

CAMPUS @ BAYSIDE

FREMONT, CA



AVAILABLE FOR LEASE
6 ADVANCED MANUFACTURING BUILDINGS

473,250 SF
(253,472 SF DELIVERED IN PHASE 1)



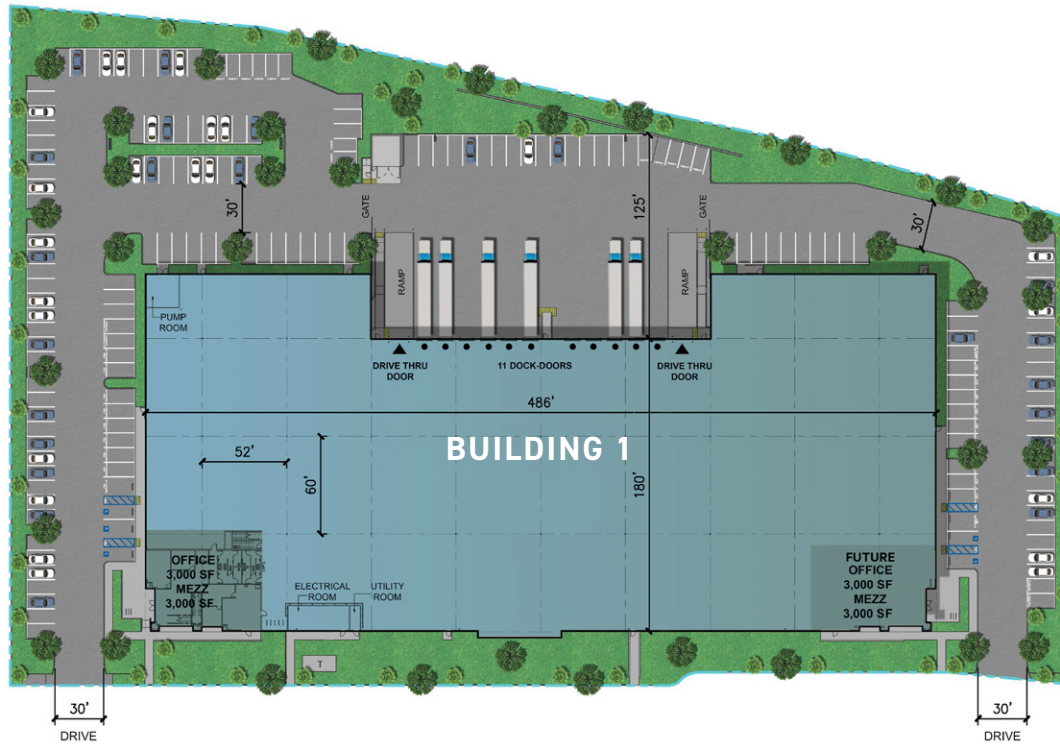
PROJECT FEATURES

- ▶ Master Planned Business Park (Bayside)
- ▶ Six (6) Freestanding Advanced Manufacturing Buildings with Bldgs 1-3 in Phase 1 & Bldgs 4-6 in Phase 2
- ▶ 4,000 Amps @ 480V per Building (except Building 4)
- ▶ 473,250 Total Square Feet (253,472 SF in Phase 1 & 219,778 SF in Phase 2)
- ▶ Enhanced Entry and Window Line
- ▶ EV Charging Stations Throughout the Park
- ▶ Multiple Dock and Grade Loading
- ▶ ESFR Sprinkler System
- ▶ Easy Access to I-880, I-680 and SR-237



BUILDING 1

101,600 SF (EXPANDABLE TO 104,600 SF)



