



4623

Enterprise Common

5,176 SF
FLEX CONDOMINIUM

AVAILABLE FOR SALE

Fremont, CA 94538

CBRE



EXECUTIVE SUMMARY

THE OFFERING

CBRE Silicon Valley Private Investor Group is pleased to offer, on an exclusive basis, the opportunity to acquire a fee simple interest in 4623 Enterprise Common (the "Property"), located in Fremont, CA, one of the leading industrial submarkets in the nation. A rarely available asset, the Property is currently configured for single-tenant use and is equipped with a large gated yard, ample warehouse and turnkey office/conference space. The flex condominium will be delivered vacant, providing a diverse array of owner-occupiers the opportunity to fully utilize the building's infrastructure and layout. The offering is being made on an "as-is, where-is" basis. Please contact broker team for current pricing.

PROPERTY HIGHLIGHTS



**FLEX
CONDOMINIUM**



5,176 SF



**5,750 SF
SECURE
FENCED YARD**



**10 PARKING
STALLS**



**APN:
525-1648-050**



**400 AMPS 3PH
277/480V**



**I-880 SIGNAGE
VISIBILITY**



**EASY ACCESS TO
I-880 AND I-680**



**ZONING:
INDUSTRIAL
GENERAL (I-G)**



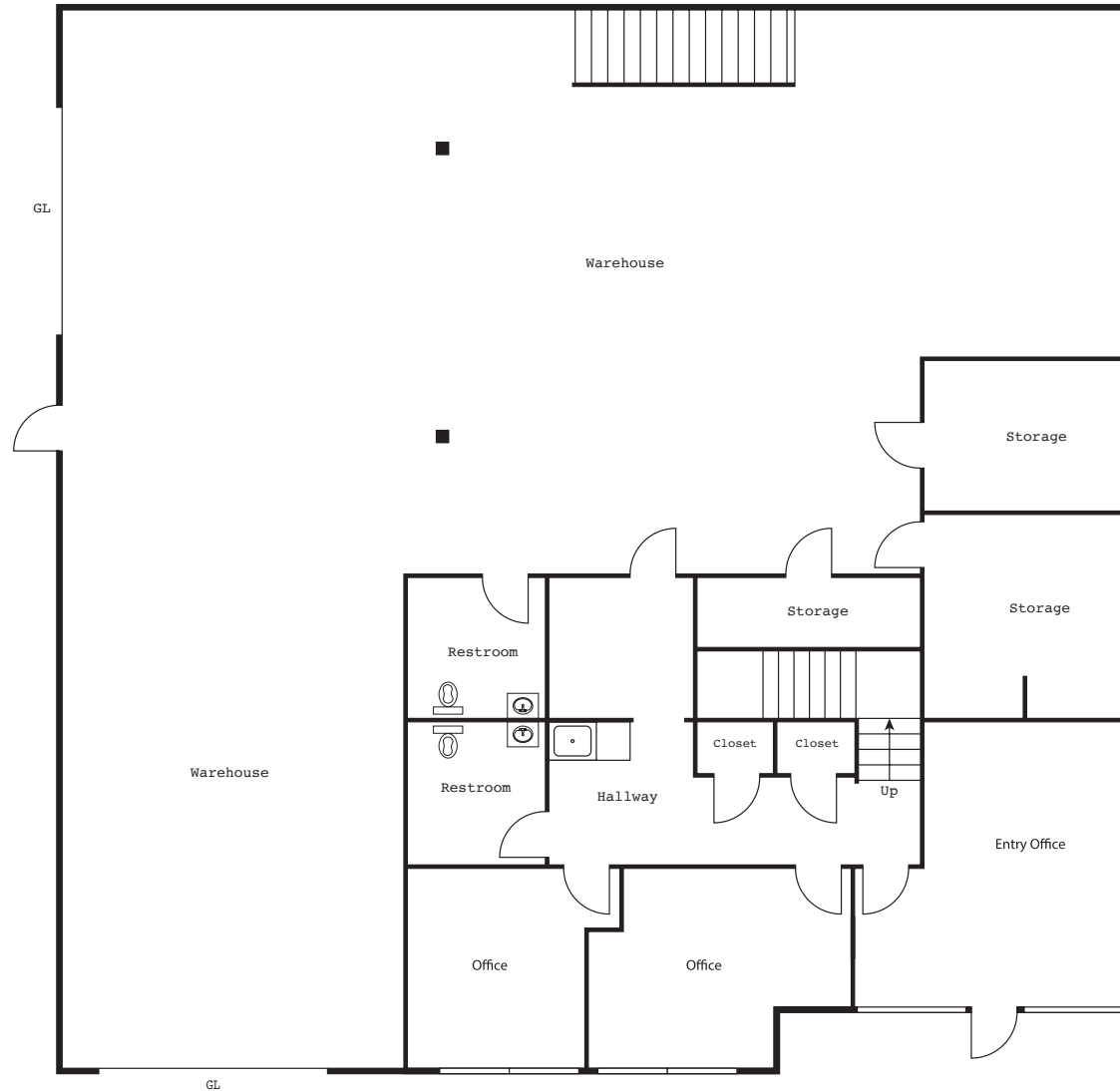
**2X GRADE
LEVEL
LOADING**

PHOTOS



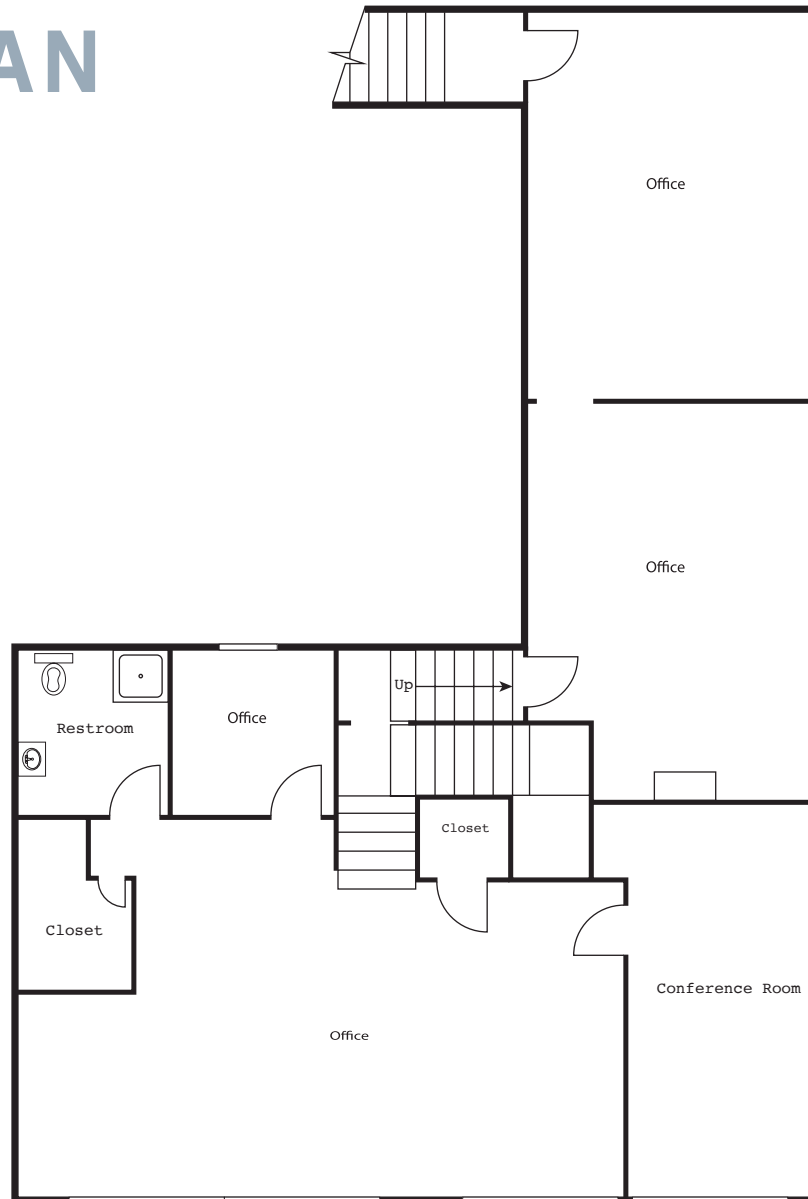
FLOOR PLAN

FIRST FLOOR | 3,654 SF



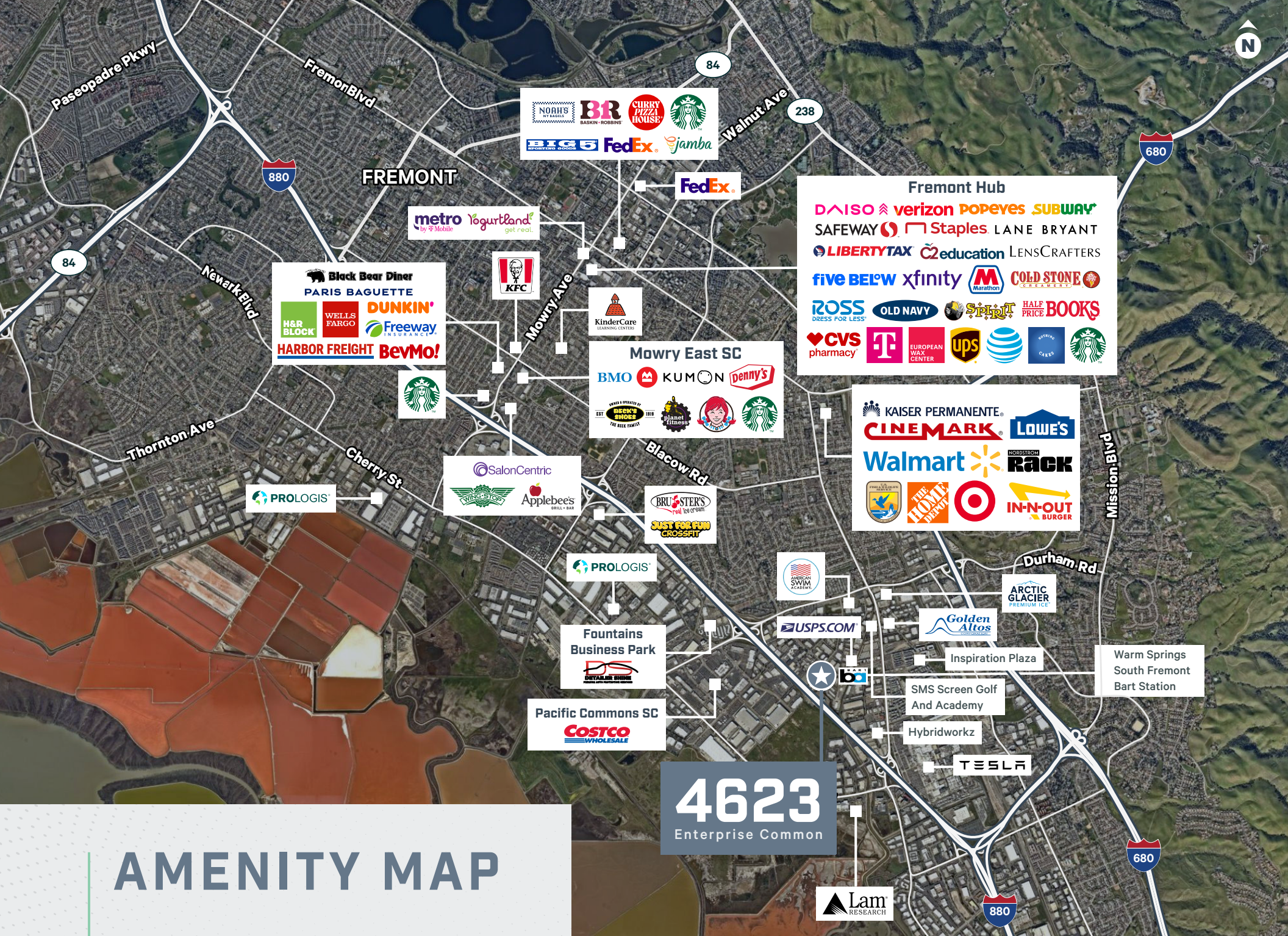
FLOOR PLAN

SECOND FLOOR | 1,522 SF



SITE PLAN





NOAH'S
BASKIN-ROBBINS
CURRY PIZZA HOUSE
Starbucks
BIG 5
FedEx
Jamba

FedEx

metro
by T-Mobile
Yogurtland
get real.

Black Bear Diner
PARIS BAGUETTE
H&R BLOCK
WELLS FARGO
DUNKIN'
Freeway INSURANCE
HARBOR FREIGHT
BevMo!

KFC

KinderCare
LEARNING CENTRAL

Mowry East SC
BMO
KUMON
Denny's
EST. 1987
BROOKLYN SNACKS
THE BECK FAMILY
planet fitness
Starbucks

SalonCentric
WINGSTON
Applebee's
GRILL + BAR

BRU'STER'S
