

SNOW BENTLEY

Snow Bentley Realty, Inc.
Brokered by EXP Commercial

SUBLEASE OPPORTUNITY | FREMONT, CA

±3,240 SF Industrial Warehouse

44370 Old Warm Springs Blvd, Fremont, CA 94538

\$1.25

PSF / MO NNN

±3,240

SF WAREHOUSE

1

DEDICATED ROLL-UP

2/28/31

TERM THROUGH

Property Overview

Landlord-approved sublease opportunity for ±3,240 SF of industrial warehouse space at 44370 Old Warm Springs Blvd, Fremont, CA 94538. The space features a private entrance and a dedicated roll-up door for independent loading access, offering operational autonomy without shared dock conflicts. On-site restroom. Competitively priced at \$1.25/SF/MO NNN (~\$4,050/mo base) with a lease term through February 28, 2031.

LOCATION

Situated in Fremont's established East Industrial / Bayside corridor — home to a dense concentration of technology, life sciences, and logistics operators.

KEY HIGHLIGHTS

- ±3,240 SF warehouse
- Dedicated roll-up door (independent access)
- Private entrance + on-site restroom
- Landlord-approved sublease
- \$1.25/SF/MO NNN (~\$4,050/mo base)
- Term through 2/28/2031
- Established East Industrial corridor

IDEAL USES

- Last-mile distribution & e-commerce fulfillment
- Light manufacturing, assembly & packaging
- Contractor / trades equipment & material storage
- Tech hardware, electronics, or lab supply storage
- 3PL satellite or overflow fulfillment node



Building entrance — 44370 Old Warm Springs Blvd



Dedicated roll-up door — independent loading access

Photo Gallery



Open warehouse interior — exposed wood ceiling, ±3,240 SF clear span



Rear yard with roll-up access



Side parking & access



View through roll-up door



Warehouse — alternate view



Interior corner — restroom & office access



Open floor — clean, ready for use

On-Site Facilities



On-site ADA-compliant restroom



Sink & vestibule — adjacent to warehouse

LEASE SUMMARY

ADDRESS	44370 Old Warm Springs Blvd, Fremont, CA 94538
AVAILABLE SF	±3,240 SF Warehouse
RATE	\$1.25 / SF / MO NNN (~\$4,050 / month base)
TERM	Through February 28, 2031
TYPE	Landlord-approved sublease
LOADING	Dedicated roll-up door Private entrance On-site restroom

FOR LEASING INFORMATION



Snow Bentley

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