● DOCK HIGH DOORS

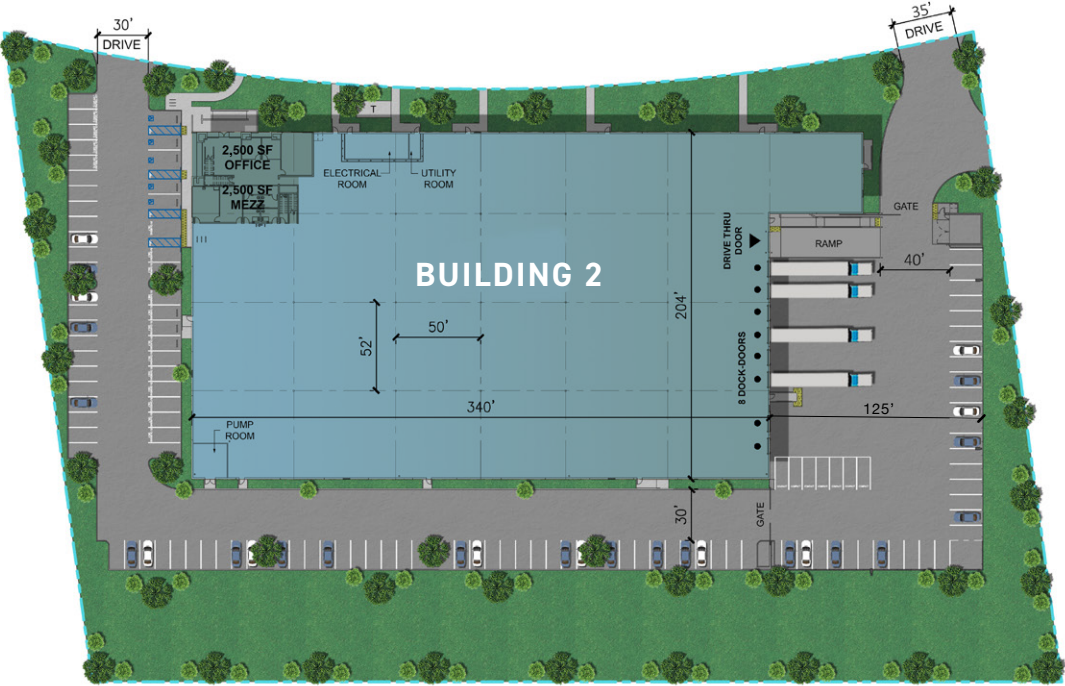
▲ GRADE LEVEL

BUILDING 1	101,600 SF (EXPANDABLE TO 104,600 SF)
OFFICE SF	6,000 SF SPEC / Expandable to 12,000 SF
CLEAR HEIGHT	32' Minimum
COLUMN SPACING	52' x 60'
POWER	4,000 Amps @ 277/480V
PARKING	178 Auto Parking Stalls (1.7 /1,000)
EV CHARGING STATIONS	19
LOADING	11 Dock High/ 2 Grade Level
SLAB THICKNESS	6"
SPRINKLERS	K17 ESFR
TRUCK COURT	125'
% SKYLIGHTS	2.5%
LED LIGHTING	SPEC 20 FC in Warehouse
DELIVERY DATE	Q2 2026



