



FREMONT, CA



# 44081 S. Grimmer Blvd

**FOR SALE**  
**±6,226 SF**  
**Industrial Condo**

## **Chris van Keulen**

Executive Vice President  
+1 510 874 1934  
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## **Julie Stauder**

Senior Sales Support Specialist  
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**CBRE**

# Property Highlights

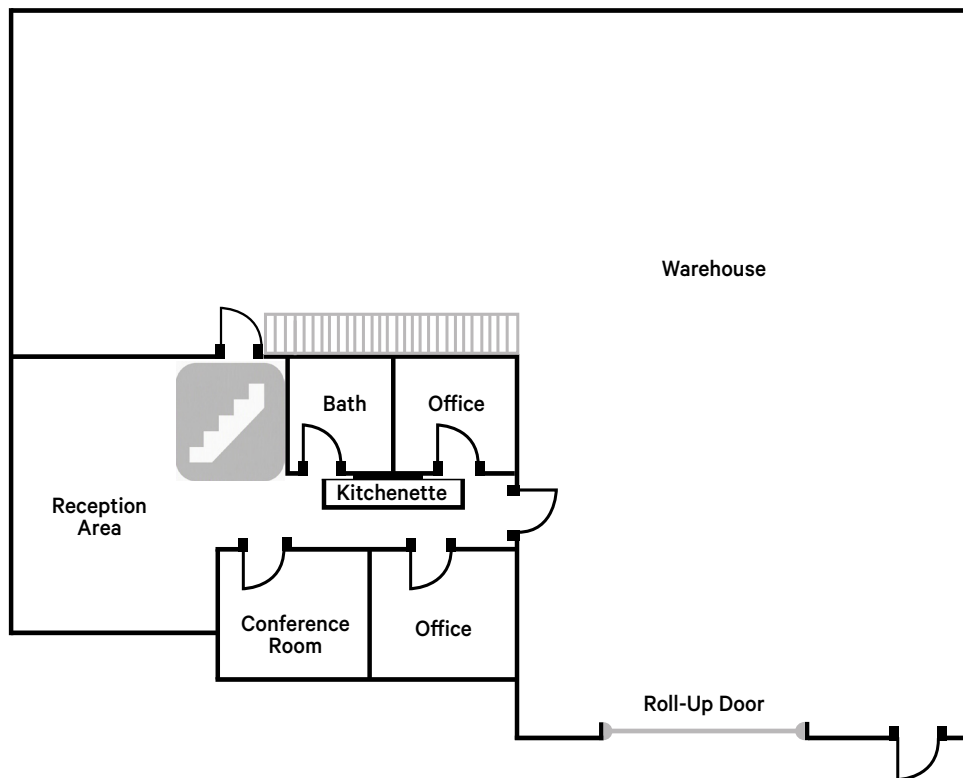
- ±6,226 SF (Includes ±1,572 SF Mezzanine)
- Industrial Condo
- Meticulously Maintained by Owner
- Freestanding with No Attached Walls
- 30% Office, Balance Warehouse/Manufacturing
- 1 Grade Level Door
- 10 Parking Spaces
- 200 Amps @ 480 Volts Electric Service
- High Speed Comcast Internet
- Lots of Natural Light in Office Areas
- Kitchenette
- \$250/Month HOA
- Short Distance From 680/880 Via Auto Mall



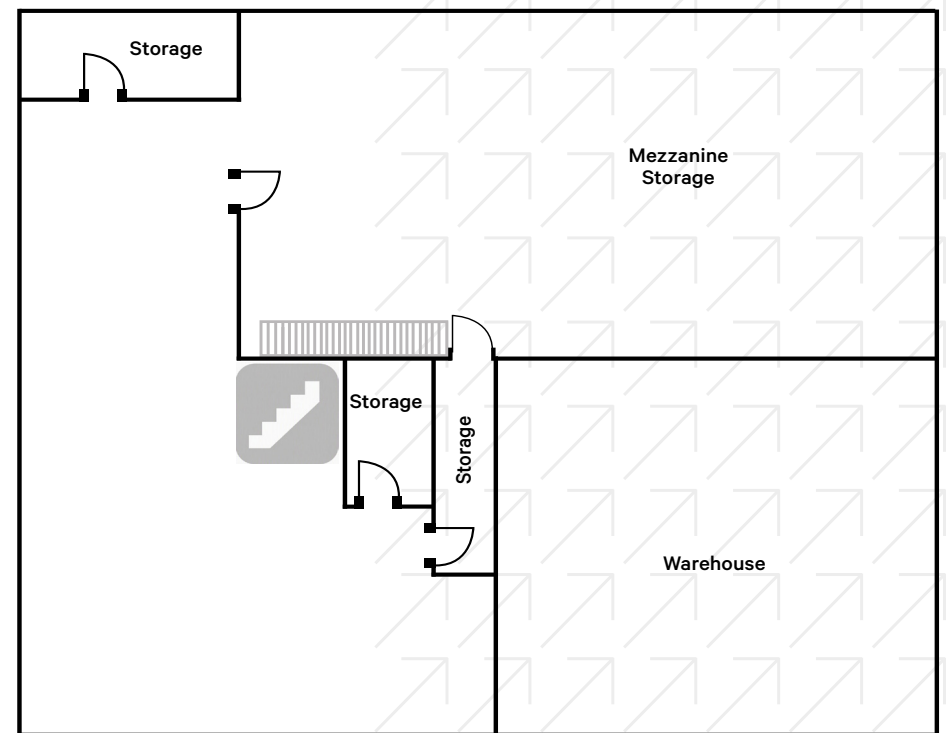
# Floor Plan

±6,226 SF, with ±1,572 SF Mezzanine

## FIRST FLOOR



## SECOND FLOOR



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