

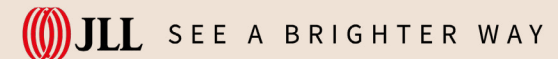
# 47614-47618 Kato Road, Fremont

**PLUG & PLAY SUBLEASE**

**±23,328 SF**



**Kristi Childers**  
+1 510 812 2878  
RE license #01997043  
kristi.childers@jll.com



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

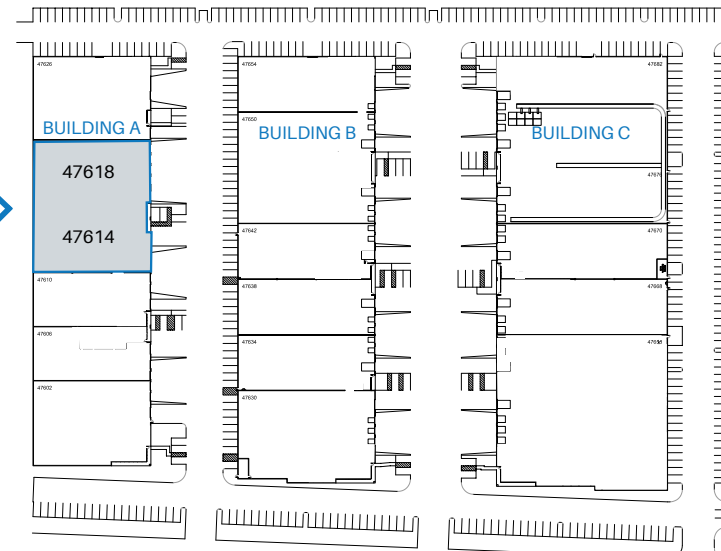
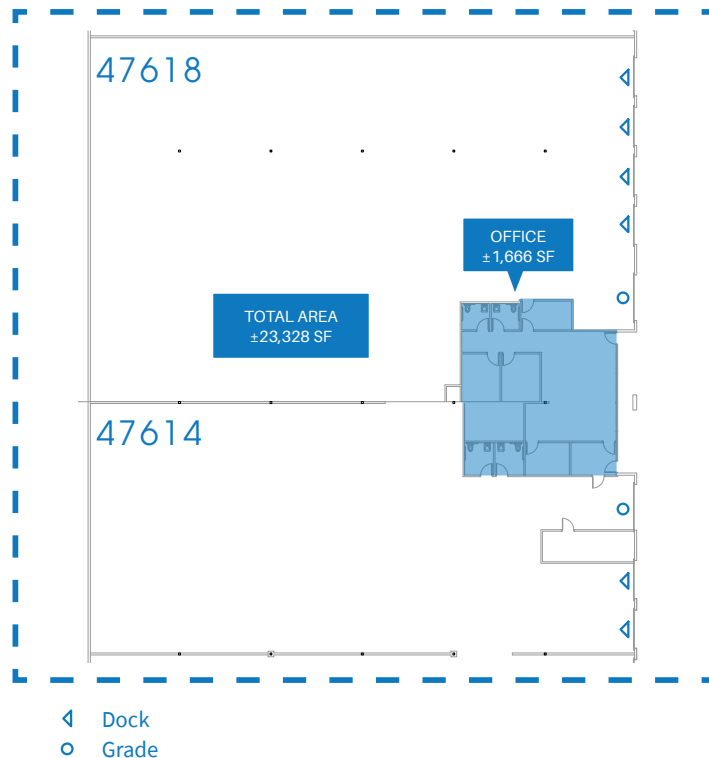
Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage Inc. Real Estate License #01856260

# 47614-47618 KATO RD

SIZE	AVAILABILITY	TERM	RATE
±23,328 SF	Immediately	Sublease through November 30, 2027	Inquire with brokers

