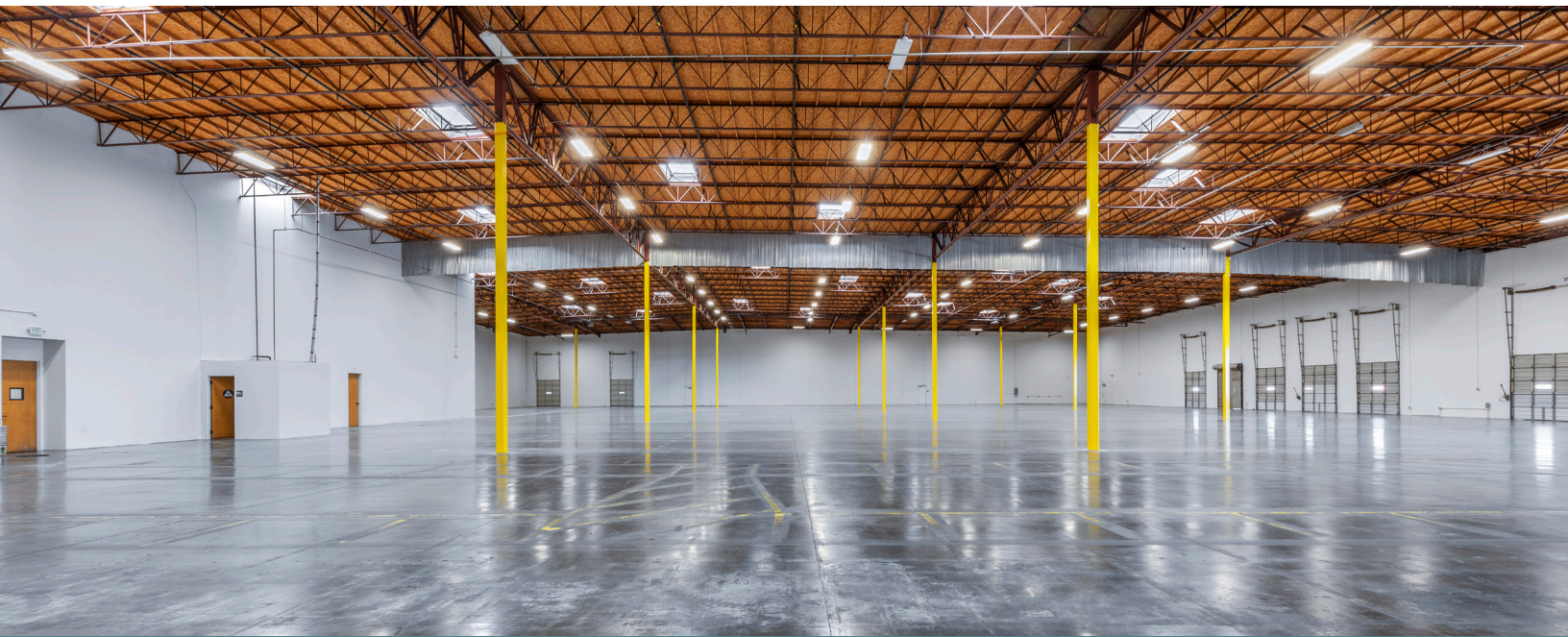


44951 INDUSTRIAL DRIVE

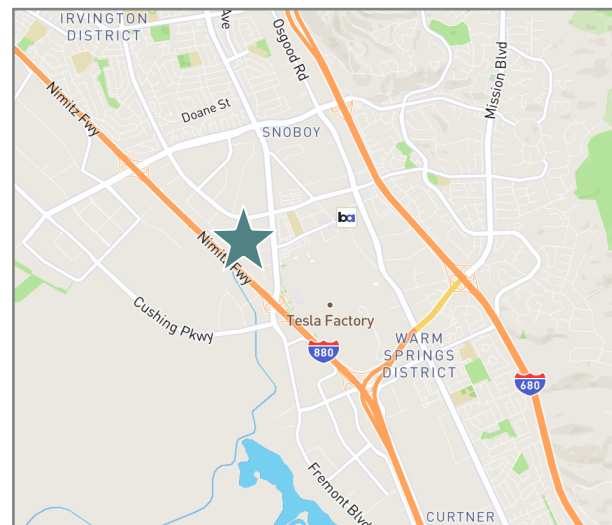
FREMONT, CALIFORNIA



WAREHOUSE/LIGHT ASSEMBLY FOR LEASE ±52,658 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
- T5 Lights
- 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

