

44921 - 44951 INDUSTRIAL DRIVE

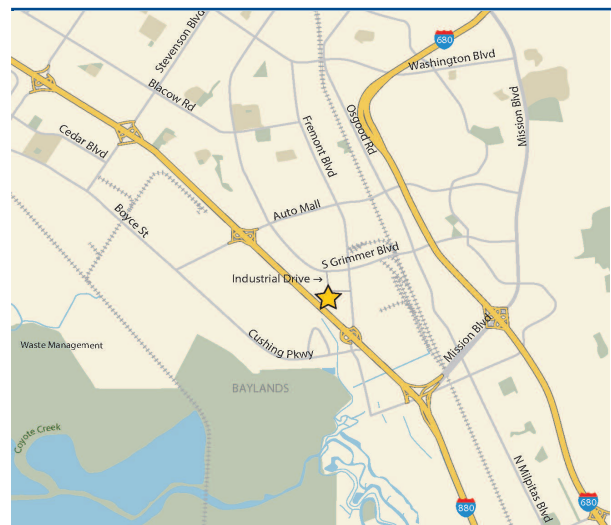
FREMONT, CALIFORNIA



WAREHOUSE/LIGHT ASSEMBLY FOR LEASE ±90,663 SF - DIVISIBLE

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

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CBRE

44921 - 44951 INDUSTRIAL DRIVE

FREMONT, CALIFORNIA

SITE PLAN

±90,663 SF - DIVISIBLE TO:

