MILMONT INDUSTRIAL

49000 MILMONT DRIVE, FREMONT, CALIFORNIA

FOR LEASE
±267,099 SF

CLASS A
ADVANCED MANUFACTURING
INDUSTRIAL BUILDING



Hines CBRE

PROPERTY HIGHLIGHTS

- ±267,099 SF
- ±13.63 Acre Site
- ±8,217 SF 1st Floor Office
- ±7,501 SF 2nd Floor Mezzanine
- ±60’ x ±56’
  ±60’ x ±62’
  Column Spacing
- 27 Dock-High Doors
  ±10’ Door Height
- 2 Grade-Level Doors
  ±14’ Door Height
- ±36’ Clear Height
- 4,000A Switchboard
  2,500 kVA Transformer
- 427 Car Stalls
- (I-T) Tech Industrial Zoning
- Great Access to I-880 and I-680





MOVE-IN READY





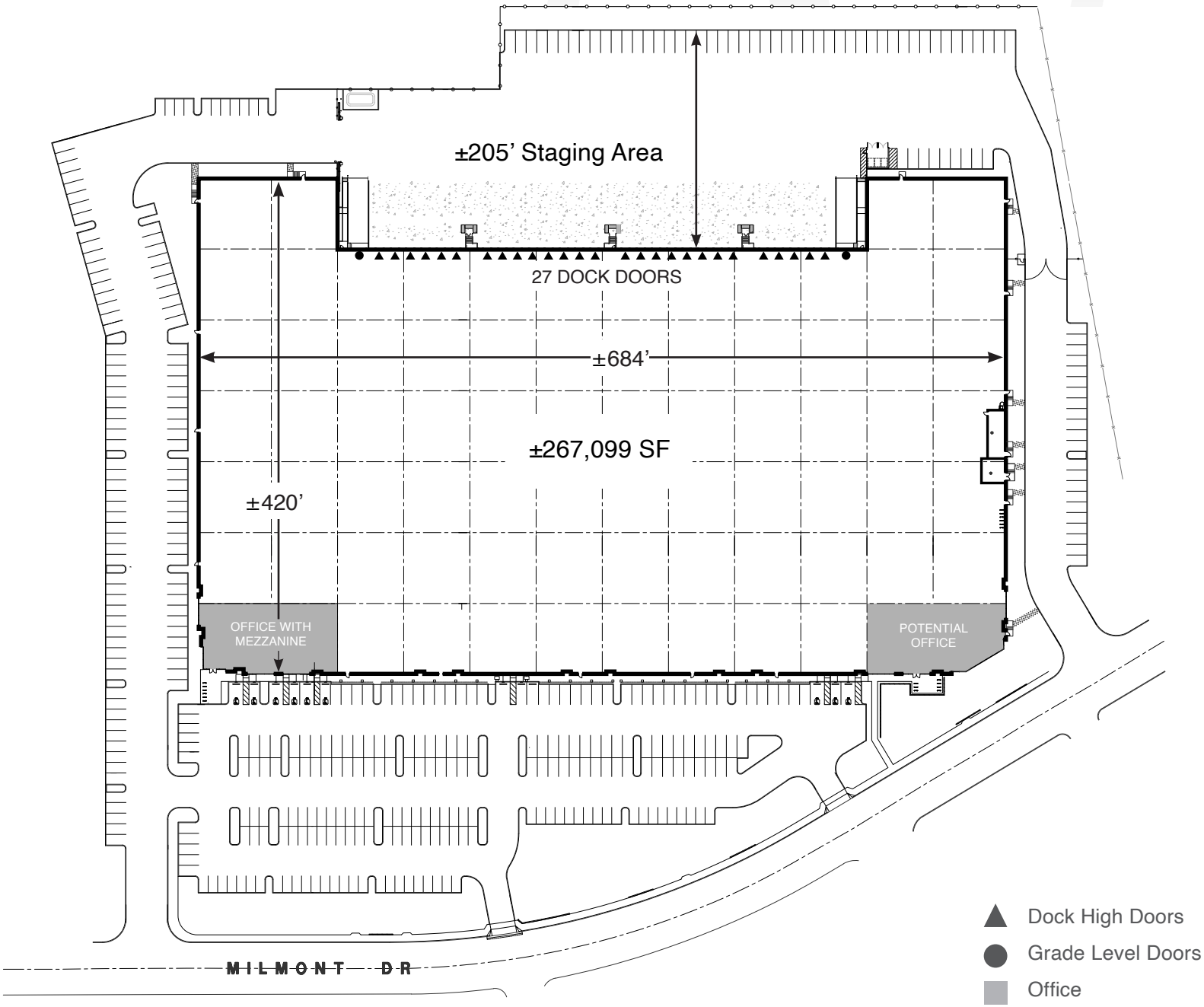




