

44931 INDUSTRIAL DRIVE

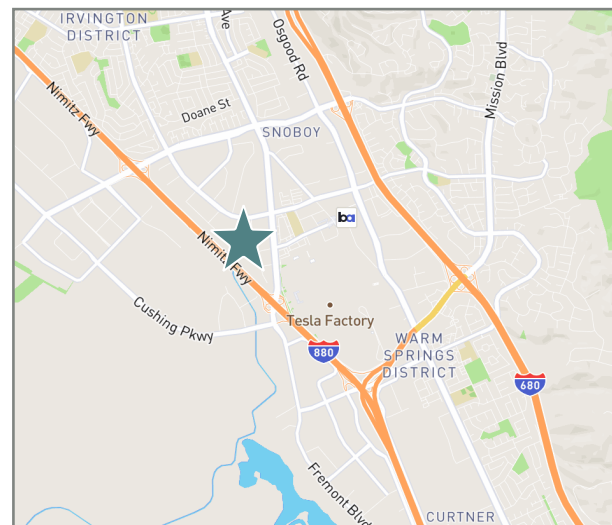
FREMONT, CALIFORNIA



WAREHOUSE/LIGHT ASSEMBLY FOR LEASE ±14,026 SF SF

PROPERTY FEATURES AND FACTS

- State-of-the-Art, Multi Tenant Building
- Warehouse/Light Assembly Space
- 25'-27' Clear Height
- Concrete Truck Aprons
- ESFR Fire Sprinklers
- 6" Steel Reinforced Concrete Floor Slab
- Parking: 2.6/1,000
- General Industrial Zoning
- Great I-880 and I-680 Access
- Strategically Located in Fremont, in the heart of the Bay Area/Silicon Valley Industrial Market



