

**3777**  
**SPINNAKER COURT**  
FREMONT, CALIFORNIA

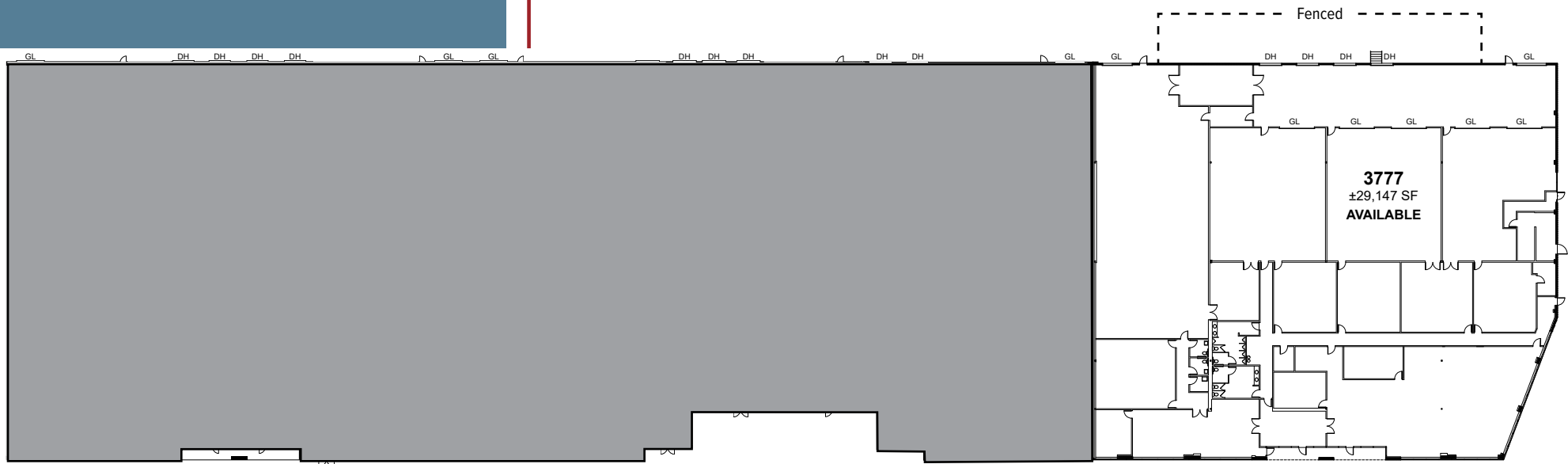


±29,147 SF  
AVAILABLE INDUSTRIAL SPACE

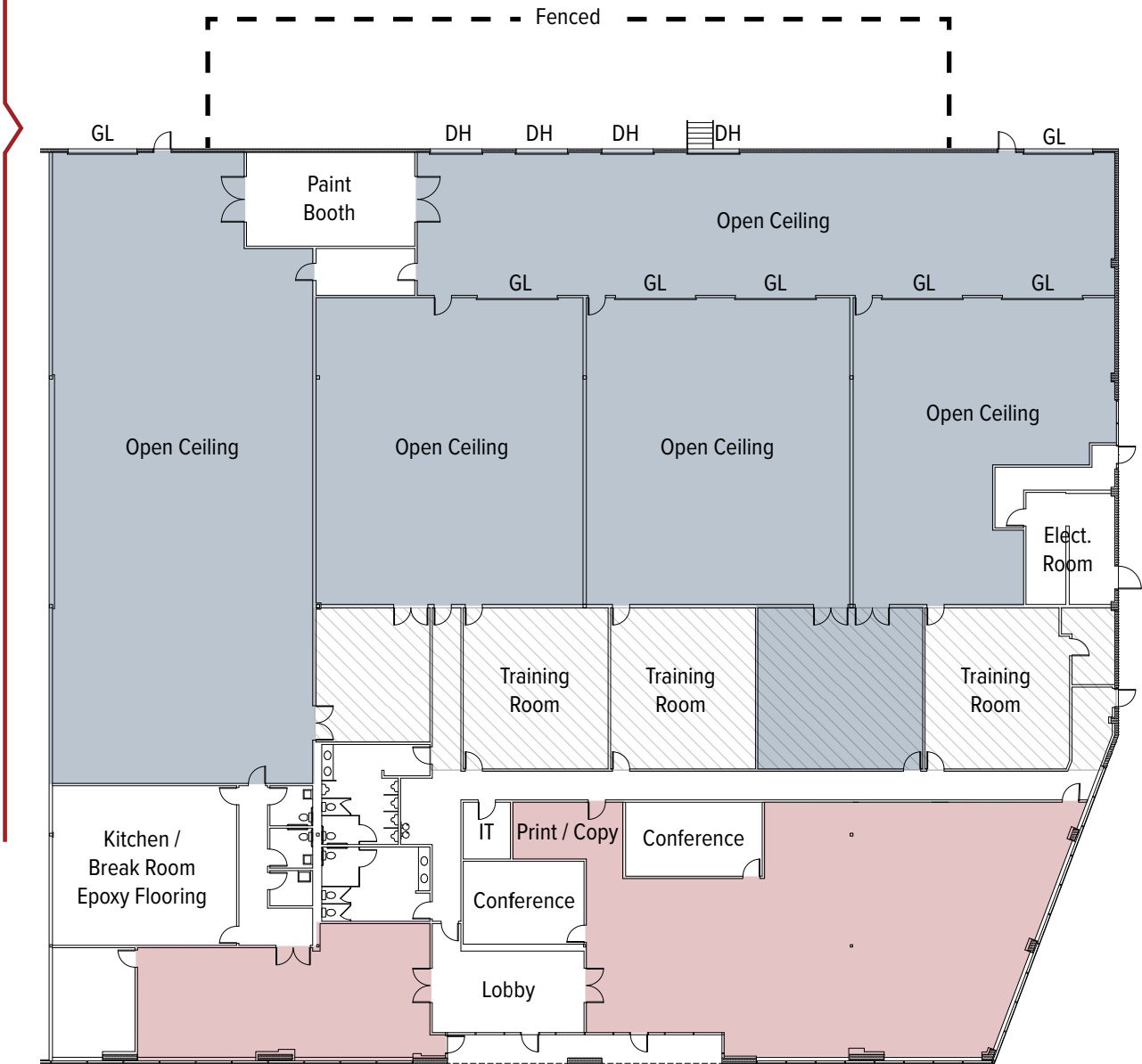
LBA Logistics  **CBRE**

## PROPERTY HIGHLIGHTS

- ±29,147 SF Industrial Space
- 2,000 Amps @ 480/277V 3-Phase 4-Wire (Subject to Tenant Verification)
- 4 Dock-High Doors
- 2 Grade-Level Doors
- ±22' - ±24' Clear Height
- 180 Tons HVAC (Subject to Tenant Verification)
