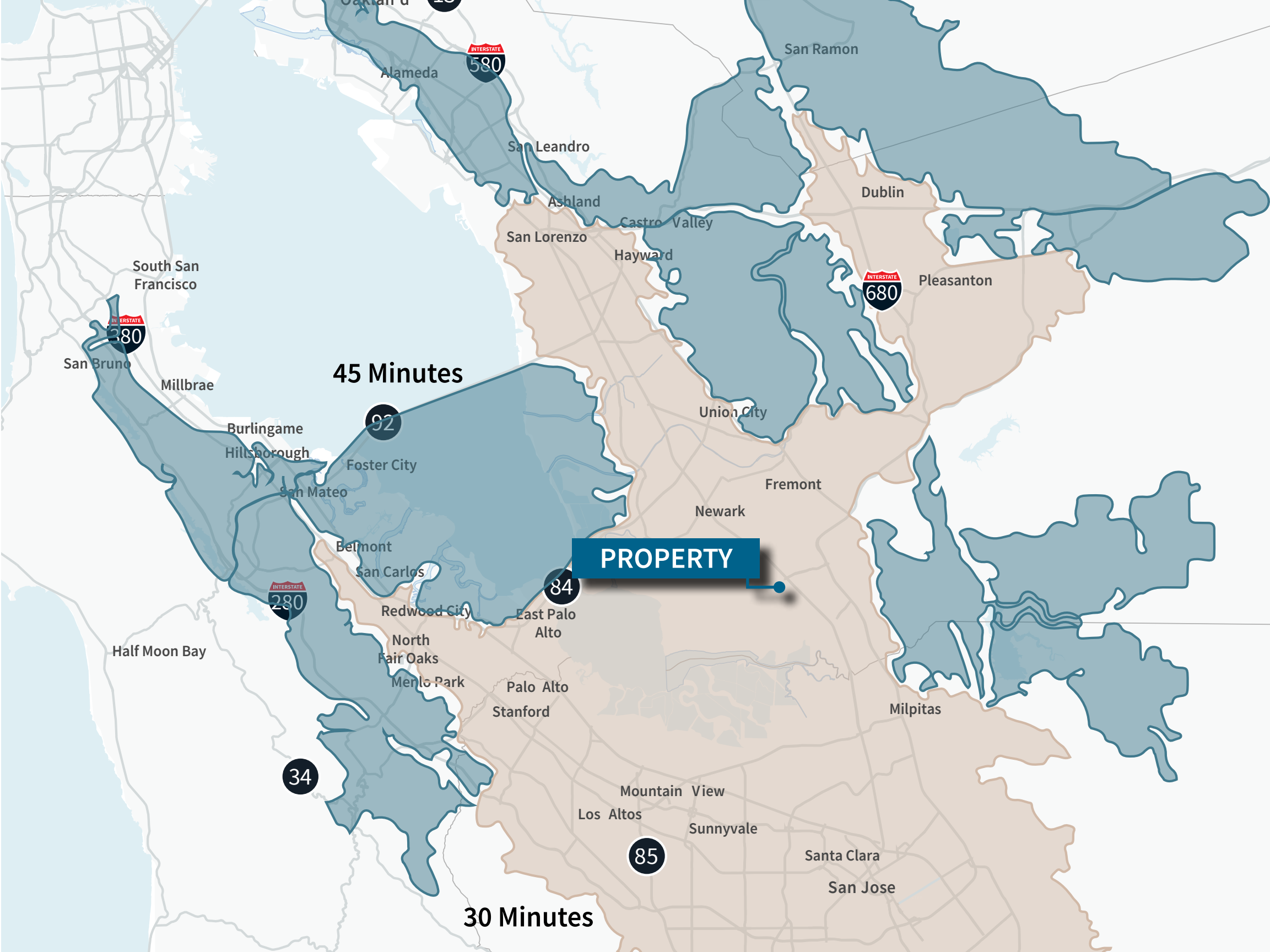


Engineers
5,530



Avg. Hourly engineering earnings
\$77.72

Total population		2023 Millennial population		2023 Generation x population	
30-min drive	45-min drive	30-min drive	45-min drive	30-min drive	45-min drive
2,719,285	4,252,959	700,816	1,071,769	565,115	892,715
Median household income		Household income of \$100,000 & greater (2023)			
30-min drive	45-min drive	30-min drive	45-min drive		
\$144,173	\$137,777	595,045	936,164		



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