

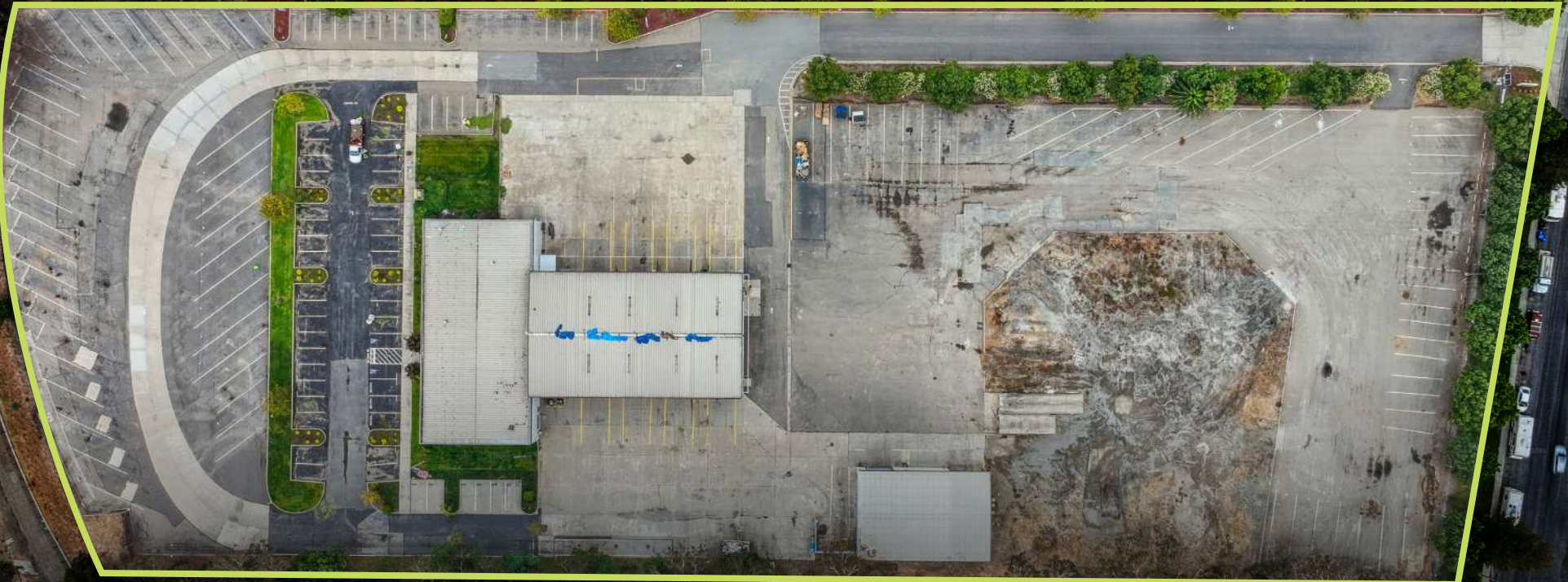
45051

INDUSTRIAL DRIVE

FREMONT, CA

» AVAILABLE FOR LEASE

NEW PROMO RATE!
ONLY **\$0.39**/LSF/MONTH NNN*



*PROMO RATE APPLIES TO THE FIRST SIX (6) MONTHS ONLY. LEASE RATE REVERTS TO THE PREVAILING MARKET RATE THEREAFTER.

Rare ±7.27 Acre IOS Site with ±27,000 SF of Warehouse, Office, & Shop Space

NEWMARK

MIKE SPIRO // 510.681.7918 // mike.spiro@nrmk.com // CA RE Lic #01433395

PROPERTY HIGHLIGHTS

45051 INDUSTRIAL DRIVE // FREMONT, CA



- Fully secure ±7.27 Acre IOS Site with ±27,000 SF of Warehouse, Office, & Shop Space
- Zoned I-G “General Industrial”
Click [Here](#) for permitted uses
- Drive-Through Cross-Dock Warehouse Served by 7.5 Ton Remote-Operated Crane-way
- Frontage on I-880 and Direct Freeway Visibility (260,000 AADT)
- Onsite Truck Scale, CA Certified
- Perimeter Secured by New Solar-Powered Electric Fencing
- Outdoor Lighting Throughout
- Constructed in 1991 and Fully-Renovated Building Exteriors and Interiors (2025)
- Single Point of Ingress/Egress for Secure Site Control
- Vacant and Available Now
- **Promo Lease Rate: Only \$0.39/LSF/Month NNN***

*Promo Rate Applies to the First Six (6) Months Only. Lease Rate Reverts to the Prevailing Market Rate Thereafter.



