

Fremont Industrial Center

45260 - 45278 INDUSTRIAL DRIVE, FREMONT, CA



FOR LEASE



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Small Industrial Manufacturing & Warehouse Spaces

45260-45278 INDUSTRIAL DRIVE, FREMONT, CA

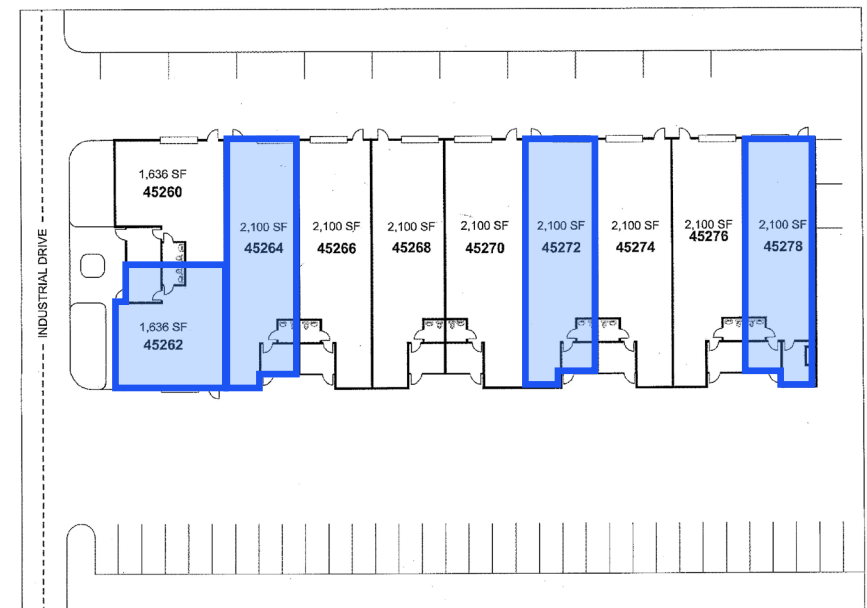
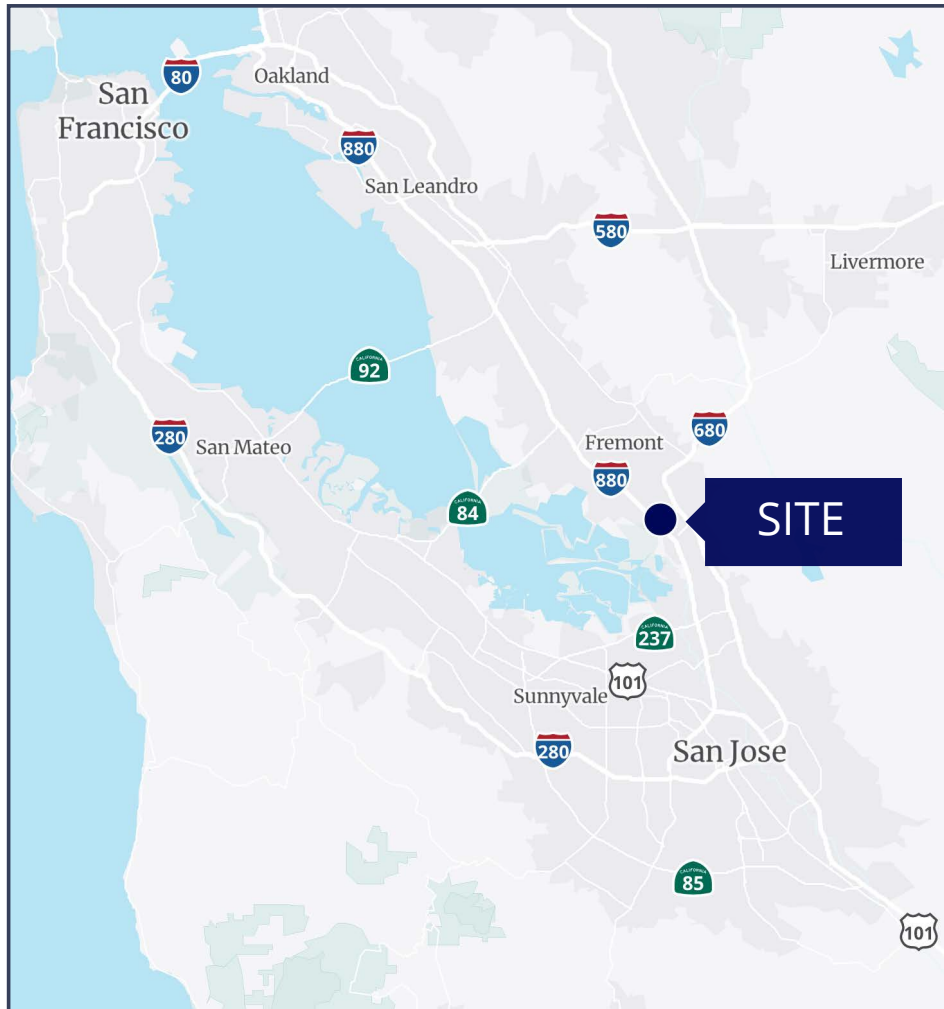


