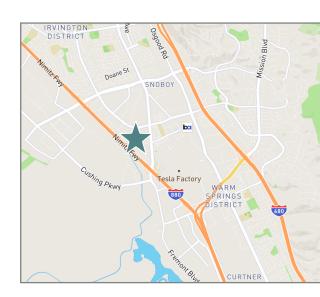
FREMONT, CALIFORNIA



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

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FREMONT, CALIFORNIA

SITE PLAN

44951 INDUSTRIAL DRIVE

±52,658 SF

±2.706 SF OFFICE

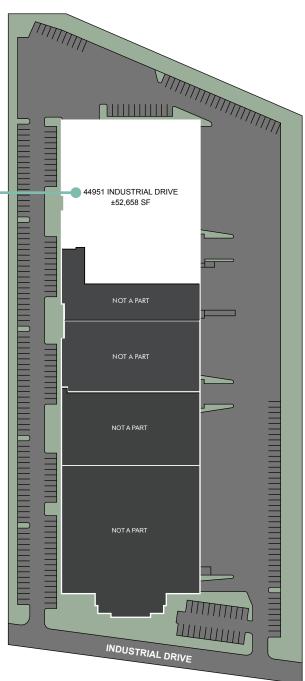
9 DOCK-HIGH DOORS

5 DOCK-HIGH KNOCKOUT DOORS

2 GRADE-LEVEL DOORS

1 GRADE-LEVEL KNOCKOUT DOOR





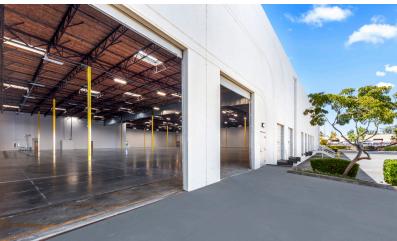
NOT TO SCALE



FREMONT, CALIFORNIA

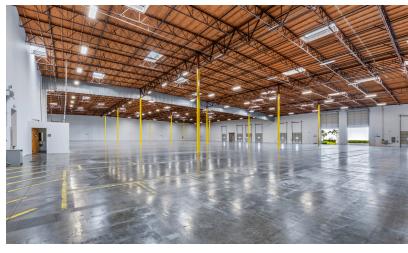










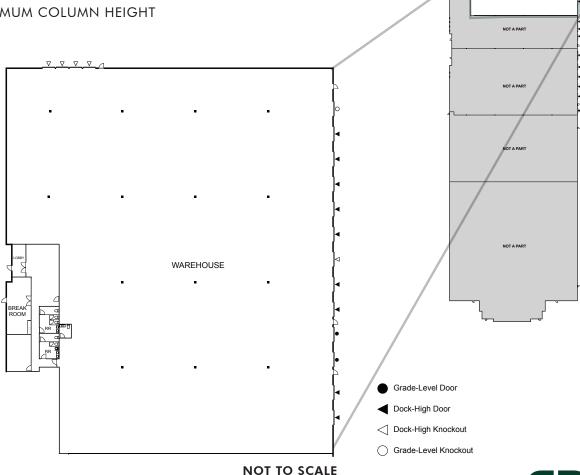




FREMONT, CALIFORNIA

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
- 400 AMPS @ 480/277 V, 3PHASE POWER (UPGRADEABLE TO 1,000 AMPS - SUBJECT TO TENANT VERIFICATION)
- METAL HALIDE LIGHTING
- 26' MINIMUM TRUSS HEIGHT
- 27' MINIMUM COLUMN HEIGHT

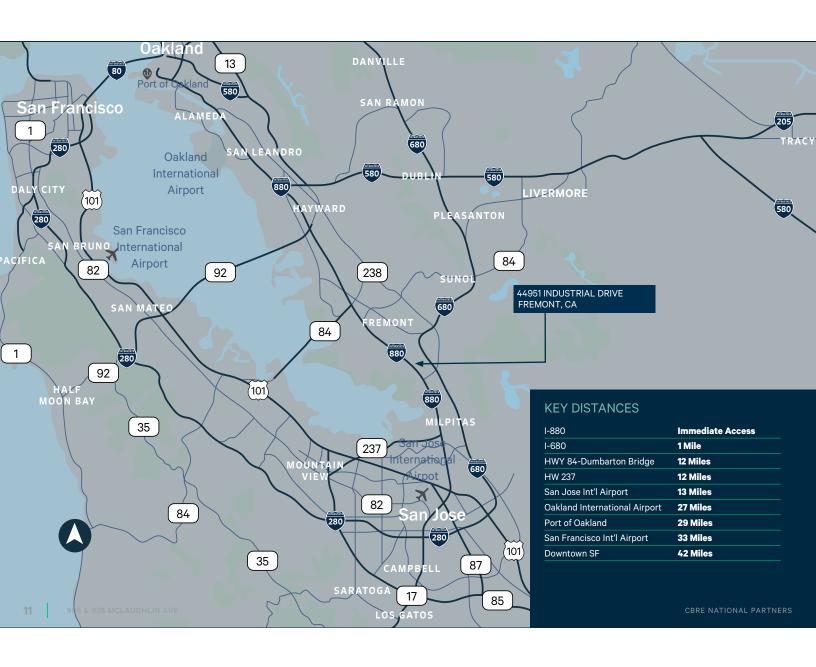


±52,658 SF

CBRE

FREMONT, CALIFORNIA

REGIONAL DRIVE TIME MAP





FREMONT, CALIFORNIA



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