

**FOR SUBLEASE**

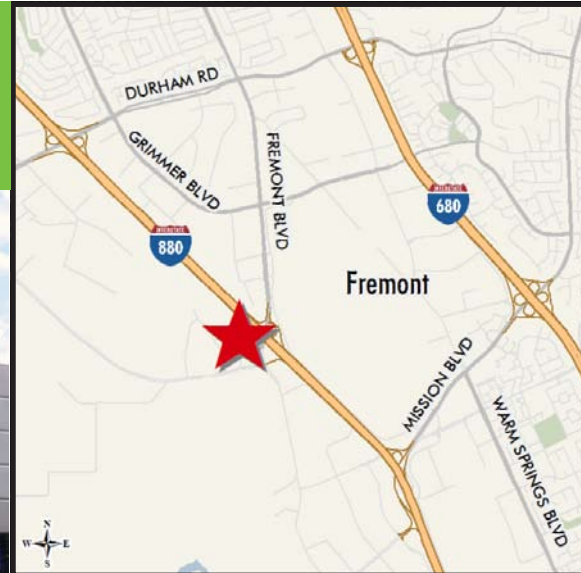
# 4050 STARBOARD DRIVE

FREMONT, CALIFORNIA

**±52,232 SQUARE FEET**

- Prime Interstate 880 signage
- High-end R&D/assembly/manufacturing building
- 100% HVAC
- ESD tile flooring
- Approximately 80% open production area, 20% office
- 3.8/1,000 parking
- 2,000 amps, 480/277 volts
- Extensive power distribution
- 1 dock, 2 grade level doors
- 120 tons of A/C
- \$0.60 NNN asking rent
- Strong sublessor
- LED 1/31/2011
- Direct lease available
- Extensive glass line

## TENANT EXPANDING TO LARGER PREMISES



FOR MORE INFORMATION CONTACT:

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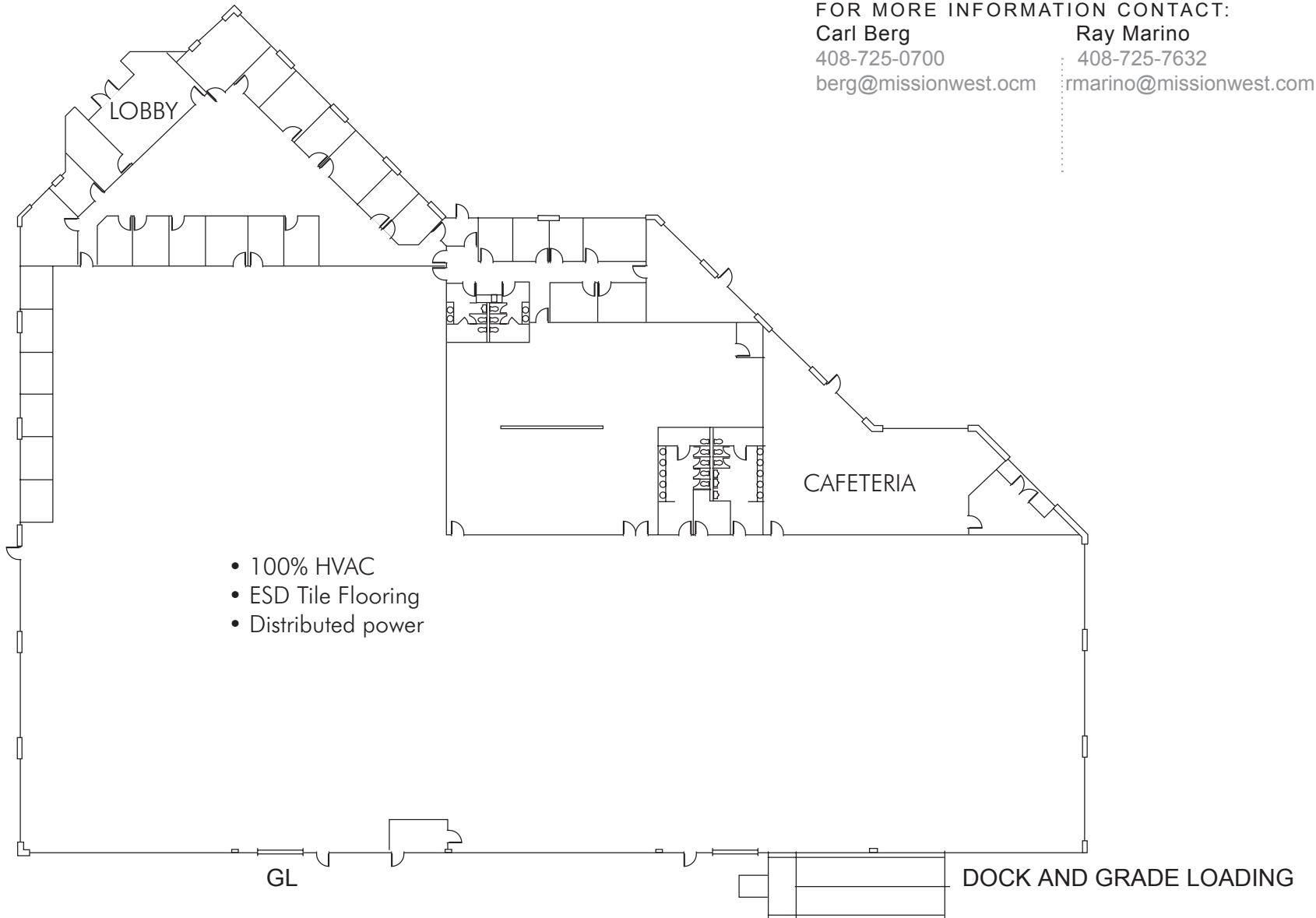
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**FLOOR PLAN**

Not to scale



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- Distributed power