Rob Shannon

Executive Vice President
Lic. 00857593
+1 408 453 7486
rob.shannon@cbre.com

CBRE

44951 INDUSTRIAL DRIVE

FREMONT, CALIFORNIA

SITE PLAN

44951 INDUSTRIAL DRIVE

±52,658 SF

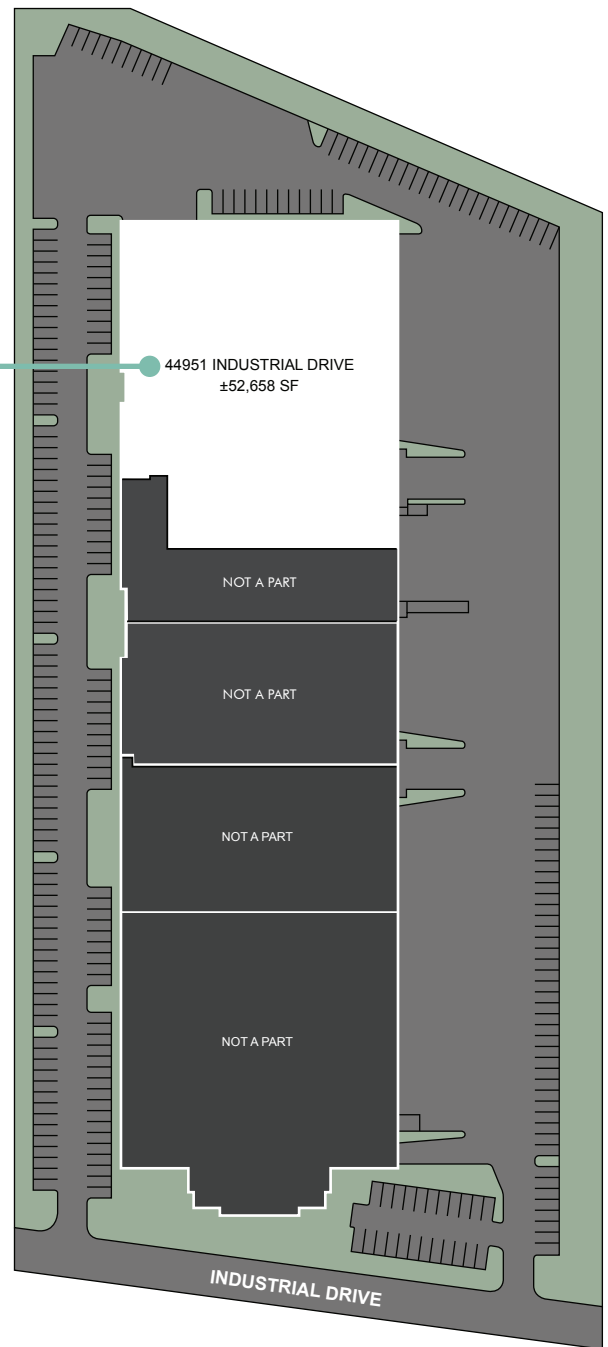
±2,706 SF OFFICE

9 DOCK-HIGH DOORS

5 DOCK-HIGH KNOCKOUT DOORS

2 GRADE-LEVEL DOORS

1 GRADE-LEVEL KNOCKOUT DOOR

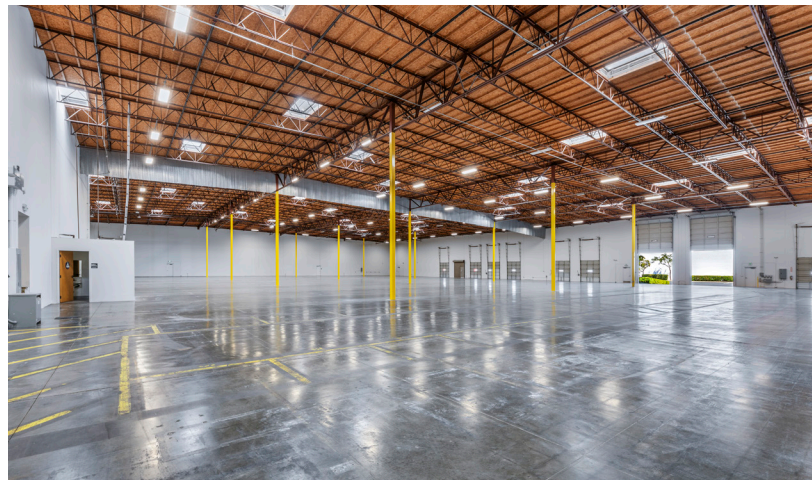
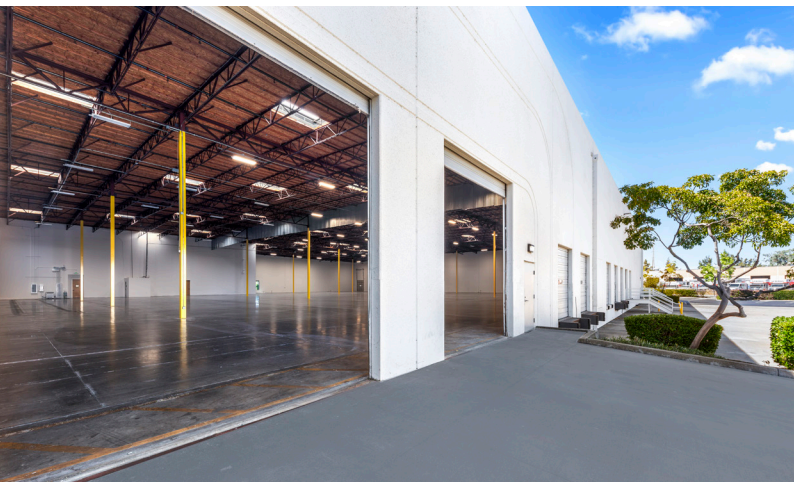


NOT TO SCALE

CBRE

44951 INDUSTRIAL DRIVE

FREMONT, CALIFORNIA



44951 INDUSTRIAL DRIVE

FREMONT, CALIFORNIA

REGIONAL DRIVE TIME MAP