Building Features

- Economically Vibrant Fremont Location
- Flexible Office & Warehouse Space
- Grade Level Loading
- 1/4 Mile from I-880 Fremont Boulevard on ramp/off ramp
- 500' from Tesla Fremont Factory
- Asking \$1.85 IG + \$0.26 CAM per square foot
- Available Now, Call to Tour

45260-45278 Industrial Drive, Fremont, CA

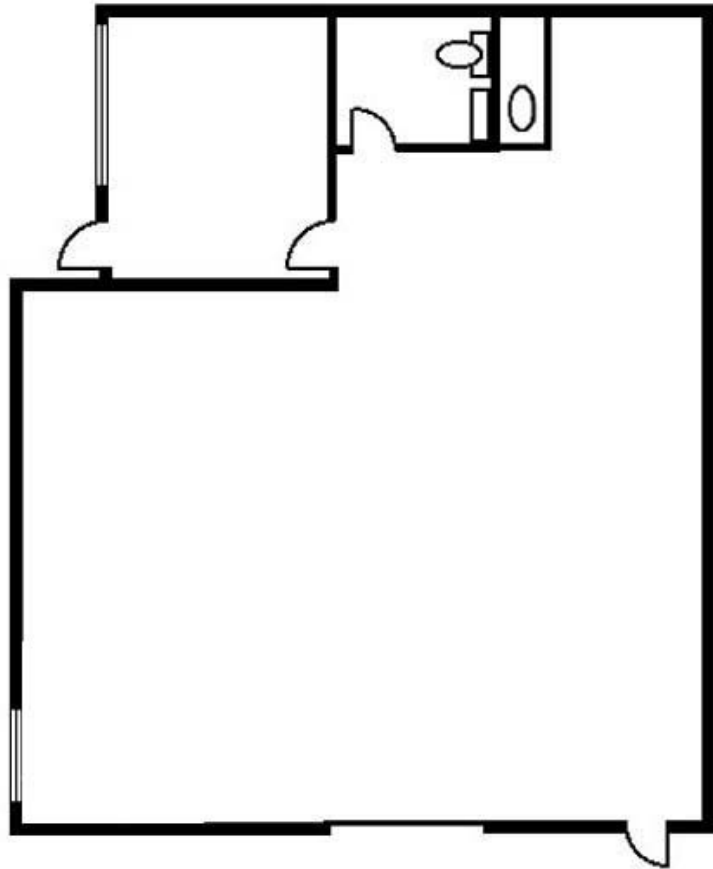
AREA MAP & SITE PLAN



Available Units

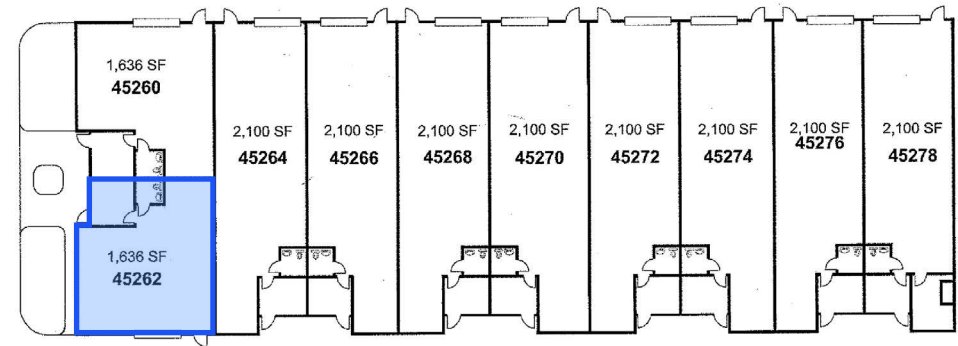
45262 Industrial Drive, Fremont, CA