**PROPERTY OWNED
& MANAGED BY**



FOR MORE INFORMATION PLEASE CONTACT

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SITE PLAN

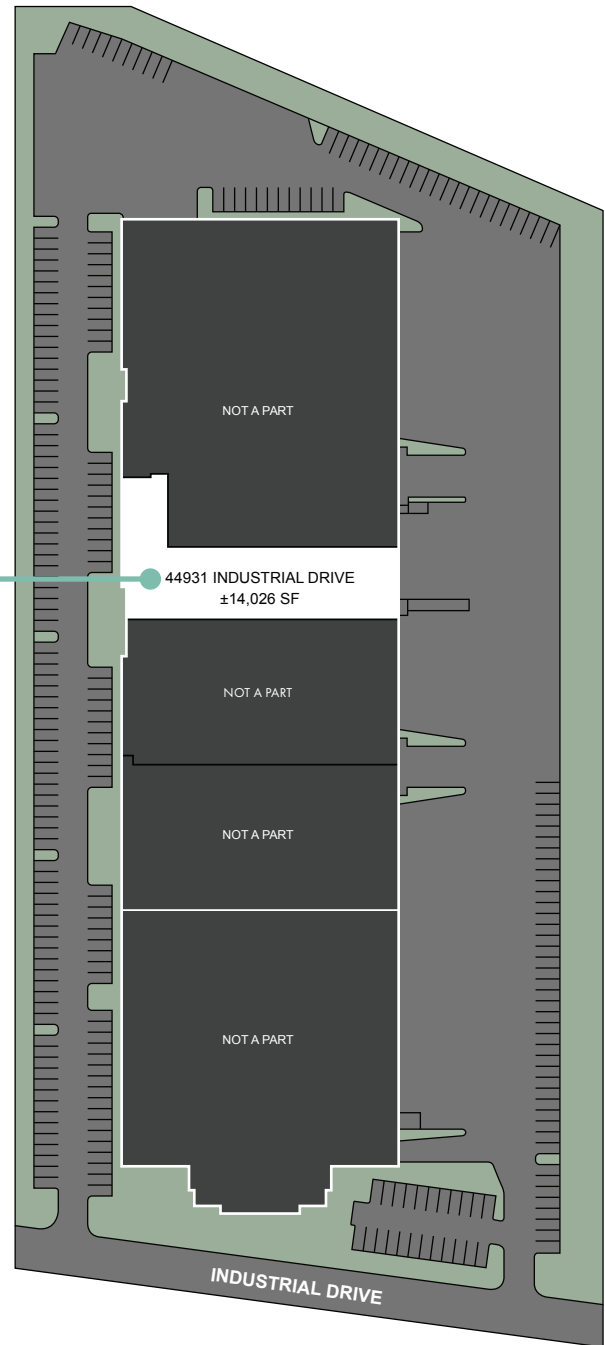
44931 INDUSTRIAL DRIVE

±14,026 SF

±4,102 SF OFFICE

2 DOCK HIGH DOORS

1 DOCK HIGH KNOCK OUT DOOR



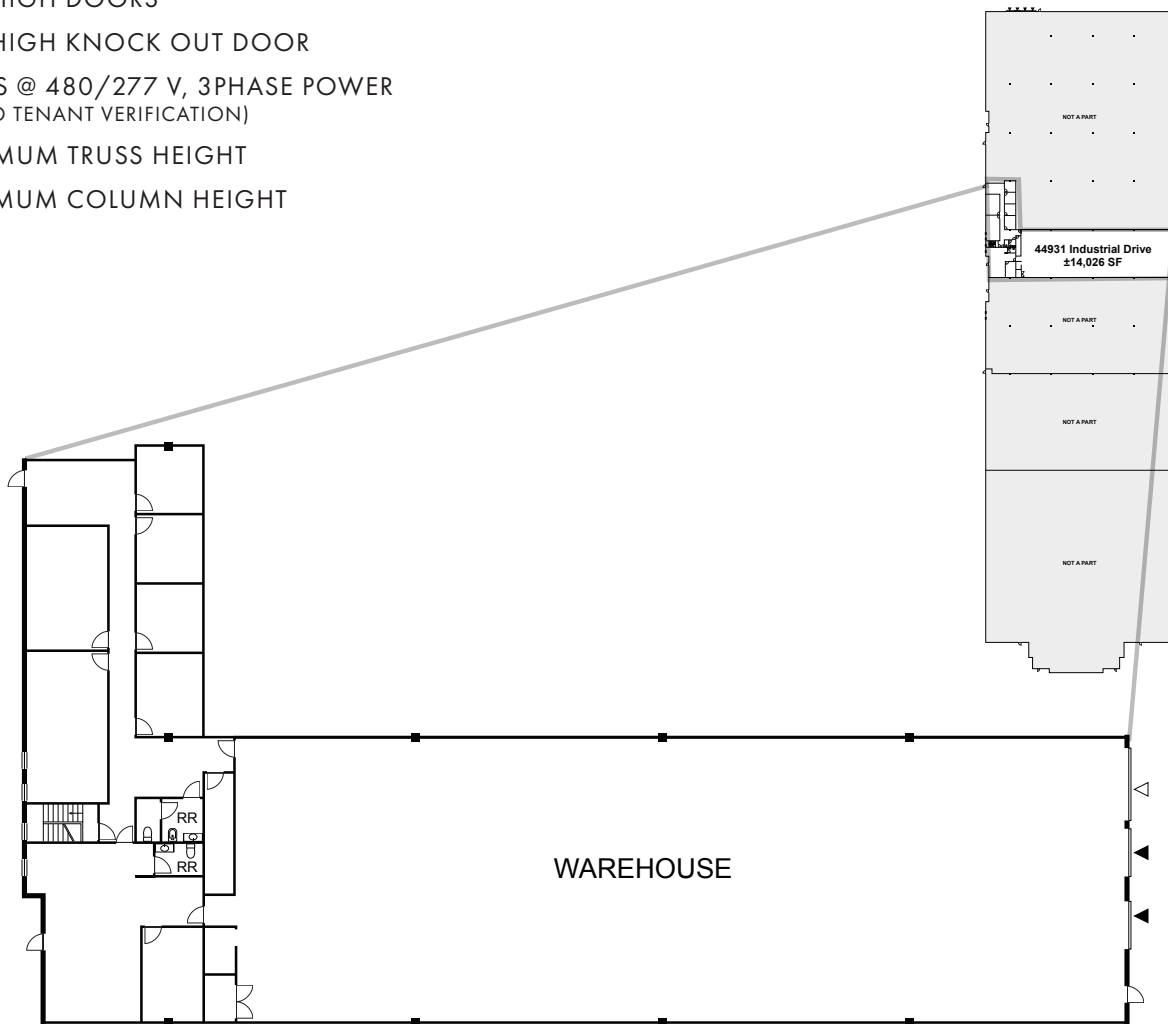
NOT TO SCALE

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- **±14,026 SF**
- ±4,102 SF OFFICE
- 2 DOCK HIGH DOORS
- 1 DOCK HIGH KNOCK OUT DOOR
- 200 AMPS @ 480/277 V, 3PHASE POWER (SUBJECT TO TENANT VERIFICATION)
- 26' MINIMUM TRUSS HEIGHT
- 27' MINIMUM COLUMN HEIGHT



