

KATO BUSINESS CENTER

FIVE-BUILDING MULTI-TENANT FLEX/OFFICE CAMPUS | TOTAL $\pm$ 146,626 SF



WEB SITE

AVAILABILITY UPDATE



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LBA Logistics 

Project Highlights

KATO BUSINESS CENTER

Fremont, California

- Five building multi-tenant Flex/Office campus totaling 146,626± sf
- Flexible unit sizes ranging from 1,569 sf to 40,558 sf
- Tremendous identity with monument and suite signage
- Dock high and grade level loading with 16' clear height
- Expansive asset with multiple options for future growth
- Flexible layouts with fire sprinklered suites
- Owned and professionally managed by LBA Realty



KATO BUSINESS CENTER

Suite 114A		2,411± sf
Suite 108D		2,714± sf
Suite 103A		4,621± sf
Suite 103-105C	NEW	5,688± sf

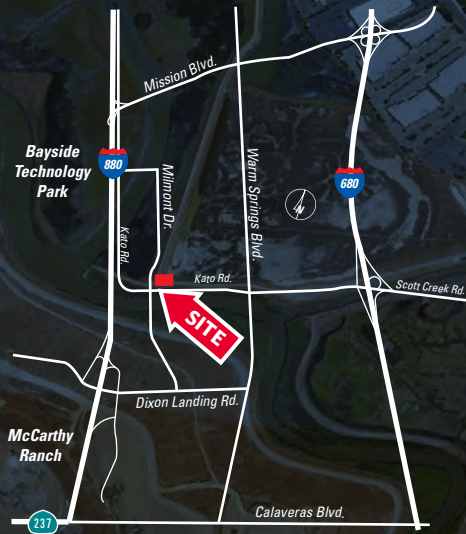
UPDATED JANUARY 2021

KATO BUSINESS CENTER

Fremont, California



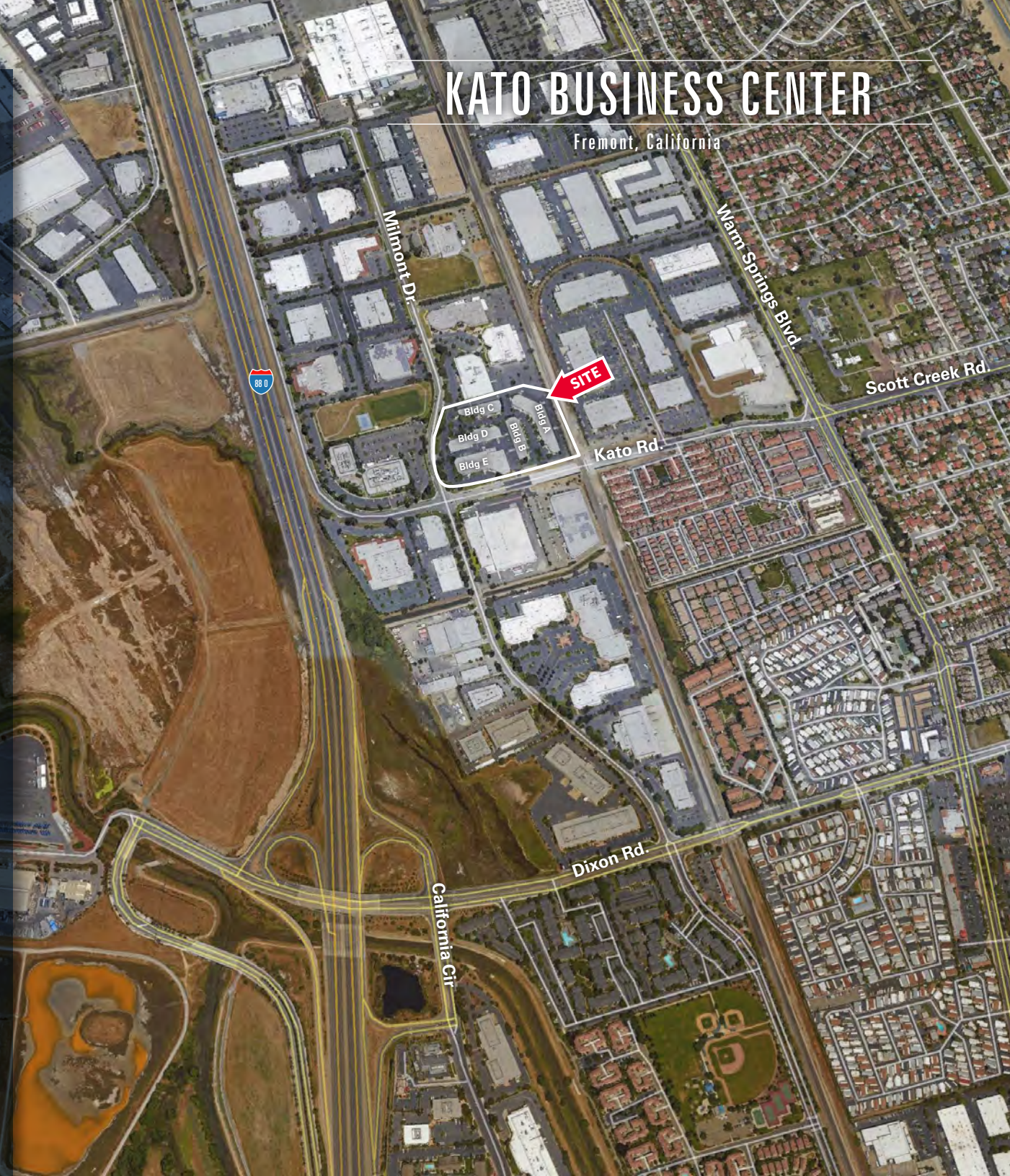
Location



- Great access to Interstates 680 and 880 and Highway 237
- Optimal south Fremont location with convenient access
- Excellent parking with 3.58/1,000 ratio

