



49111 & 49117 MILMONT DR | FREMONT, CA

AVAILABLE FOR SALE
BRING ALL OFFERS

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

JEFFREY IDA
Founding Principal
(415) 828-7679
jida@lee-associates.com
License ID# 01826381

BRENDAN GALLAGHER
Founding Principal
(760) 846-1736
bgallagher@lee-associates.com
License ID# 02047890

DOUG OGARD
Vice President
(415) 842-1889
dogard@lee-associates.com
License ID# 02103324

BRING ALL OFFERS

OWNER USER OFFERING

LISTING PRICE: \$3,495,000

APN

519-1010-124

519-1010-123-1

519-1010-123-2



BUILDING AREA

10,010 SF

POWER

800 Amps, 208/120 Volt,
3 Phase (Buyer to verify)

YEAR BUILT

1981



ROLL-UP DOOR(S)

3

CLEAR HEIGHT

18'

OCCUPANCY

Vacant



GALLERY



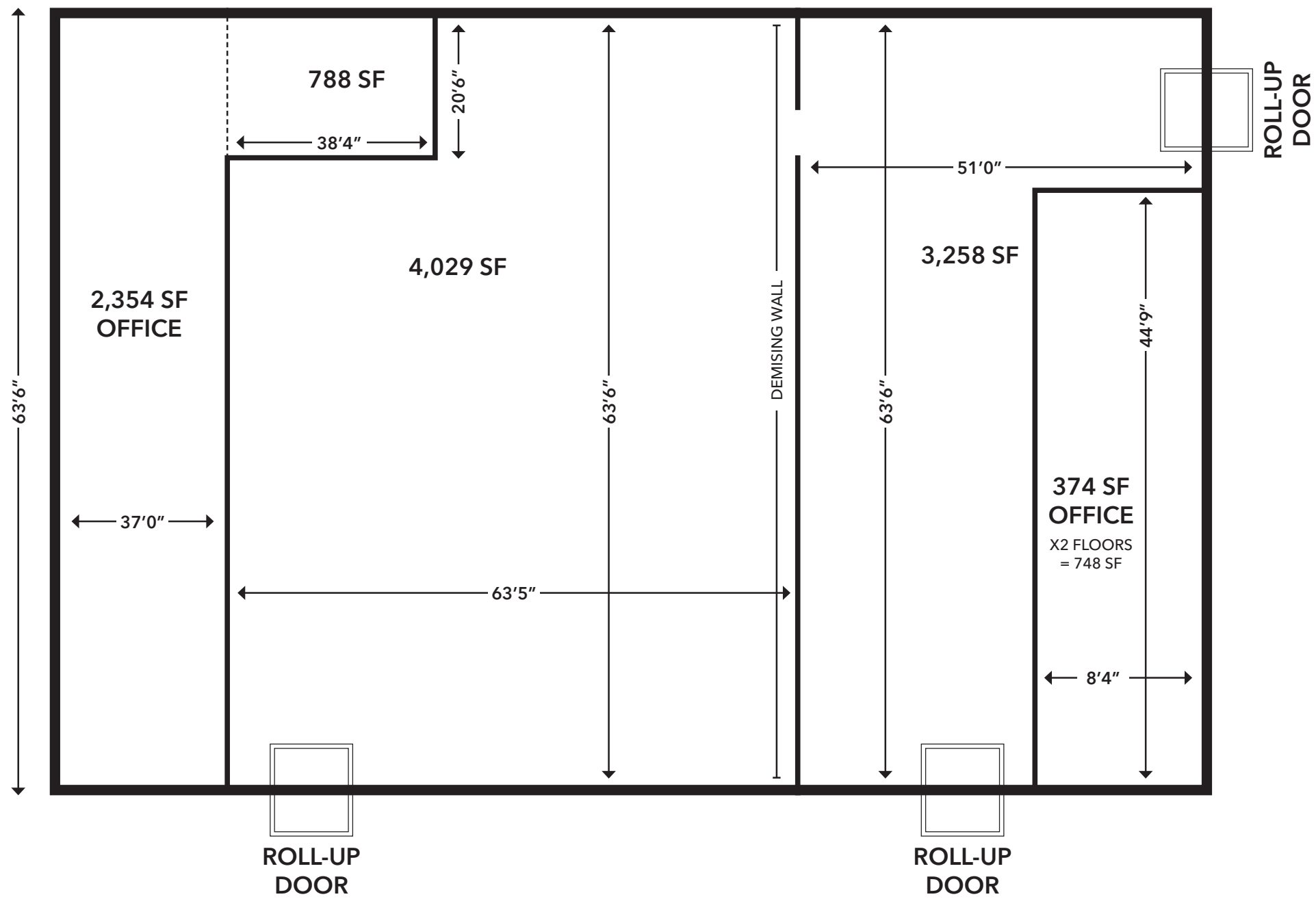
GALLERY



GALLERY



FLOOR PLAN





NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and should not be made available to any other person or entity without the written consent of Lee & Associates. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lee & Associates has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. © 2026 Lee & Associates. All rights reserved.

NON-ENDORSEMENT NOTICE

Lee & Associates is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Lee & Associates, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Lee & Associates, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR LEE & ASSOCIATES AGENT FOR MORE DETAILS.

Lee & Associates - www.lee-associates.com