FLOOR PLAN



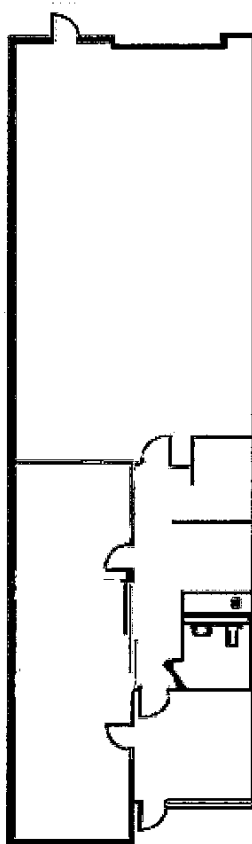
Floor Plan Features

- $\pm 1,636$ SF
- Corner Unit with Street Frontage
- Small Office
- 1 Grade Door
- Asking \$1.85 IG + \$0.26 CAM per square foot



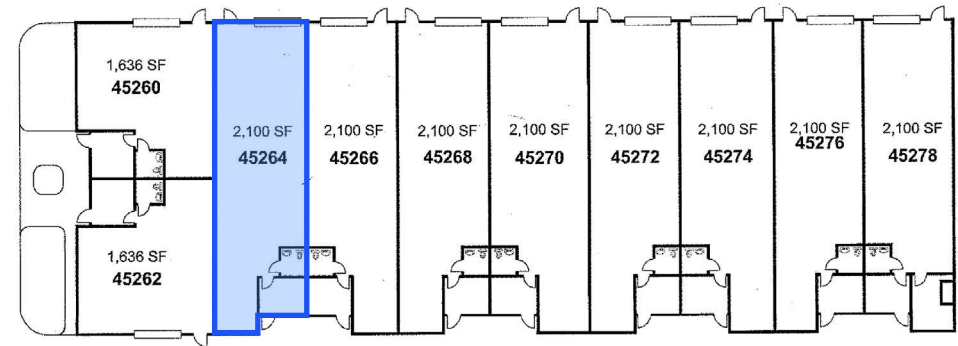
45264 Industrial Drive, Fremont, CA

FLOOR PLAN



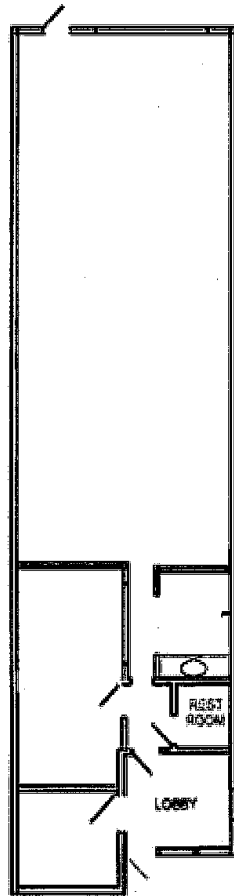
Floor Plan Features

- $\pm 2,100$ SF
- $\pm 40\%$ Office/ $\pm 60\%$ Warehouse
- Kitchenette
- Grade Door
- Asking \$1.85 IG + \$0.26 CAM per square foot