SITE INFORMATION

Building 1: ±23,000 SF Warehouse/Office Building

±10,000 SF Two-Story Office Area

- Fully renovated interiors, including new LED lighting, paint, carpet, baseboard, cabinetry, countertops, and fixtures.
- Twelve (12) brand new cubicles in upstairs office area, plus office furnishings included in conference rooms

±13,000 SF Warehouse Area

- Nine (9) Oversized Drive-In Doors, Cross-Dock with Automated Operation and 100' Distance
- 7.5 Ton Multi-Directional Remote-Operated Overhead Crane with 100' Run
- Clear Span Construction (No Columns)
- 20' Clear Height
- 1,000 Amp Power Service (Tenant to Verify)

Building 2: ±4,000 SF Shop/Storage Shed with Wash Bay

- Rated for Full Containment (Fluids, Oils, Lubricants, etc.)
- One (1) Oversized Roll up Door with Automated Operation
- Wash Bay plumbed with high pressure water and existing gas line

FLOORPLAN



BUILDING 1

±23,000 SF WAREHOUSE/OFFICE BUILDING



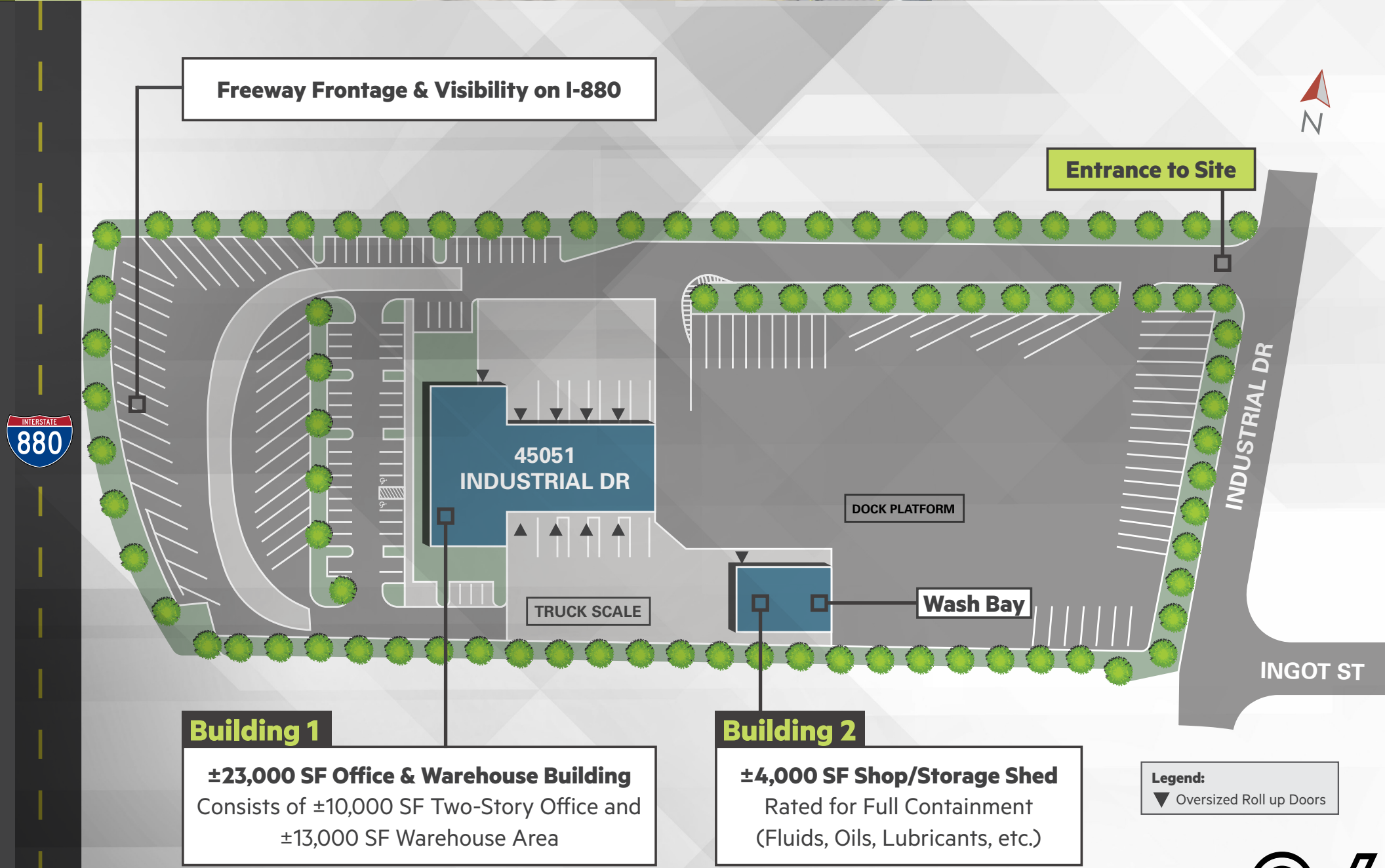
FIRST FLOOR

SECOND FLOOR

SITE PLAN



45051 INDUSTRIAL DRIVE // FREMONT, CA



Freeway Frontage & Visibility on I-880

Entrance to Site

45051
INDUSTRIAL DR

DOCK PLATFORM

TRUCK SCALE

Wash Bay

INDUSTRIAL DR

INGOT ST

Building 1

±23,000 SF Office & Warehouse Building
Consists of ±10,000 SF Two-Story Office and
±13,000 SF Warehouse Area

Building 2

±4,000 SF Shop/Storage Shed
Rated for Full Containment
(Fluids, Oils, Lubricants, etc.)