BUILDING 2

74,913 SF



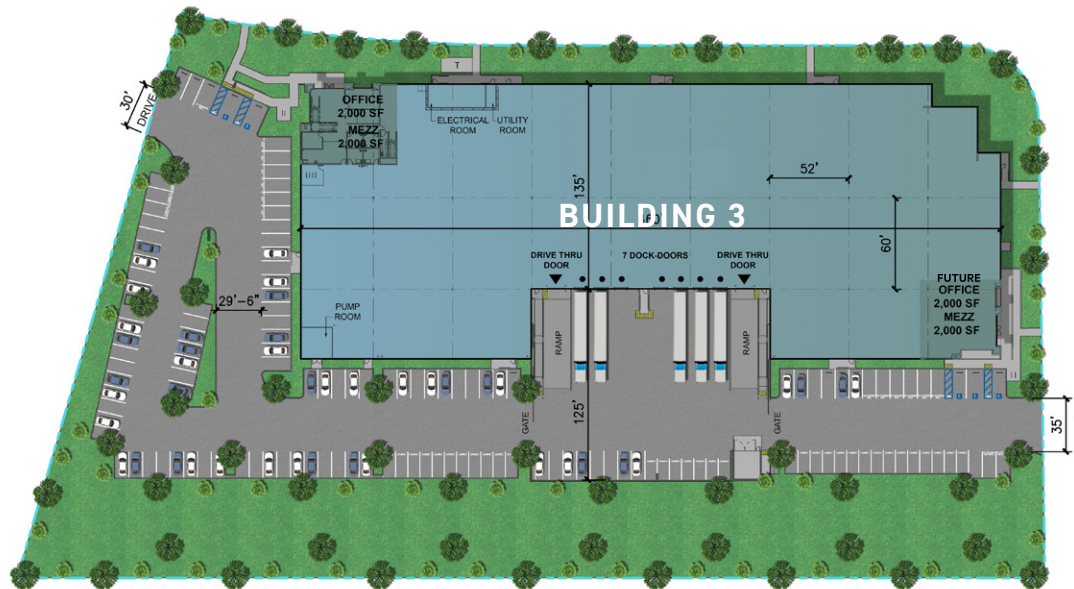
- DOCK HIGH DOORS
- ▲ GRADE LEVEL

BUILDING 2	74,913 SF
OFFICE SF	5,020 SF
CLEAR HEIGHT	32' Minimum
COLUMN SPACING	50' x 52' and 60' x 52'
POWER	4,000 Amps @ 277/480V
PARKING	119 Auto Parking Stalls (1.6/1,000)
EV CHARGING STATIONS	13
LOADING	8 Dock High/ 1 Grade Level
SLAB THICKNESS	6"
SPRINKLERS	K17 ESFR
TRUCK COURT	125'
% SKYLIGHTS	2.5%
LED LIGHTING	SPEC 20 FC in Warehouse
DELIVERY DATE	Q2 2026



BUILDING 3

76,959 SF (EXPANDABLE TO 78,959 SF)



