

# Turnkey office / warehouse



**FOR LEASE \$2,275/month modified gross**



THE IVY GROUP  
COMMERCIAL & INVESTMENT REAL ESTATE

46560 Fremont Blvd, Suite 107, Fremont, CA | APN 519-1729-7

± 1,250 square feet | Industrial Tech ( IT ) zoning

Perfect for small business, or startups | Low association dues \$225/month

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Cal DRE# 01526603

# PROPERTY HIGHLIGHTS

**Size:** ± 1,250 square feet

**Office:** 25% office/reception area with dropped ceilings, 75% warehouse

**Restroom:** one private, unisex restroom inside unit

**Grade Level Door:** one drive in roll up door

**Power:** 125 amps, 120/240 volts, 110/220 volt outlets

**Ceiling Height:** ± 9 ft office / 16 ft warehouse

**Year Built:** 1998

**HVAC:** heating / air conditioning

**Fire Sprinkler:** fully sprinklered

**Parking:** abundant first come first served, unreserved

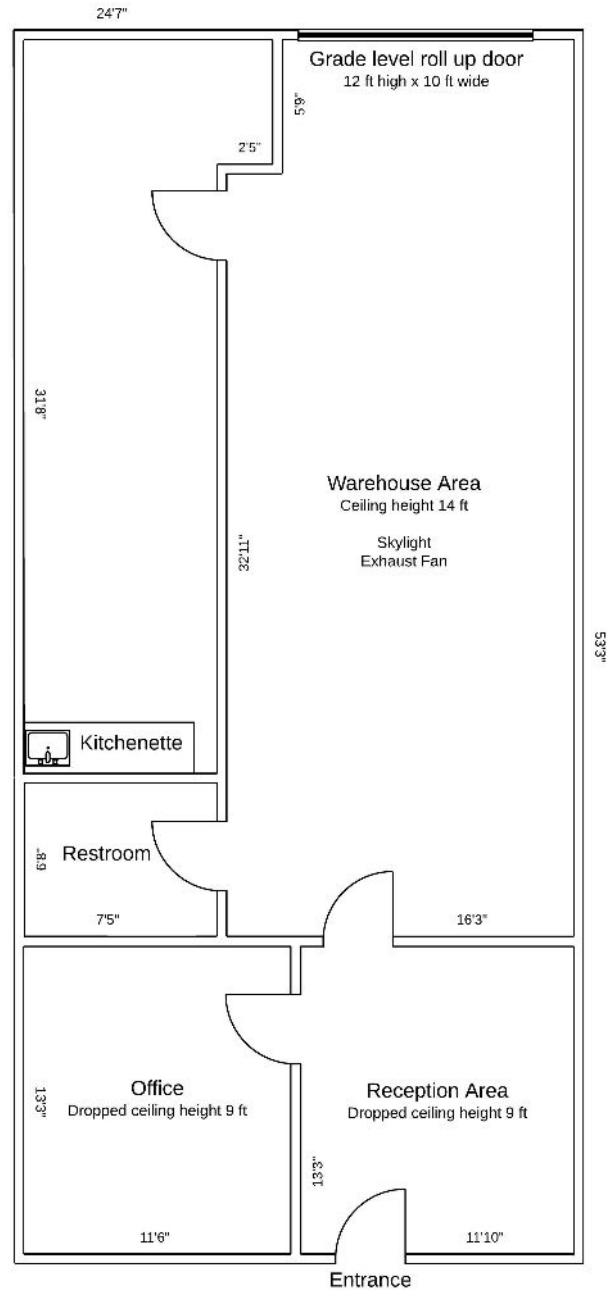
**Location:** Ideally located in Bayside Business Park. Walking distance to major hotels (i.e., Marriott, Hyatt, Hampton Inn, etc), premium gym (Club Sport), shopping, restaurants, and numerous high tech companies