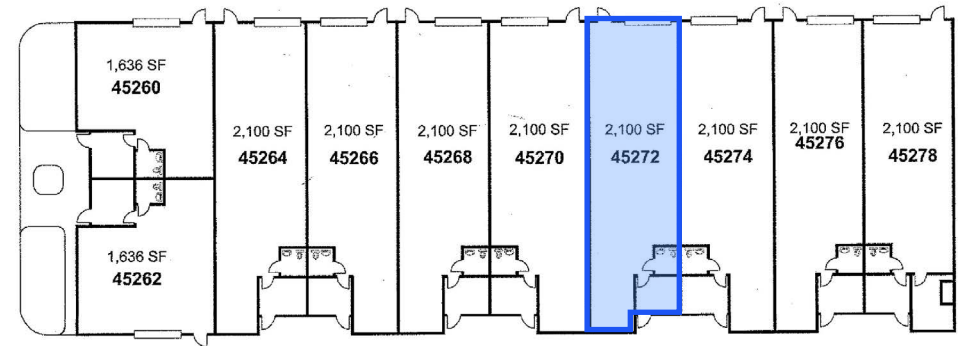
45272 Industrial Drive, Fremont, CA

FLOOR PLAN



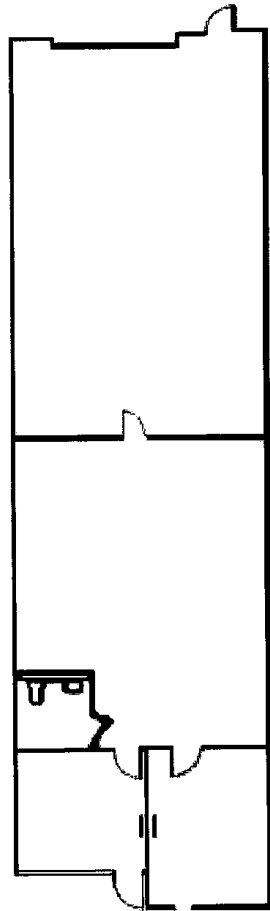
Floor Plan Features

- $\pm 2,100$ SF
- $\pm 33\%$ Office/ $\pm 67\%$ Warehouse
- Kitchenette
- Grade Door
- Asking \$1.85 IG + \$0.26 CAM per square foot



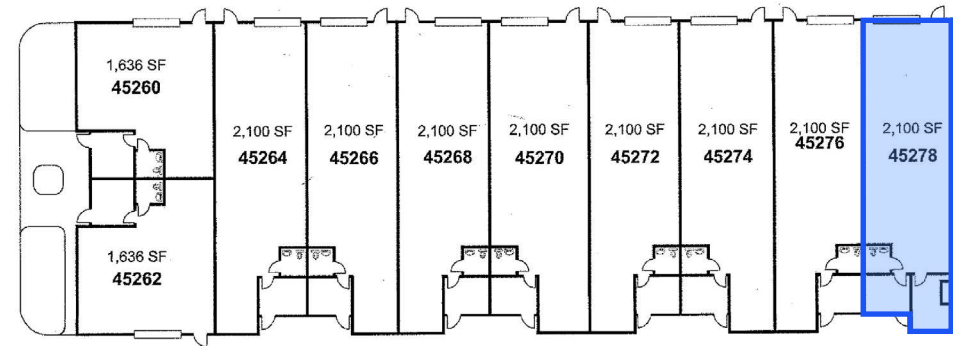
45278 Industrial Drive, Fremont, CA

FLOOR PLAN



Floor Plan Features

- $\pm 2,100$ SF
- $\pm 50\%$ Office
- $\pm 50\%$ Warehouse
- Asking \$1.85 IG + \$0.26 CAM per square foot



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