

# 45388 WARM SPRINGS BOULEVARD

FREMONT, CA | ±13,410 - ±23,051 SF FOR LEASE



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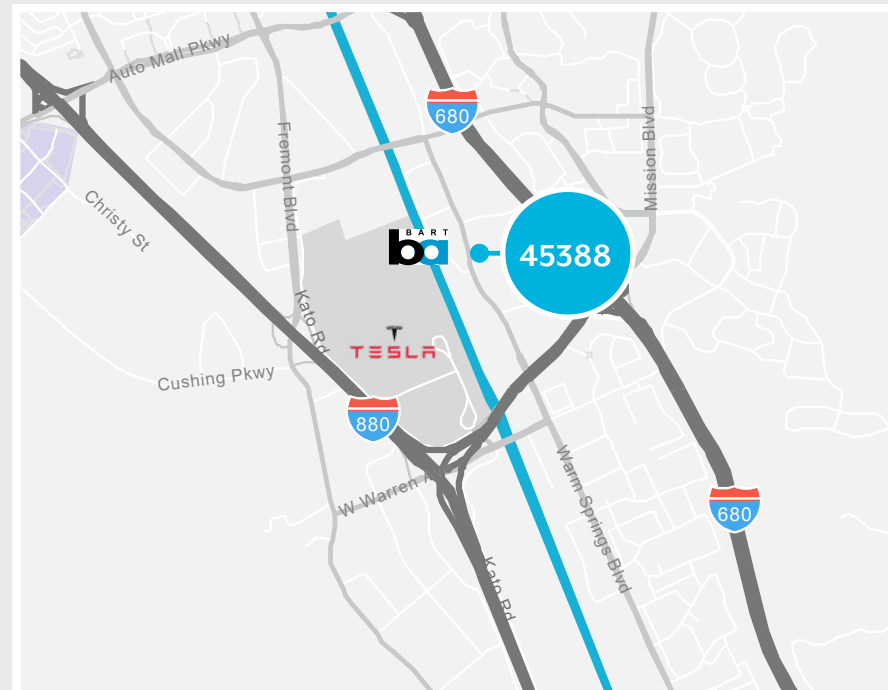


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## PROPERTY HIGHLIGHTS

- High Image Building
- Hard Corner with Prominent Building Signage
- 800 Amps of Power
- Loading Dock
- Exterior Equipment Pad
- 100% HVAC
- Located within the Fremont Innovation District and Across the Street from BART
- Tesla Factory Nearby