KATO BUSINESS CENTER

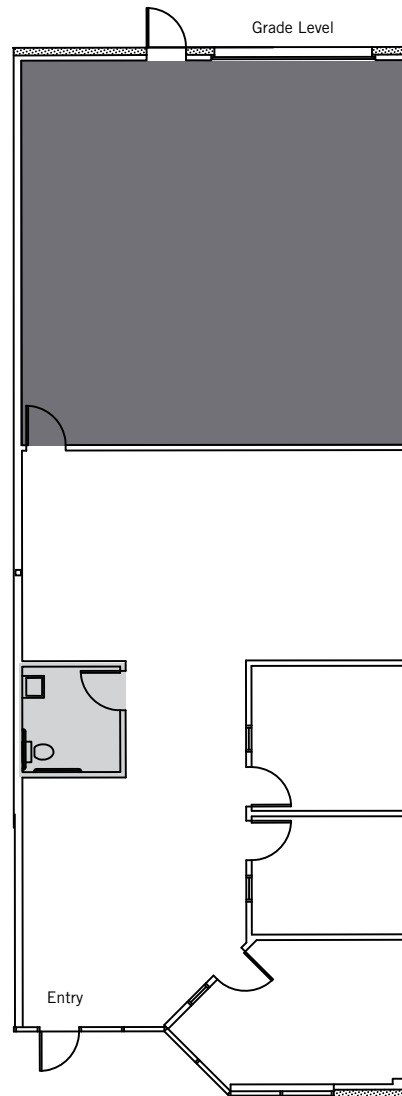
Fremont, California



Existing As-Built

KATO BUSINESS CENTER

Fremont, California



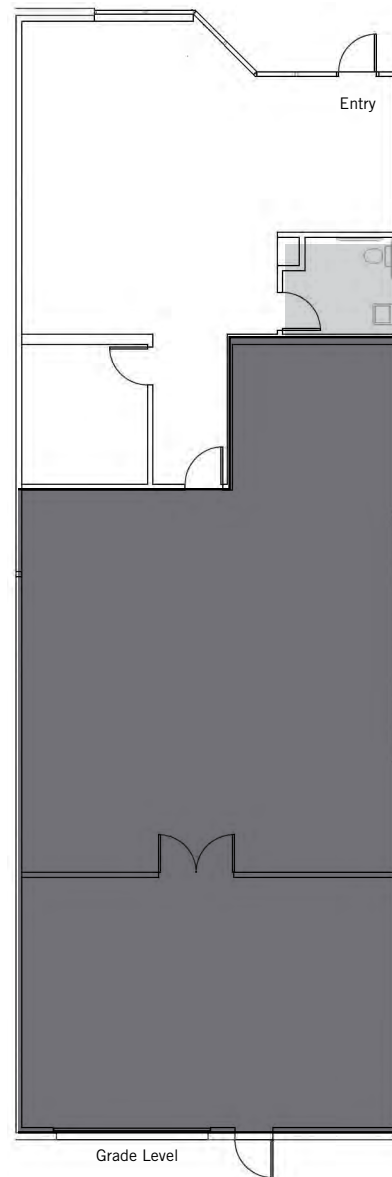
100 Amps @ 208/120 Volt

-  Carpet / Drop Ceiling / HVAC
-  VCT / Drop Ceiling / HVAC
-  Concrete / Open Ceiling / HVAC



48834 Kato Road | Suite 114A ±2,411 Square Feet

Existing As-Built



200 Amps @ 208/120 Volt

-  Carpet / Drop Ceiling / HVAC