- Fenced, Secured Rear Yard
- 2.85/1,000 Parking Ratio
- Available January 1, 2025



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FLOOR PLAN



NOT TO SCALE

- 11' Drop Ceiling Office
- HVAC Epoxy Flooring
- 2nd Floor Steel Mezzanine Storage with Elevator Lift

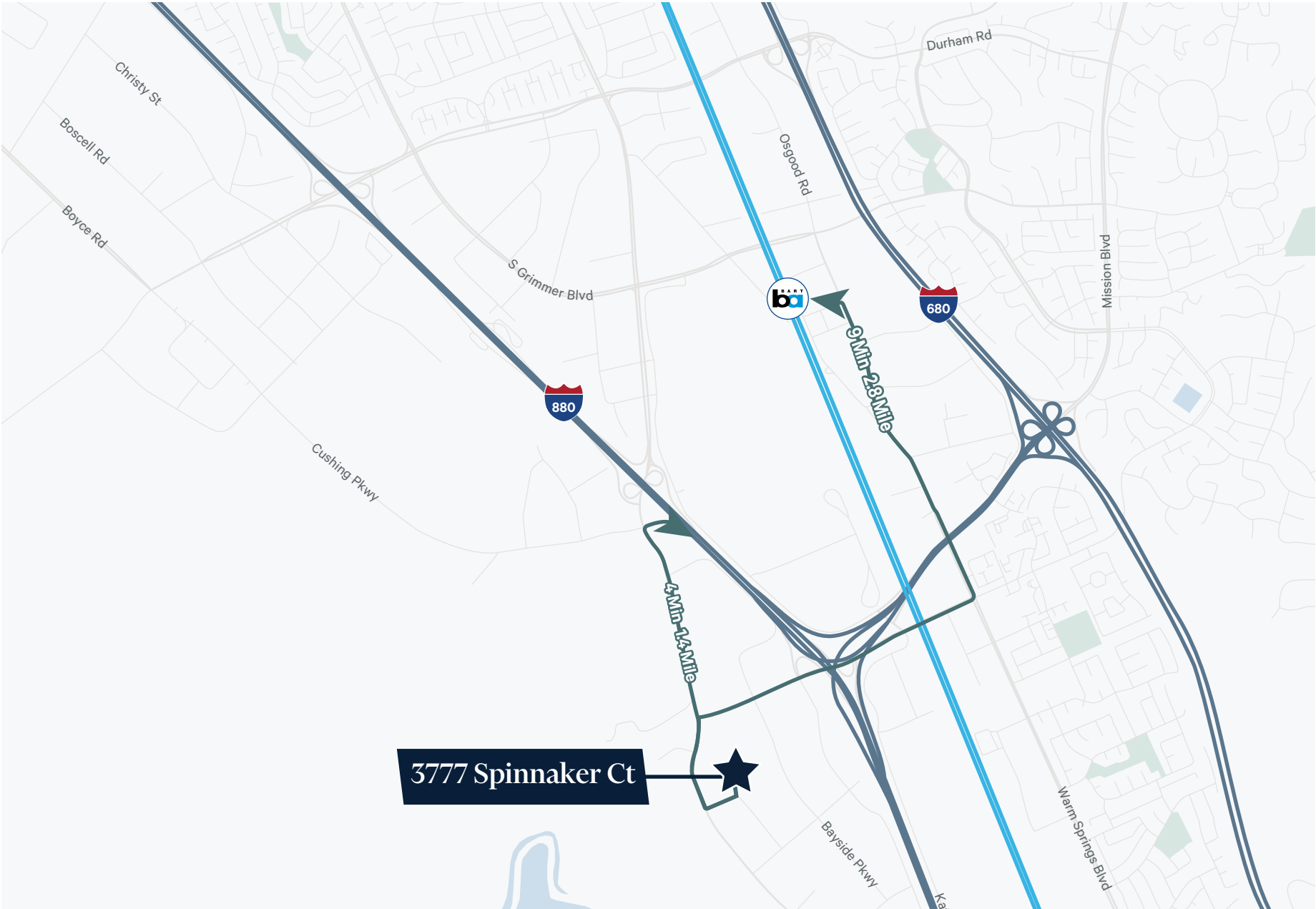
# NEARBY AMENITIES

## MAP



# HIGHWAY ACCESS

MAP





# 3777

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