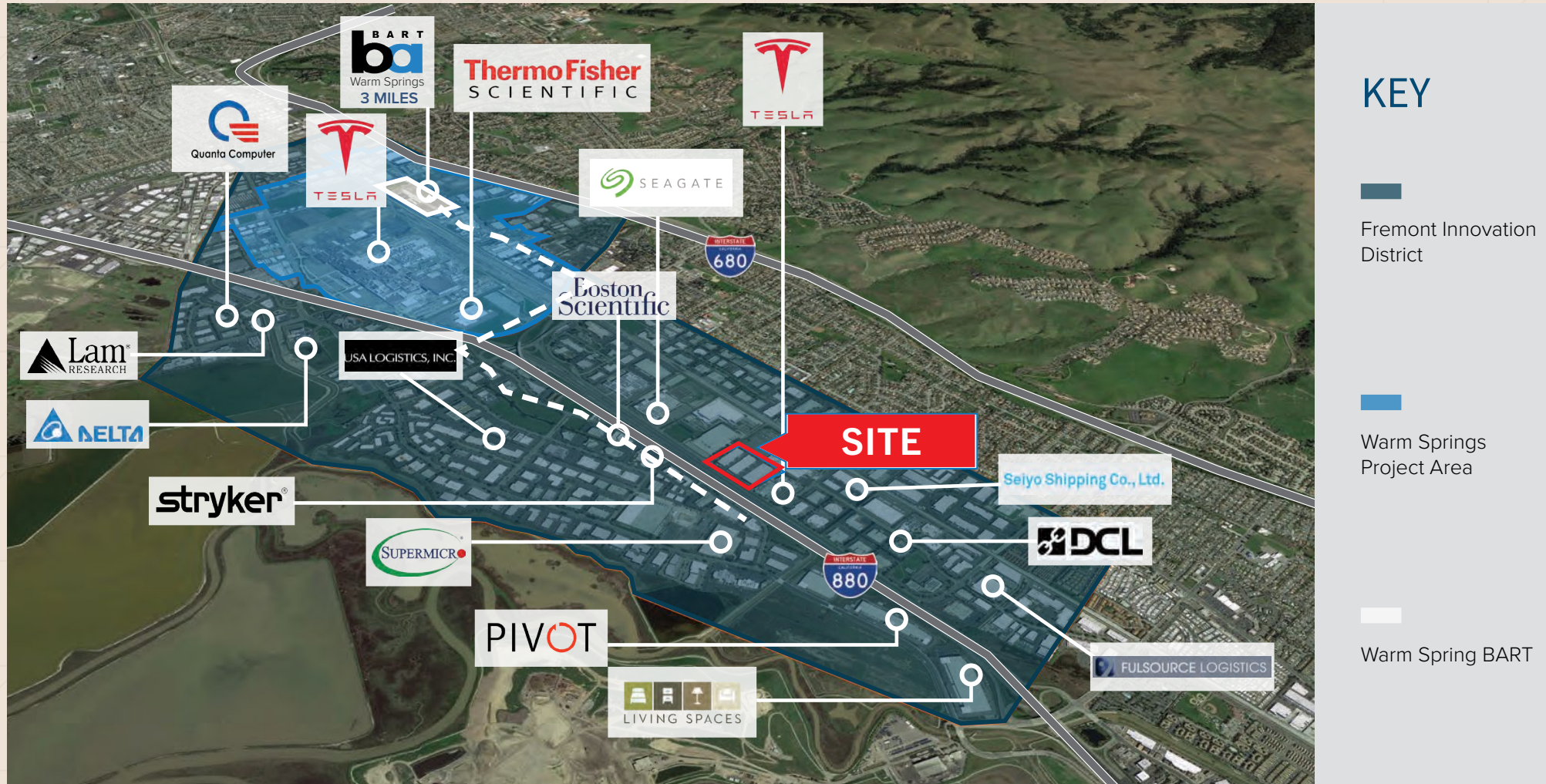
## SUBLEASE PROPERTY DETAILS

- ±23,328 SF
- ±1,666 SF office (fully furnished)
- Signage possible
- Freeway visibility
- High image glass frontage
- Excellent access to I-880 and I-680
- Clear height: ±24'
- Warehouse has existing racking
- Loading: 6 dock high, 2 grade level doors
- Parking: 1:1,000 RSF
- Power: Two 400 AMP 277/480 volt circuits
- Fully sprinklered: .33 GPM/3000 SF
- Large truck court
- Direct lease with quality institutional ownership
- Flexible sublease terms possible (sublease through 11/30/2027)





# EXCELLENT FREMONT LOCATION



**Kristi Childers**  
+1 510 812 2878  
RE license #01997043  
kristi.childers@jll.com

**JLL** SEE A BRIGHTER WAY

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

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage Inc. Real Estate License #01856260