-  VCT / Drop Ceiling / HVAC
-  Concrete / Open Ceiling / No HVAC

KATO BUSINESS CENTER

Fremont, California

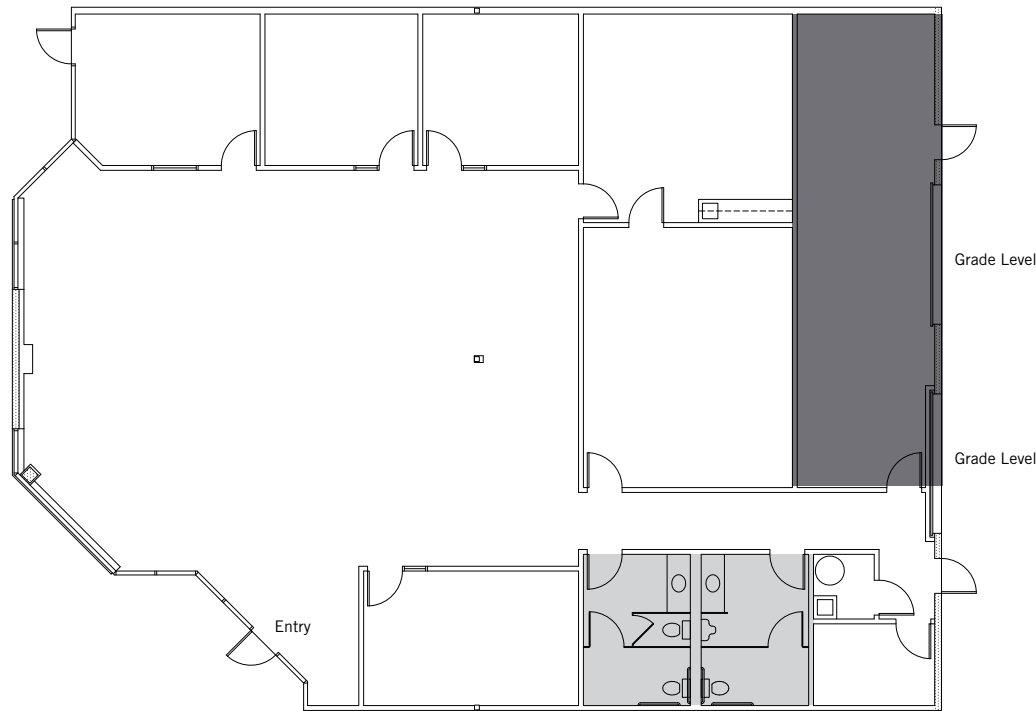


48890 Milmont Drive | Suite 108D $\pm$ 2,714 Square Feet

Existing As-Built

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100 Amps @ 208/120 Volt

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-  VCT / Drop Ceiling / HVAC
-  Concrete / Open Ceiling / HVAC