±66,682 SF

±52,656 SF

±23,981 SF

44951 INDUSTRIAL DRIVE

±52,656 SF

±8,400 SF OFFICE

9 DOCK HIGH DOORS

5 DOCK HIGH KNOCKOUT DOORS

2 GRADE LEVEL DOORS

1 DOCK HIGH KNOCK OUT DOOR

444931 INDUSTRIAL DRIVE

±14,026 SF

±4,000 SF OFFICE

2 DOCK HIGH DOORS

1 DOCK HIGH KNOCK OUT DOOR

44921 INDUSTRIAL DRIVE

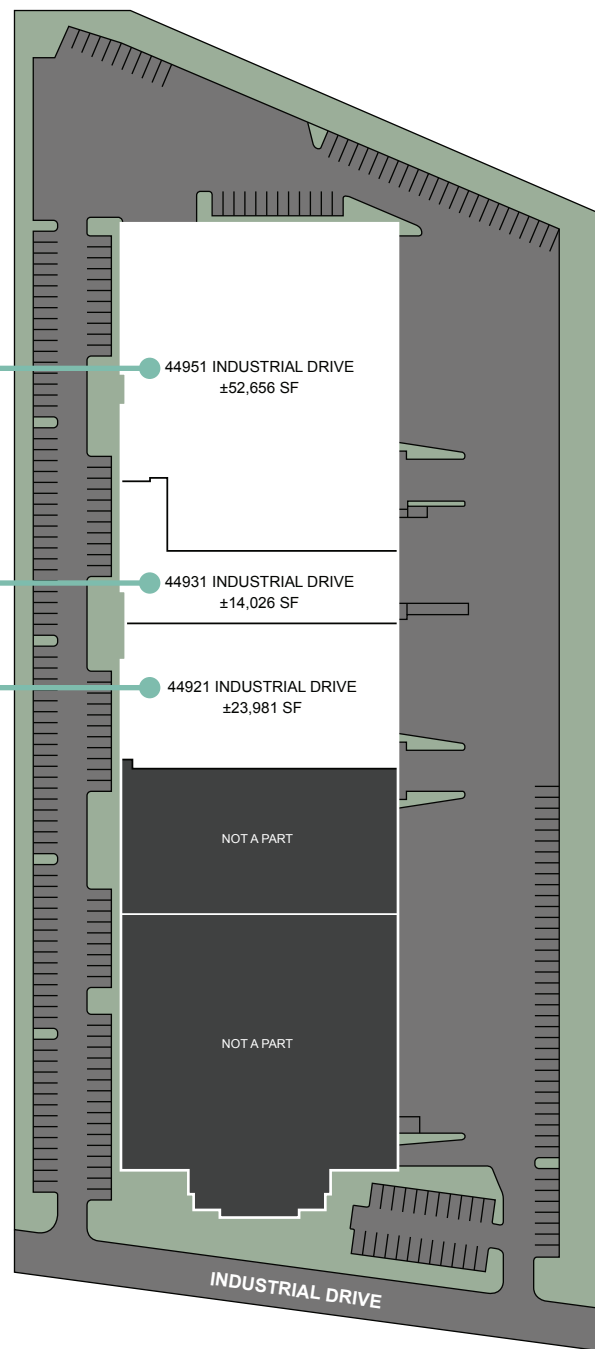
+23,981 SF

±1,200 SF OFFICE

4 DOCK HIGH DOORS

1 DOCK HIGH KNOCK OUT DOOR

1 GRADE LEVEL DOOR



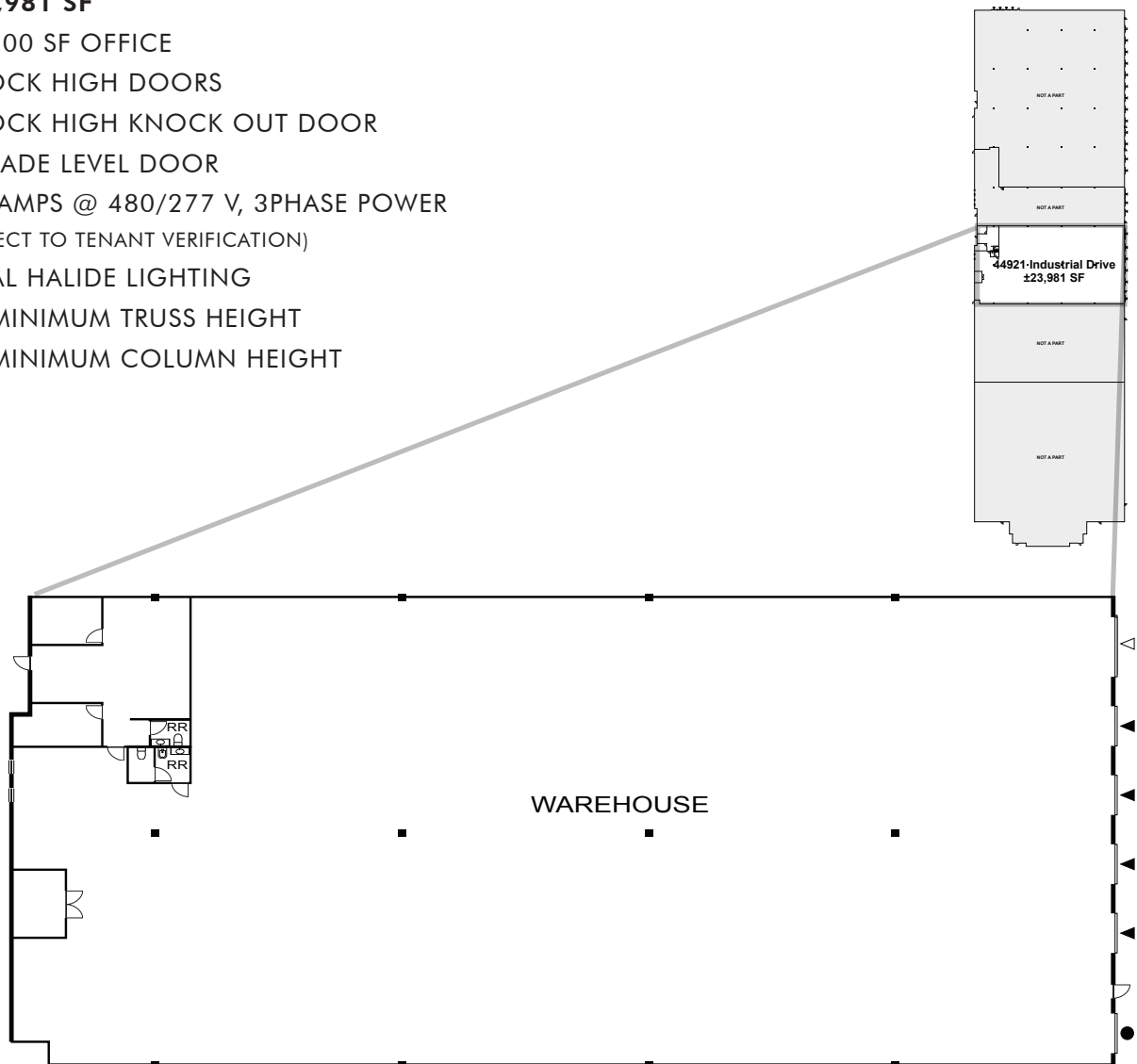
NOT TO SCALE

44921 INDUSTRIAL DRIVE

FREMONT, CALIFORNIA

44921 INDUSTRIAL DRIVE

- **+23,981 SF**
- $\pm 1,200$ SF OFFICE
- 4 DOCK HIGH DOORS
- 1 DOCK HIGH KNOCK OUT DOOR
- 1 GRADE LEVEL DOOR
- 100 AMPS @ 480/277 V, 3PHASE POWER
(SUBJECT TO TENANT VERIFICATION)
- METAL HALIDE LIGHTING
- 26' MINIMUM TRUSS HEIGHT
- 27' MINIMUM COLUMN HEIGHT