● DOCK HIGH DOORS

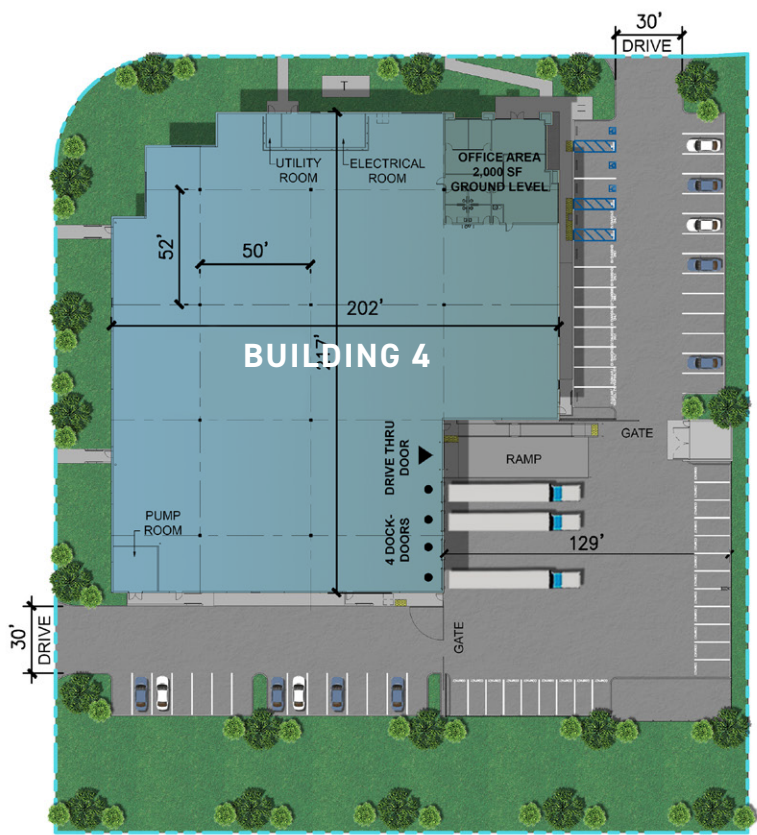
▲ GRADE LEVEL

BUILDING 3	76,959 SF (EXPANDABLE TO 78,959 SF)
OFFICE SF	4,000 SF Spec / Expandable to 8,000 SF
CLEAR HEIGHT	32' Minimum
COLUMN SPACING	Varies: 52' x 75', 52' x 59'7", 52' x 46'5"
POWER	4,000 Amps @ 277/480V
PARKING	140 Auto Parking Stalls (1.8/1,000)
EV CHARGING STATIONS	15
LOADING	7 Dock High/ 2 Grade Level
SLAB THICKNESS	6"
SPRINKLERS	K17 ESFR
TRUCK COURT	125'
% SKYLIGHTS	2.5%
LED LIGHTING	SPEC 20 FC in Warehouse
DELIVERY DATE	Q2 2026



BUILDING 4

38,593 SF



● DOCK HIGH DOORS

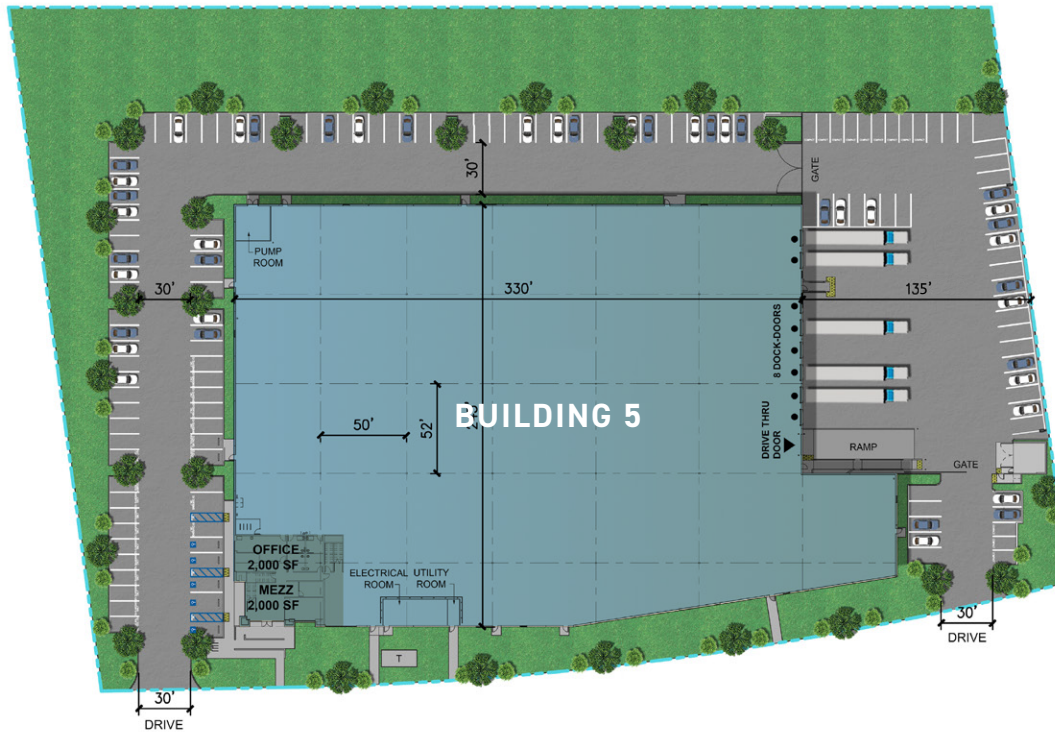
▲ GRADE LEVEL

BUILDING 4	38,593 SF
OFFICE SF	2,054 SF
CLEAR HEIGHT	30' Minimum
COLUMN SPACING	50' x 52' (Varies)
POWER	1,600 Amps @ 277/480V
PARKING	65 Auto Parking Stalls (1.6/1,000)
EV CHARGING STATIONS	7
LOADING	4 Dock High/ 1 Grade Level
SLAB THICKNESS	6"
SPRINKLERS	K17 ESFR
TRUCK COURT	129'
% SKYLIGHTS	2.5%
LED LIGHTING	SPEC 20 FC in Warehouse
DELIVERY DATE	TBD



