



FOR SALE OR LEASE

±22,160 SF R&D / MANUFACTURING BUILDING

47690

WESTINGHOUSE DR

FREMONT, CA 94539



PROPERTY HIGHLIGHTS



Presenting 47690 Westinghouse Drive, a standalone R&D/manufacturing building with a completely updated interior. This strategically located facility offers easy access to major transportation routes, including I-880, the Dumbarton Bridge and Silicon Valley. Boasting heavy power availability, this property is tailor-made for businesses with demanding energy and manufacturing requirements. Additionally, the property offers 3/1,000 SF of off-street parking, two lobby entrances and brand new finishes throughout. Elevate your operations in a modernized setting at 47690 Westinghouse Drive.

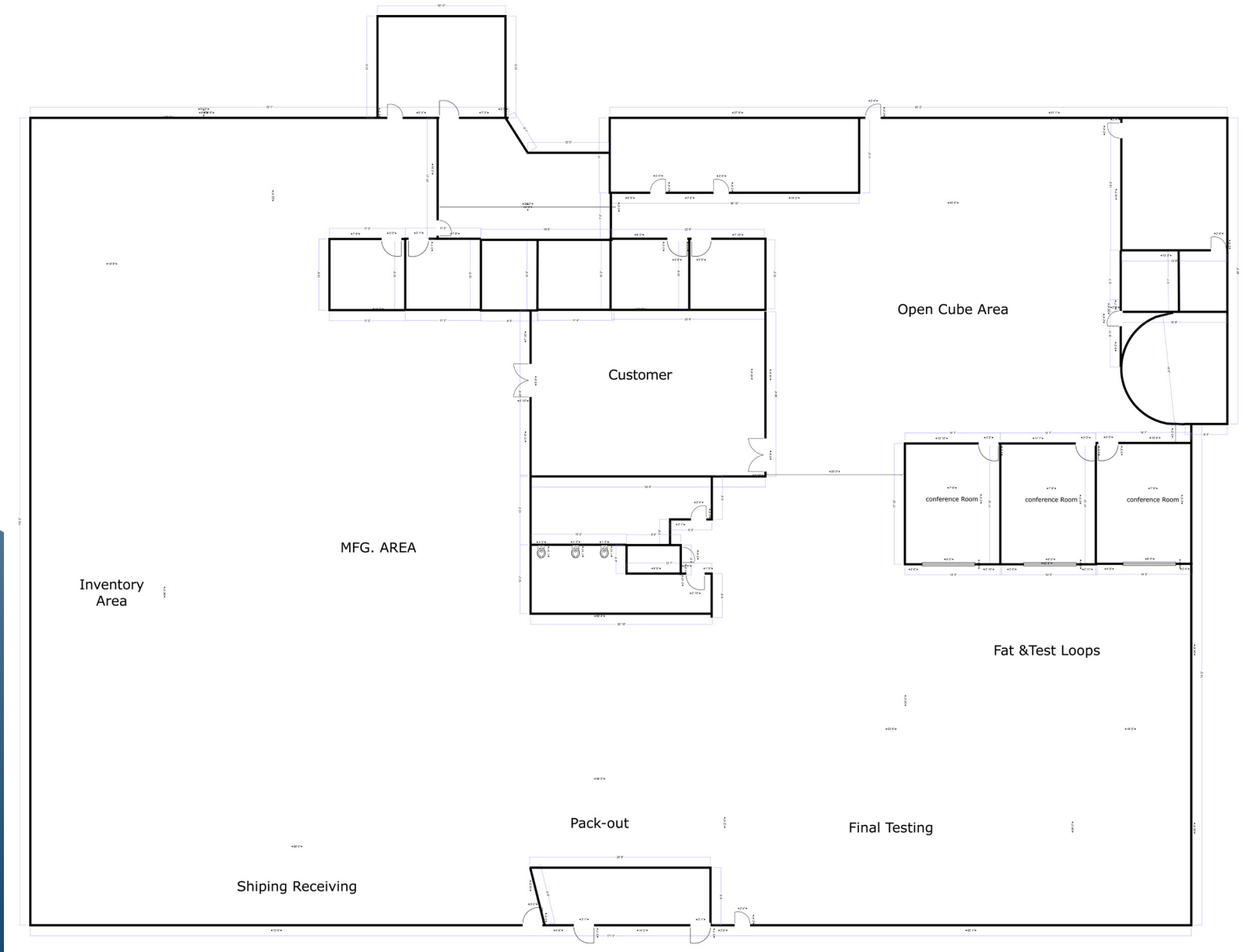
PHOTOS



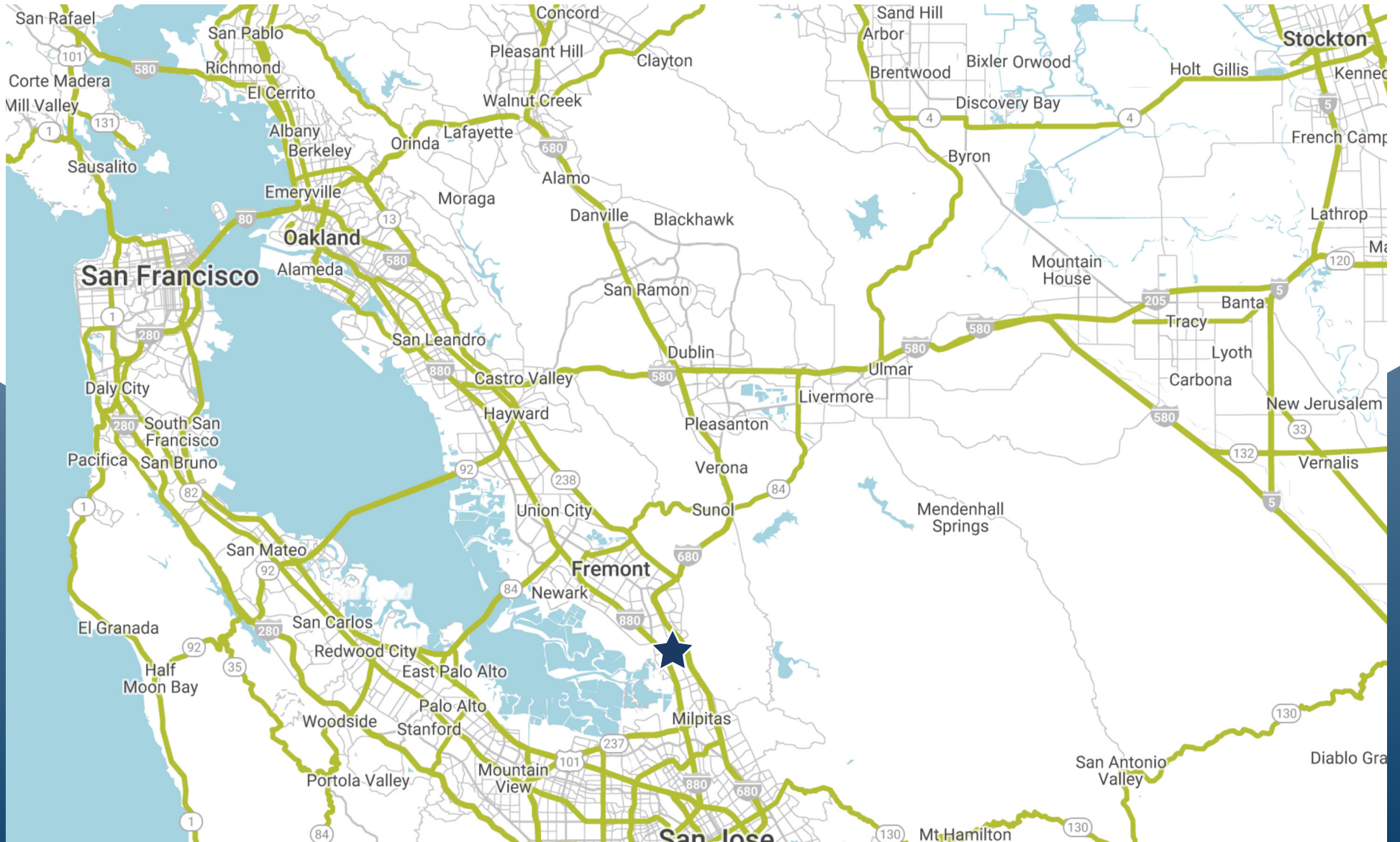
PROPERTY FEATURES

Building Size:	±22,160 SF	Year Built:	1983
Space Available:	±11,080 - ±22,160	Sprinkler:	Yes
Office Area:	20%	Power:	1,200A @ 277V
Site Area:	±1.31 Acres	OPEX:	\$0.15 PSF
Clear Height:	±18' - ±20' Feet	Sale Price:	\$8,250,000 (\$372 PSF)
Loading:	Two (2) Grade Level Doors	Lease Rate:	\$1.85 NNN/SF

SITE PLAN



SITE MAP



AMENITIES MAP



9
RETAIL

3
AREA
RESTAURANTS

1
HOTEL

5
EDUCATION



**CUSHMAN &
WAKEFIELD**

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