



## Cepheid East Bay Logistics Center

Tenant improvement includes cold rooms, lab spaces, temperature-controlled warehouse featuring high-pile racking, etc.

44509 Pacific Commons Blvd  
Fremont, CA

Tenant improvement and build-out of a 32' full-height warehouse featuring 140,000 square feet of high-pile racking in a temperature-controlled environment. Additional square footage dedicated to loading dock areas with large air-handling systems, Xpert® Xpress COVID-19 training rooms, insulated cold rooms, office spaces and amenity break-out spaces to accommodate 400+ staff. Exterior improvement features a new generator infrastructure, HVAC pad and fencing enclosures.

### MARKET SECTOR(S)

- ✓ Life Science / Healthcare / Biotechnology
- ✓ Tenant Improvement

CLIENT/OWNER	Cepheid
ARCHITECT	Twinsteps Architecture
SIZE	176,000 SF
PRE-CONSTRUCTION	5 months
CONSTRUCTION	9 months
COMPLETION	April 2022
BUDGET	Confidential