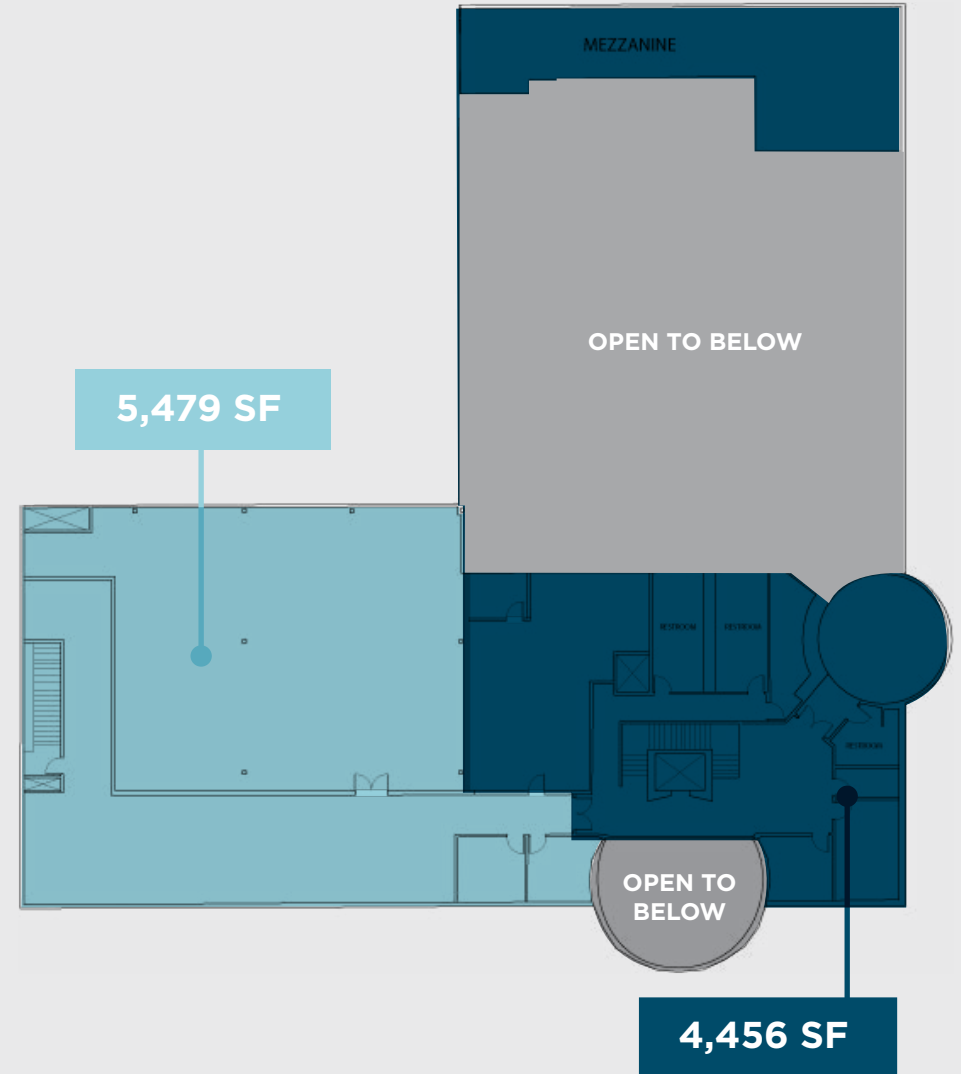
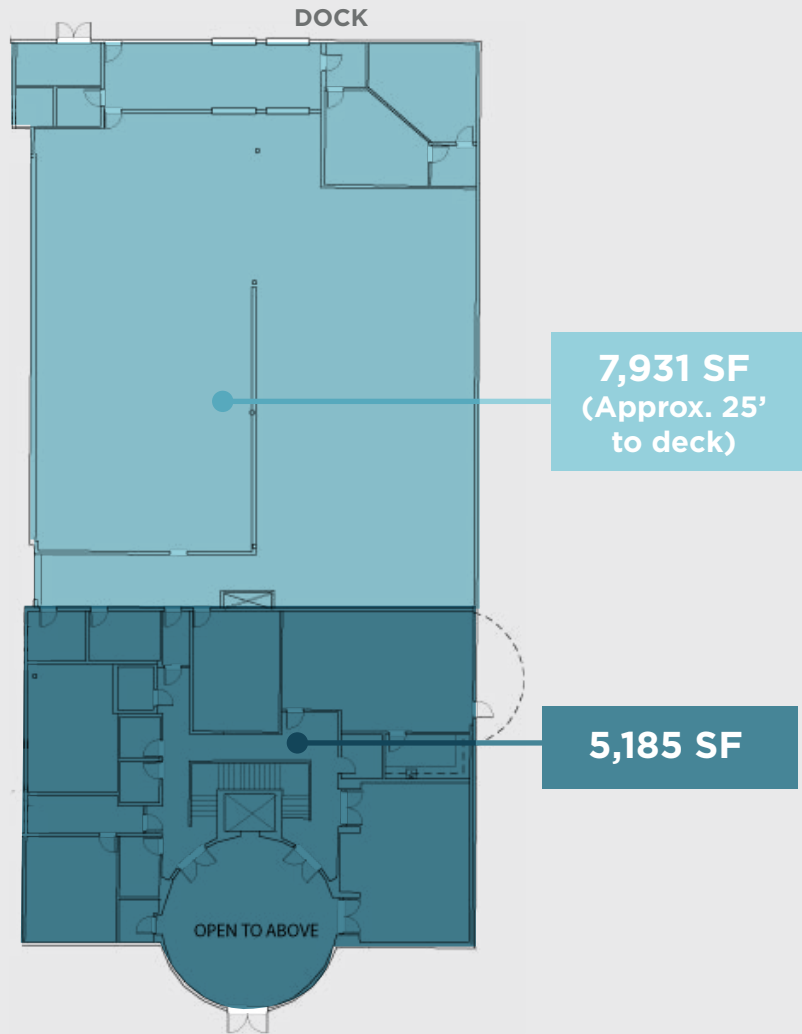


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FIRST FLOOR | ±13,116 SF

SECOND FLOOR | ±9,935 SF





**WARM SPRINGS  
BART STATION  
NOW OPEN IN  
FREMONT!**

**45388**

**PUBLIC TRANSPORTATION**

- 1** Minute Walk to the New Warm Springs BART Station
- 42** Minute BART Ride to Oakland
- 53** Minute BART Ride to Downtown San Francisco

**HAYWARD EXECUTIVE AIRPORT**  
15.6 MILES

**SAN FRANCISCO INTERNATIONAL AIRPORT**  
35.2 MILES

**SAN CARLOS AIRPORT**  
24.5 MILES

**WARM SPRINGS STATION**  
ADJACENT TO SITE

**FREMONT STATION**  
5.8 MILES

**PALO ALTO AIRPORT**  
19.0 MILES

**MOFFETT FEDERAL AIRFIELD**  
13.5 MILES

**SAN JOSE INTERNATIONAL AIRPORT**  
11.5 MILES

**REID-HILLVIEW AIRPORT**  
14.3 MILES





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## AMENITY MAP





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## WARM SPRINGS INNOVATION DISTRICT



### The Tavis Business Park

Balch Enterprises project which includes ±140,000 square feet of R&D/Flex space planned on ±8.15 acres.

### Lennar Area 4

Mixed use project includes 1,400,000 SF of Class A Office, 2,214 units, an elementary school, urban parks & plazas, and more

### Old Warm Springs Boulevard South

Valley Oak project which includes ±300,000 square feet of Commercial including co-working space, 785 units, full-service hotel, and plazas & linear parks.



### Metro Crossing

Residential project consisting of 608 homes in a variety of designs: flats or two and three-story condos in designs ranging from 800 to 3,000 square feet with up to 4 bedrooms, 3 baths, and 2-car garages.

### Warm Springs Station

The Sobrato Organization has submitted a Master Plan to facilitate development of 692,000 square feet of research and development and industrial floor area on a 21.46-acre project site on the east side of Warm Springs Boulevard, between Reliance Way and Corporate Way, within Planning Area 10 of the Warm Springs/South Fremont Community Plan. The project has been approved.

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TESLA



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