Legend:

▼ Oversized Roll up Doors



AERIAL MAP

45051 INDUSTRIAL DRIVE // FREMONT, CA



FREMONT BLVD



MINITZ FWY



INGOT ST

INDUSTRIAL DRIVE

FREMONT BLVD



INTERIOR GALLERY



New Lobby Entrance with Check-in Counter



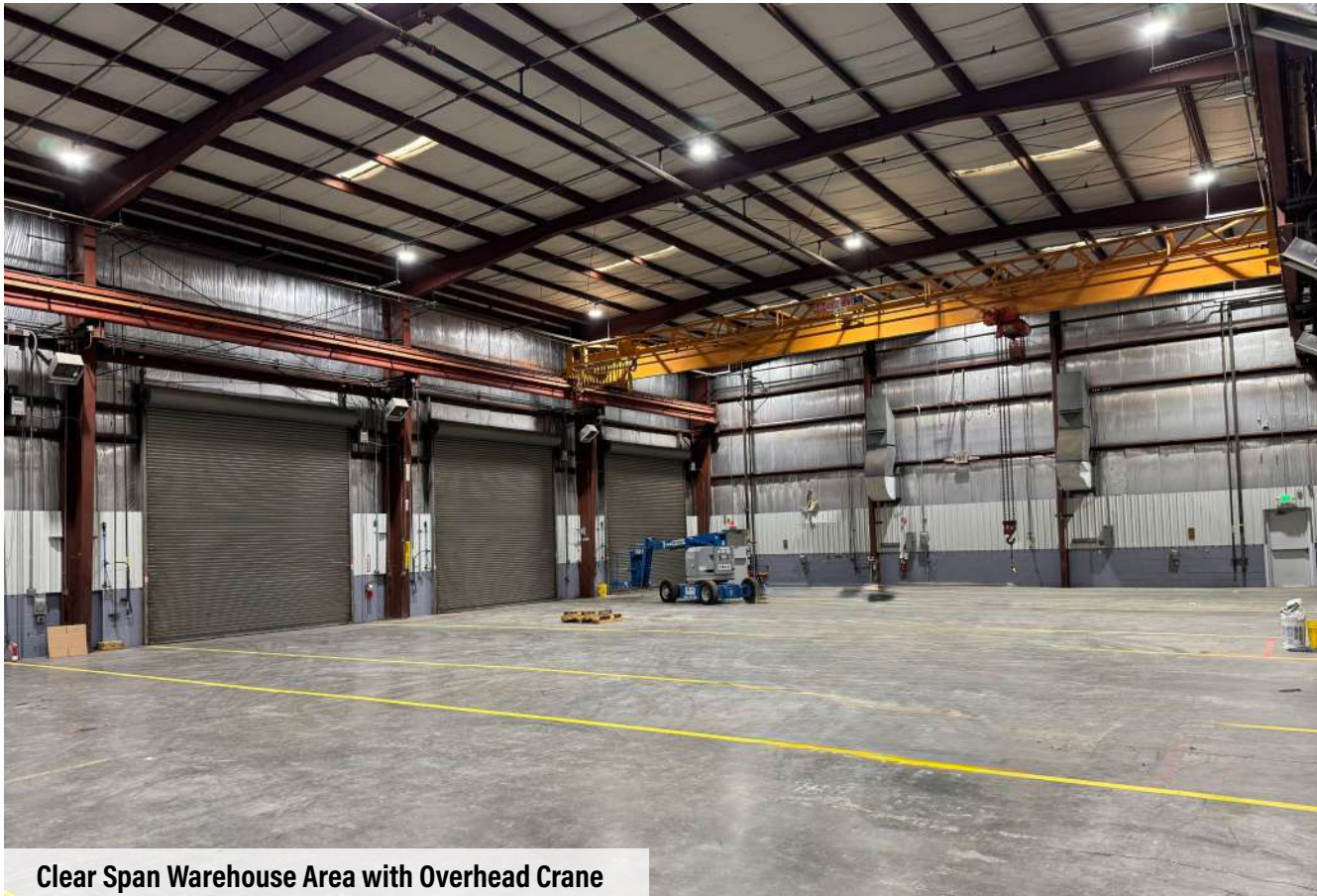
Brand New Finishes in Downstairs Office Area



Twelve (12) New Cubicles in Upstairs Offices



Furnished Conf Rooms & Private Offices



Clear Span Warehouse Area with Overhead Crane



Employee Break Rooms



Board Room with New Countertops & Cabinetry

EXTERIOR GALLERY



Main Entrance for Warehouse/Office Building



Main Warehouse/Office Building (Front)



Shop/Storage Shed



Main Warehouse/Office Building (Back)



Wash Bay

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