NOT TO SCALE

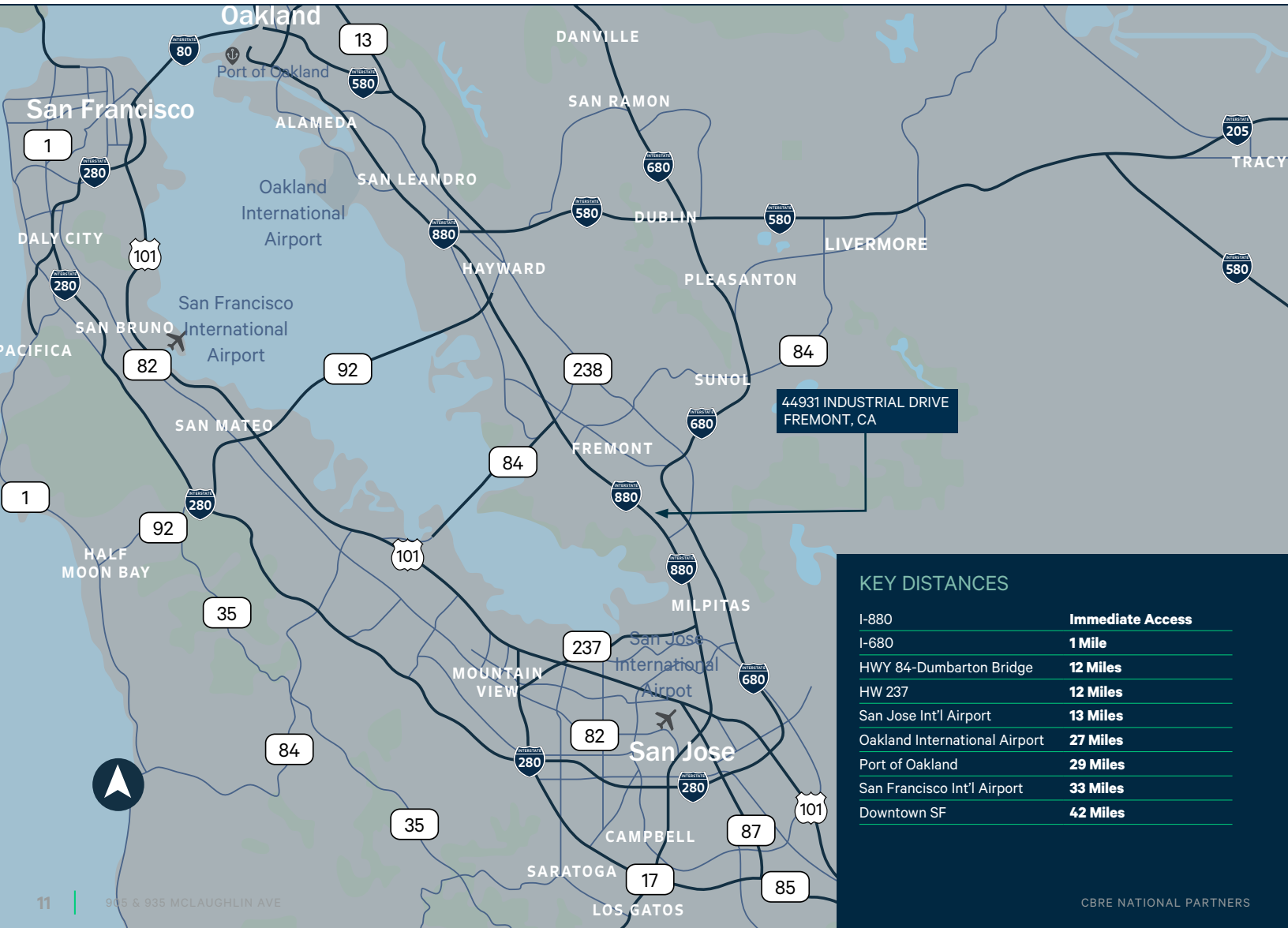
◀ Dock High Door

◁ Dock High Knockout

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FREMONT, CALIFORNIA

REGIONAL DRIVE TIME MAP



44931 INDUSTRIAL DRIVE

FREMONT, CALIFORNIA



NEARBY AMENITIES

**44931 INDUSTRIAL DRIVE
FREMONT, CA**

Pacific Commons Shopping Center

- DICK'S
- Target
- Lowe's
- OLD NAVY
- BLAZE PIZZA
- verizon
- HomeGoods
- COSTCO
- ULTA
- TJ-maxx
- Total Wine
- DSW
- SUBWAY
- Knispys Home
- rack
- FIVE GUYS
- Jamba
- Panera Bread
- IN-N-OUT BURGER
- Habit
- citi
- COLD STONE
- SportClips

Skyway Plaza

- Walmart
- CEFCU
- AT&T
- in the box
- Great Clips
- DOLLAR TREE

- Cart's Jr.
- Jack in the Box
- Pink Panthers
- Chaat House
- CVS pharmacy
- Denny's

- ROUND TABLE PIZZA
- HSBC
- SAFeway
- USPS.COM
- TACO BELL
- KFC
- BANK OF AMERICA
- FedEx

Mission Square

- citi
- OSAKA
- WELLS FARGO
- Happy Lemon

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