real ice cream
JUST FOR FUN
CROSSFIT

PROLOGIS

Fountains
Business Park
DS
DUTMAN BROS
COMMERCIAL REAL ESTATE

Pacific Commons SC
COSTCO
WHOLESALE

Fremont Hub
DAISO
verizon
POPEYES
SUBWAY
SAFEWAY
Staples
LANE BRYANT
LIBERTY TAX
education
LENSCRAFTERS
five BELOW
xfinity
Marathon
COLD STONE
CREAMERY
ROSS
DRESS FOR LESS
OLD NAVY
SPRINT
HALF PRICE BOOKS
CVS
pharmacy
T-Mobile
EUROPEAN
WAX
CENTER
ups
AT&T
NATIONAL
CAKES
Starbucks

KAISER PERMANENTE
CINEMARK
LOWE'S
Walmart
NORSTROM
RACK
THE HOME DEPOT
Target
IN-N-OUT
BURGER

SWIM
ACADEMY

USPS.COM

Golden
Altos
RESTAURANT

ARCTIC
GLACIER
PREMIUM ICE

Inspiration Plaza

Warm Springs
South Fremont
Bart Station

SMS Screen Golf
And Academy

Hybridworkz

TESLA

4623
Enterprise Common

Lam
RESEARCH

AMENITY MAP

4623

Enterprise Common

Fremont, CA 94538

5,176 SF
FLEX CONDOMINIUM

AVAILABLE

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