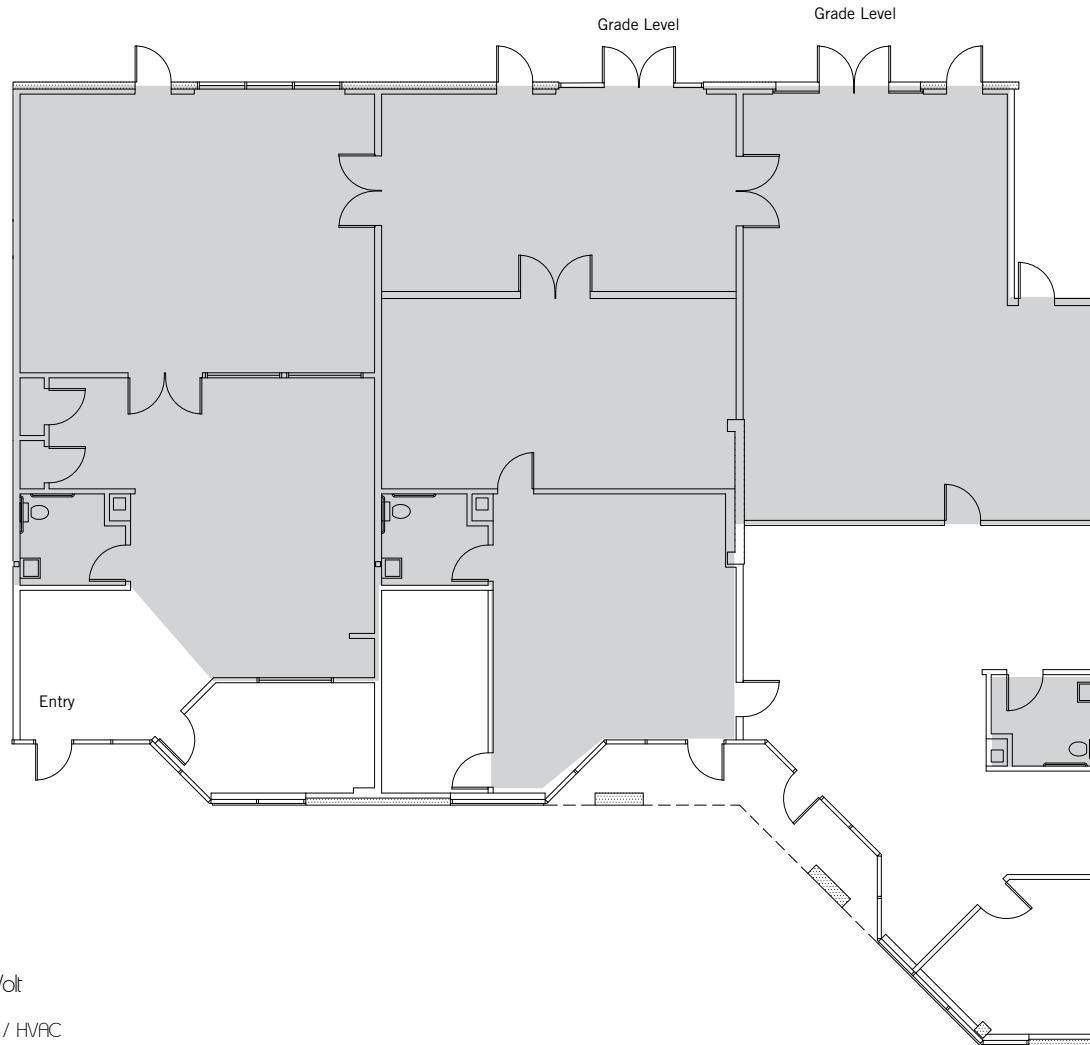


48834 Kato Road | Suite 103A $\pm$ 4,621 Square Feet

Existing As-Built

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Fremont, California



200 Amps @ 208/120 Volt

-  Carpet / Drop Ceiling / HVAC
-  VCT / Drop Ceiling / HVAC
-  Concrete / Open Ceiling / HVAC



48860 Kato Road | Suite 103-105C ±5,688 Square Feet

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KATO BUSINESS CENTER

40860 MILMONT DRIVE

102C ANH2 INC. 105C PRECISION ASPHERE, LLC
100C EXCEL TEST PREP 103C PROMETRIC
101C MEYER COMPUTING, INC.



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[View Site Specific COVID-19 Prevention Plan](#)

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