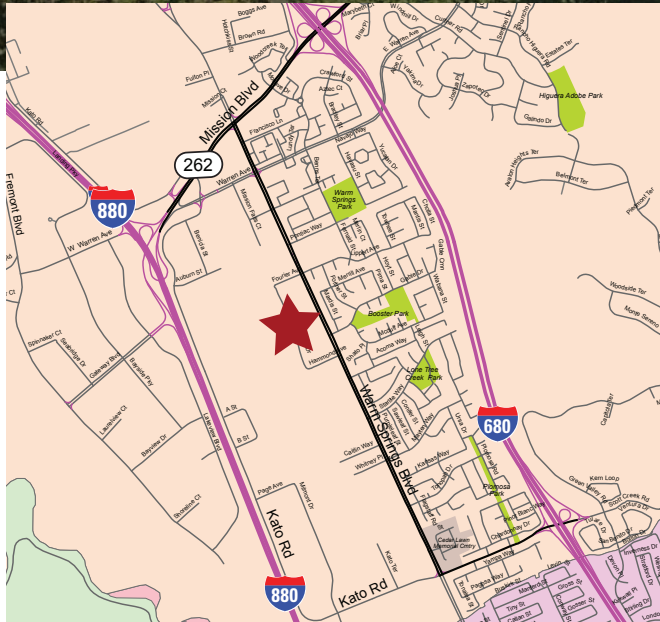


47823 Westinghouse Drive Fremont, CA 94539

51,100 SF on 3.36 Acres Available for Lease



- **Office:** 16,075 SF
- **Loading:** 1 Loading Dock
3 Grade Level Doors
- **Ceilings:** 15'
- **Power:** 1,200 Amps @ 480 Volts
(to be confirmed by an electrician)
- **Parking:** 3.6/1000
- **Comments:** 100% HVAC
ESD Waxed Flooring in Warehouse
4 Concrete Equipment Pads
Very Well Maintained Industrial Building
- **Lease Rate:** \$0.70 NNN



**LEE &
ASSOCIATES**®

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Andrew Stoddard
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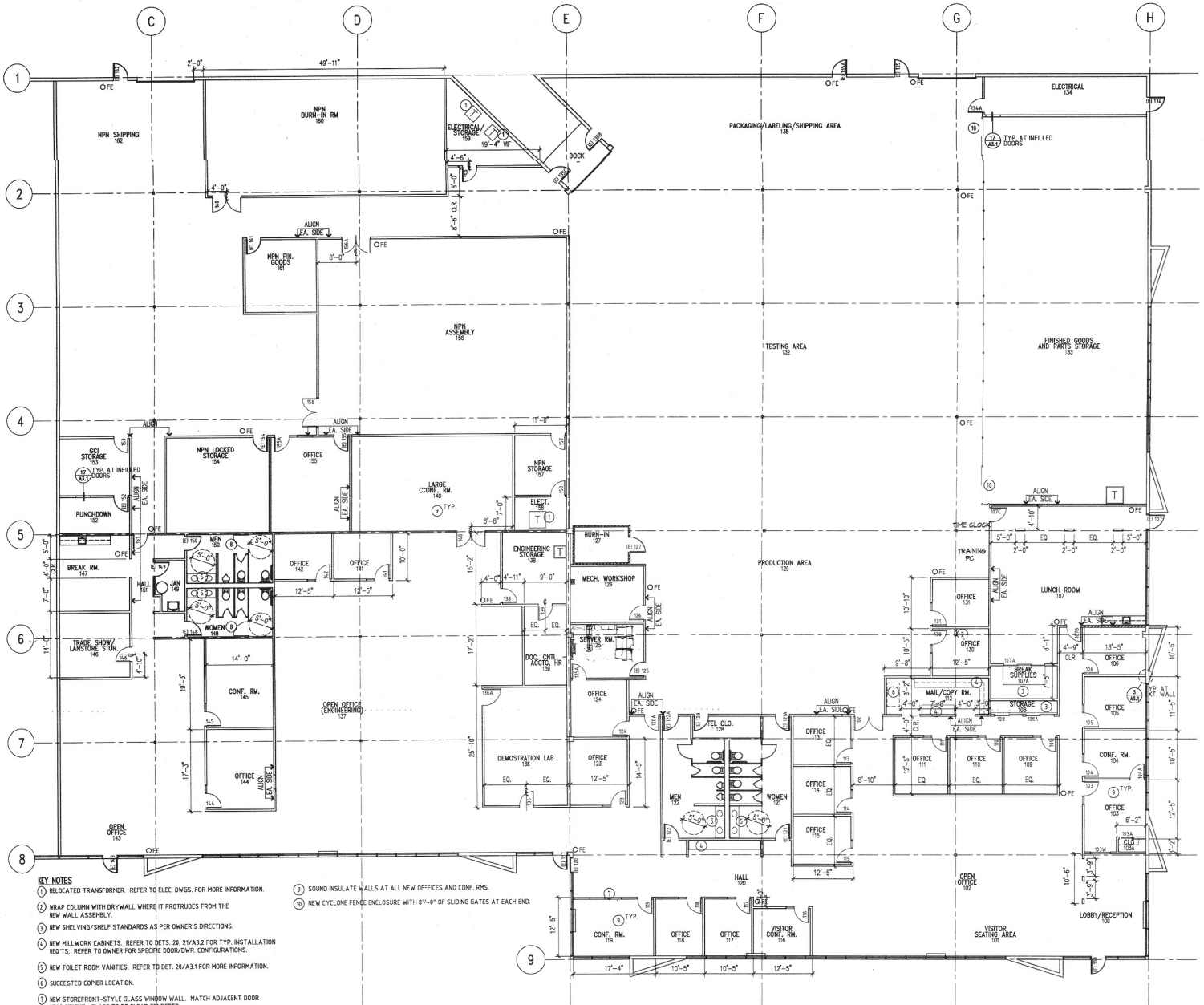
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- KEY NOTES**
- 1) RELOCATED TRANSFORMER. REFER TO ELEC. DWGS. FOR MORE INFORMATION.
 - 2) WRAP COLUMN WITH DRYWALL WHERE IT PROTRUDES FROM THE NEW WALL ASSEMBLY.
 - 3) NEW SHELVING/SHELF STANDARDS AS PER OWNER'S DIRECTIONS.
 - 4) NEW MILLWORK CABINETS. REFER TO DETS. 20.51/A3.2 FOR TYP. INSTALLATION REQ'S. REFER TO OWNER FOR SPECIFIC DOOR/CNTR. CONFIGURATIONS.
 - 5) NEW TOILET ROOM VANITIES. REFER TO DET. 20/A3.1 FOR MORE INFORMATION.
 - 6) SUGGESTED COPPER LOCATION.
 - 7) NEW STOREFRONT-STYLE GLASS WINDOW WALL. MATCH ADJACENT DOOR HEAD HEIGHT. GLASS TO BE CLEAR (TYPED).
 - 8) NEW TOILET PARTITION/DOOR CONFIGURATION. MATCH (E) PARTITION STYLE, DOOR AND CLEARANCES TO MEET 2001 (OR) ACCESSIBILITY REQ'TS.
 - 9) SOUND INSULATE WALLS AT ALL NEW OFFICES AND CONF. RMS.
 - 10) NEW CYCLONE FENCE ENCLOSURE WITH 8'-11" OF SLIDING GATES AT EACH END.

NEW CONDITIONS OVERALL FLOOR PLAN
1/8"=1'-0"



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