BUILDING 5

85,019 SF



● DOCK HIGH DOORS

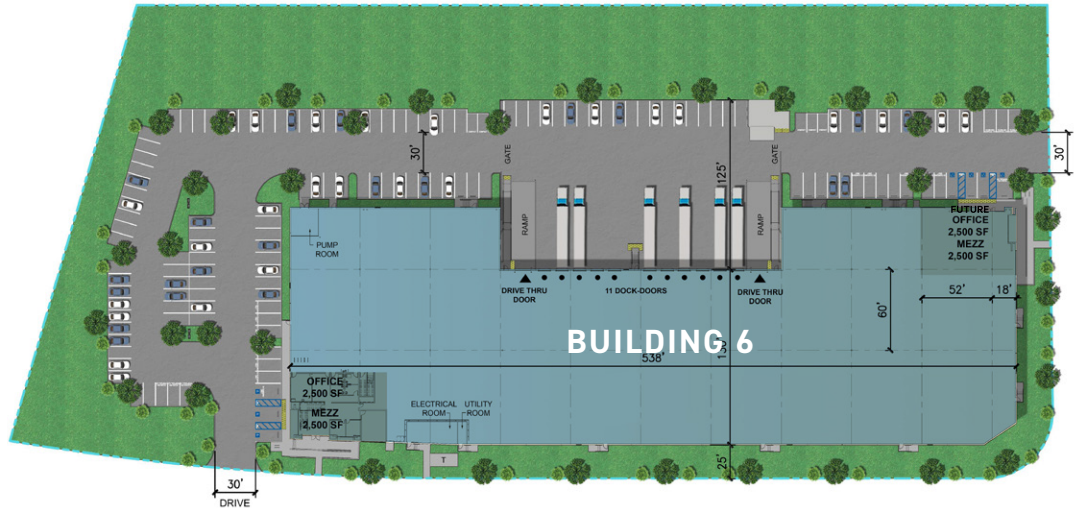
▲ GRADE LEVEL

BUILDING 5	85,019 SF
OFFICE SF	4,000 SF
CLEAR HEIGHT	32' Minimum
COLUMN SPACING	50' x 52' and 60' x 52'
POWER	4,000 Amps @ 277/480V
PARKING	137 Auto Parking Stalls (1.6/1,000)
EV CHARGING STATIONS	13
LOADING	8 Dock High/ 1 Grade Level
SLAB THICKNESS	6"
SPRINKLERS	K17 ESFR
TRUCK COURT	128'2" - 143'5"
% SKYLIGHTS	2.5%
LED LIGHTING	SPEC 20 FC in Warehouse
DELIVERY DATE	TBD



BUILDING 6

87,183 SF (EXPANDABLE TO 89,683 SF)



● DOCK HIGH DOORS

▲ GRADE LEVEL

BUILDING 6

87,183 SF
(EXPANDABLE
TO 89,683 SF)

OFFICE SF

5,000 SF SPEC/
Expandable to
10,000 SF

CLEAR HEIGHT

32' Minimum

COLUMN SPACING

52' x 59'7" and
52' x 70"

POWER

4,000 Amps
@ 277/480V

PARKING

150 Auto Parking
Stalls (1.6/1,000)

EV CHARGING STATIONS

13

LOADING

11 Dock High/
2 Grade Level

SLAB THICKNESS

6"

SPRINKLERS

K17 ESFR

TRUCK COURT

125'

% SKYLIGHTS

2.5%

LED LIGHTING

SPEC 20 FC in
Warehouse

DELIVERY DATE

TBD



AMENITY MAP



CORPORATE NEIGHBORS MAP



CAMPUS @BAYSIDE

FREMONT, CA



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