**Public Transportation:** ± 2.5 miles to Warm Springs BART station, easy access to bus lines

**Amenities:** green belt with jogging paths along water lagoon with fountains

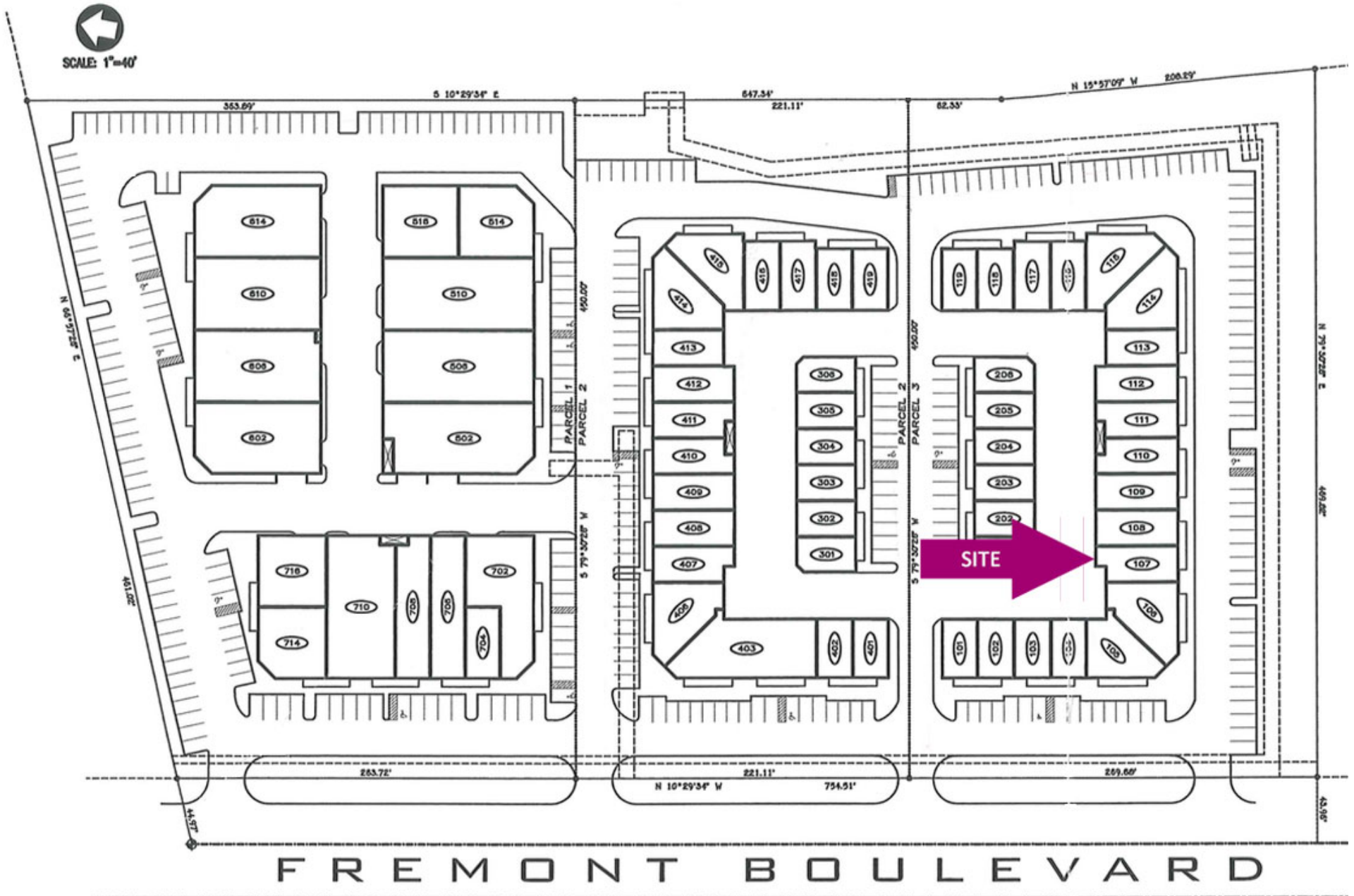


# FLOOR PLAN





# SITE MAP



# PROPERTY PHOTOS





# PROPERTY PHOTOS



# 900

COMPANIES  
MAKE STUFF IN FREMONT

# 23%

JOB  
IN MANUFACTURING

# 50+

MILLION SQUARE FEET  
OF OFFICE/R&D/INDUSTRIAL SPACE

# 9+

MILLION SQUARE FEET  
OF COMMERCIAL SPACE  
IN WARM SPRINGS INNOVATION DISTRICT

# #1

FOR TECH STARTUPS  
PER CAPITA IN THE COUNTRY  
(SIZEUP.COM)

# 27

MILES  
TO THE PORT OF OAKLAND



## Contact Exclusive Agent for Details and Tour

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\*\*\* Statistics and map by [ThinkSiliconValley.com](http://ThinkSiliconValley.com)

Acquisition | Disposition | Leasing | Management | Value-added



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