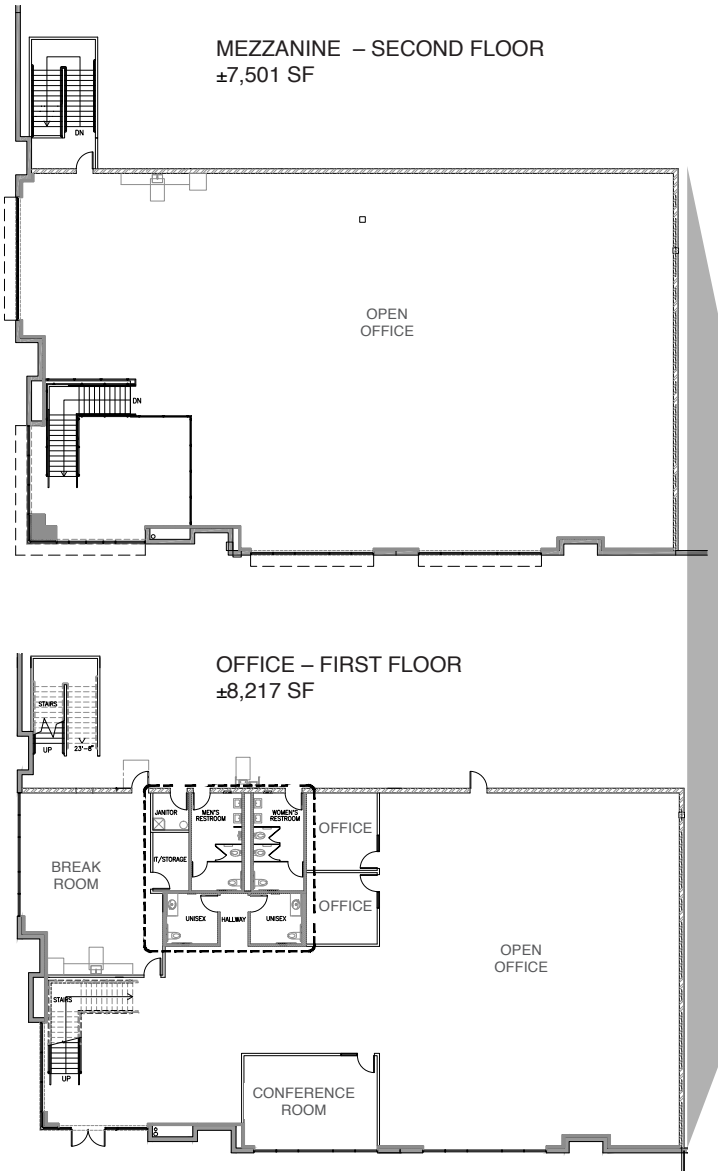


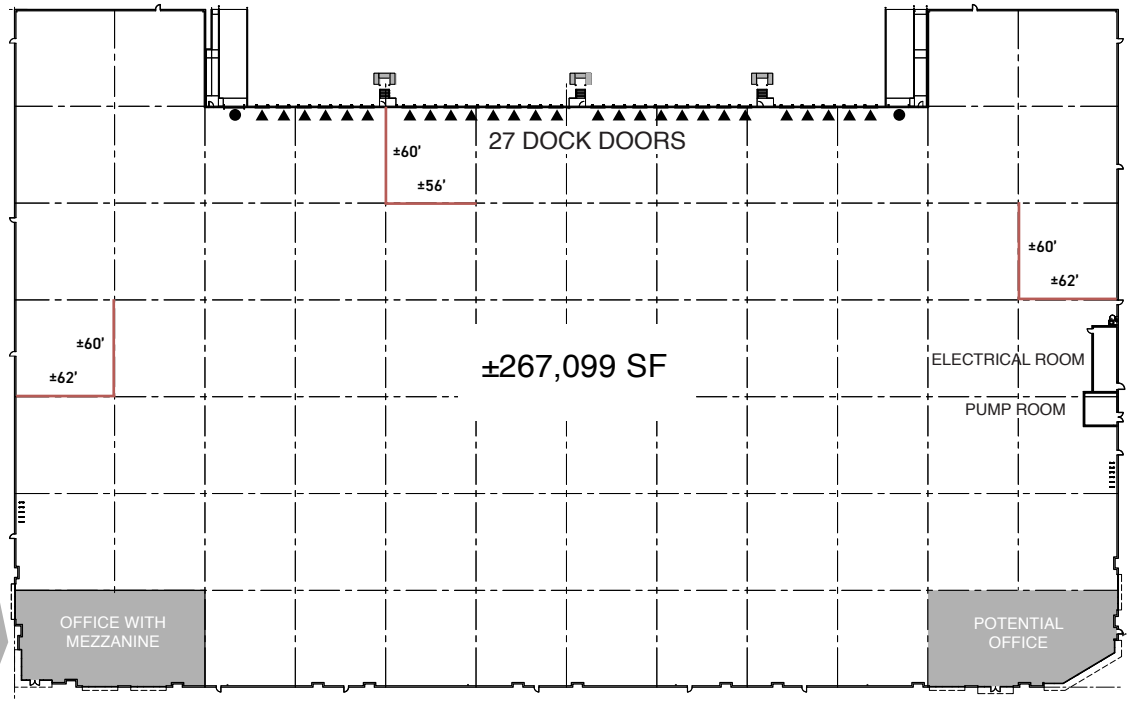
SITE PLAN

Not to scale



OFFICE





Not to Scale

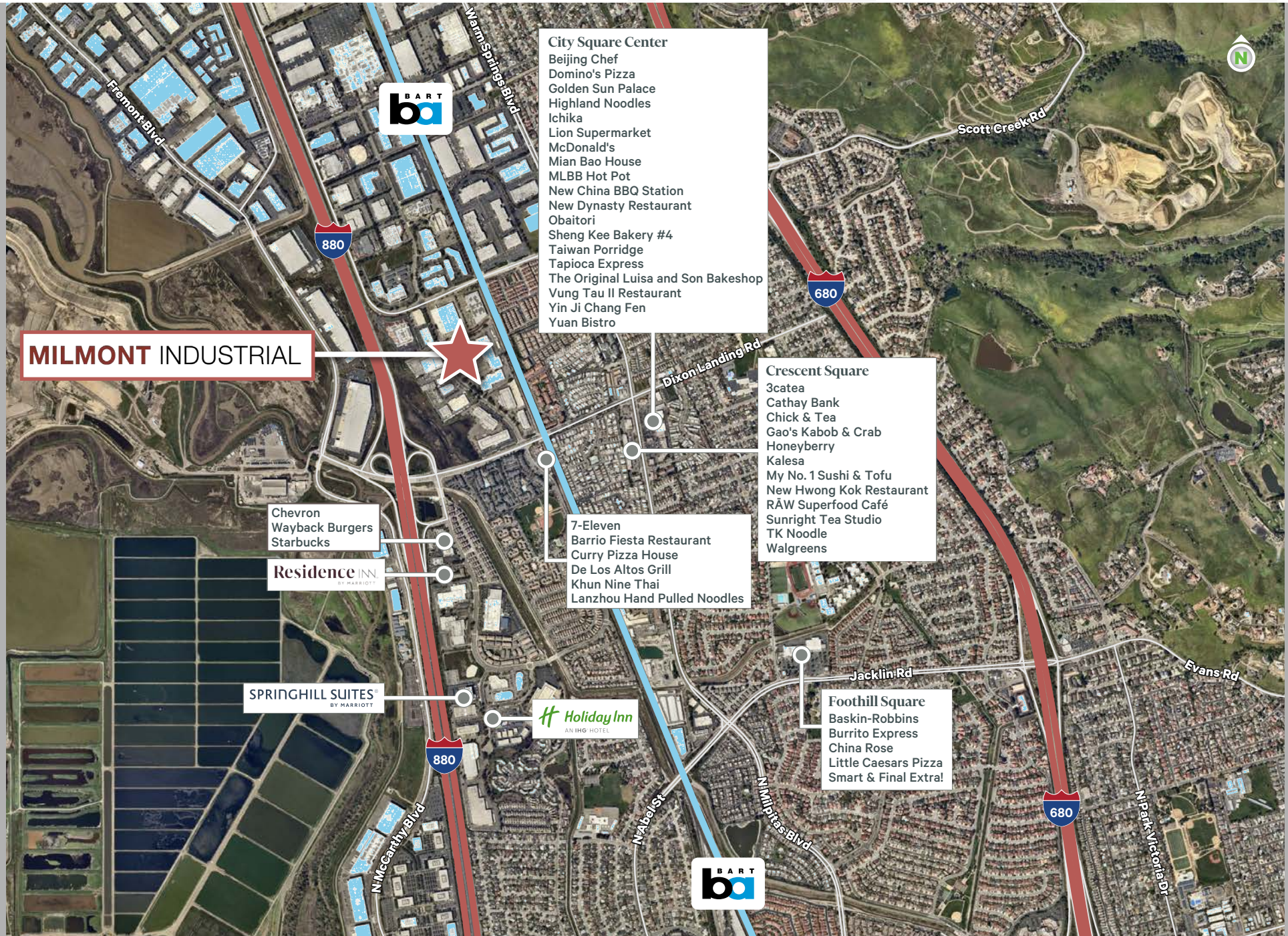
GREAT FREEWAY ACCESS



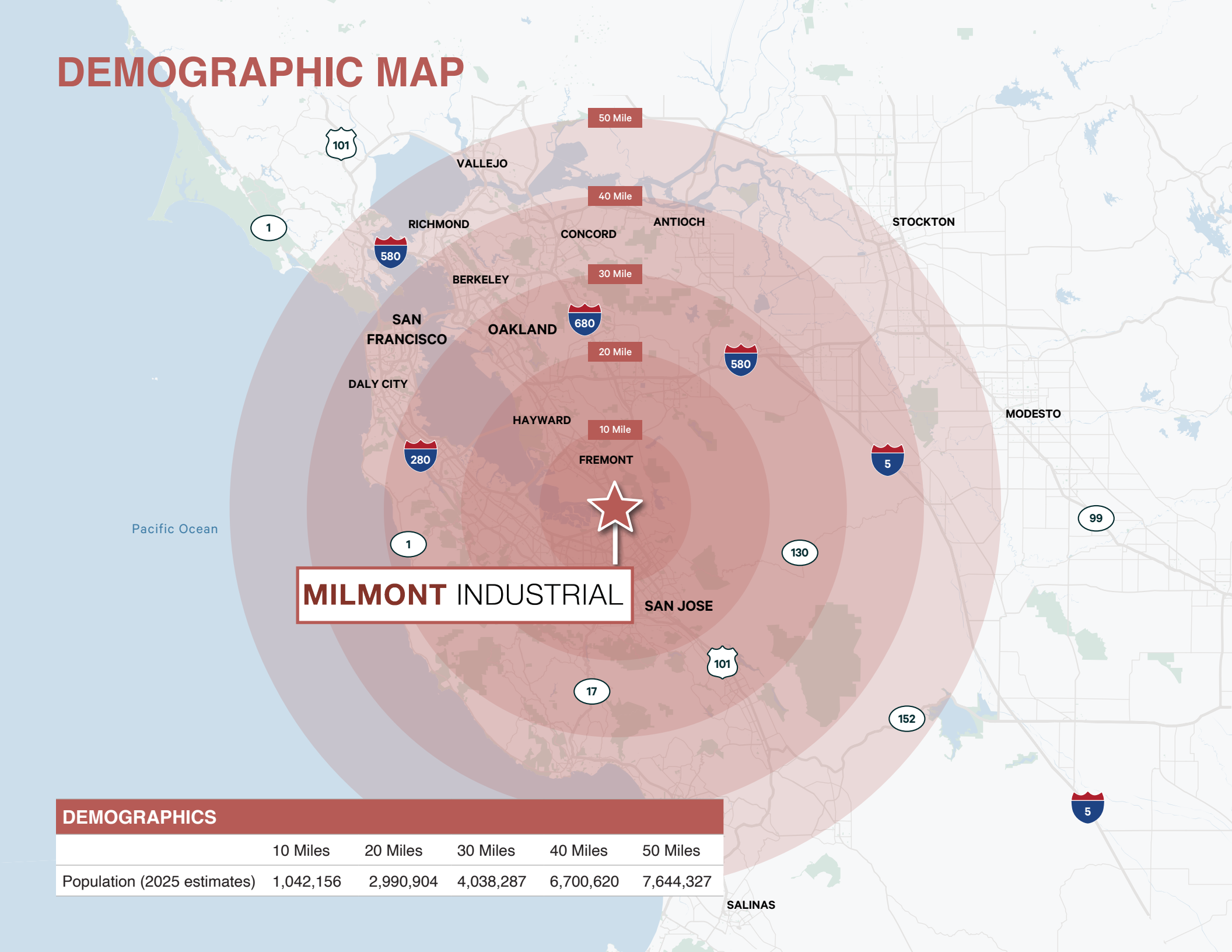
HIGHWAY ACCESS



AMENITIES MAP



DEMOGRAPHIC MAP



DEMOGRAPHICS

	10 Miles	20 Miles	30 Miles	40 Miles	50 Miles
Population (2025 estimates)	1,042,156	2,990,904	4,038,287	6,700,620	7,644,327

REGIONAL MAP



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FOR MORE INFORMATION, PLEASE CONTACT:

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