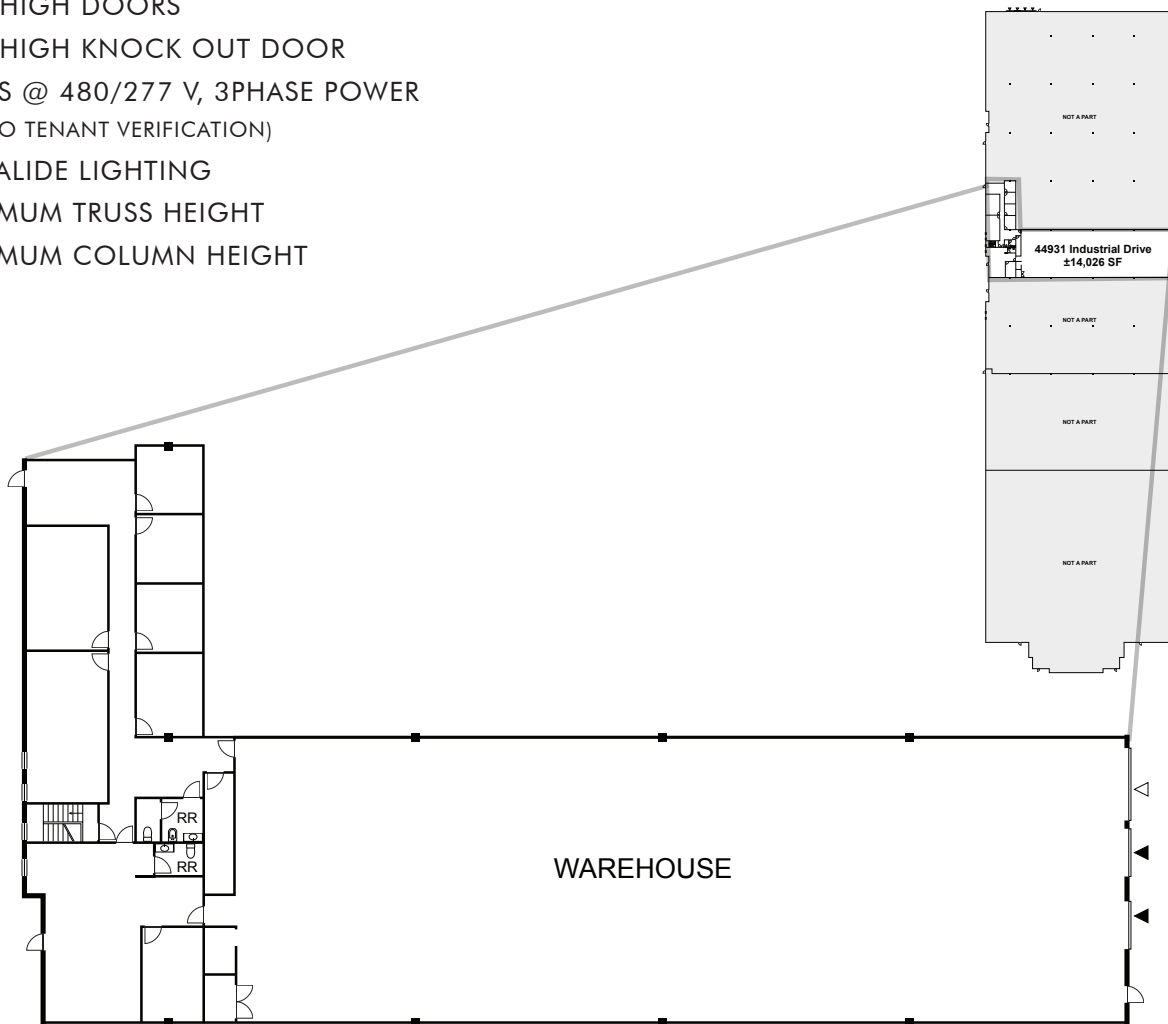


44931 INDUSTRIAL DRIVE

FREMONT, CALIFORNIA

444931 INDUSTRIAL DRIVE

- $\pm 14,026$ SF
- $\pm 4,000$ SF OFFICE
- 2 DOCK HIGH DOORS
- 1 DOCK HIGH KNOCK OUT DOOR
- 200 AMPS @ 480/277 V, 3PHASE POWER
(SUBJECT TO TENANT VERIFICATION)
- METAL HALIDE LIGHTING
- 26' MINIMUM TRUSS HEIGHT
- 27' MINIMUM COLUMN HEIGHT



NOT TO SCALE

◼ Dock High Door

◁ Dock High Knockout

FREMONT, CALIFORNIA

- **±52,656 SF**
- ±8,400 SF OFFICE
- 9 DOCK HIGH DOORS
- 5 DOCK HIGH KNOCKOUT DOORS
- 2 GRADE LEVEL DOORS
- 1 GRADE LEVEL KNOCK OUT 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



FREMONT, CALIFORNIA

KEY DISTANCES

I-880	Immediate Access
I-680	1 Mile
HWY 84-Dumbarton Bridge	12 Miles
HW 237	12 Miles
San Jose Int'l Airport	13 Miles
Oakland International Airport	27 Miles
Port of Oakland	29 Miles
San Francisco Int'l Airport	33 Miles
Downtown SF	42 Miles

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