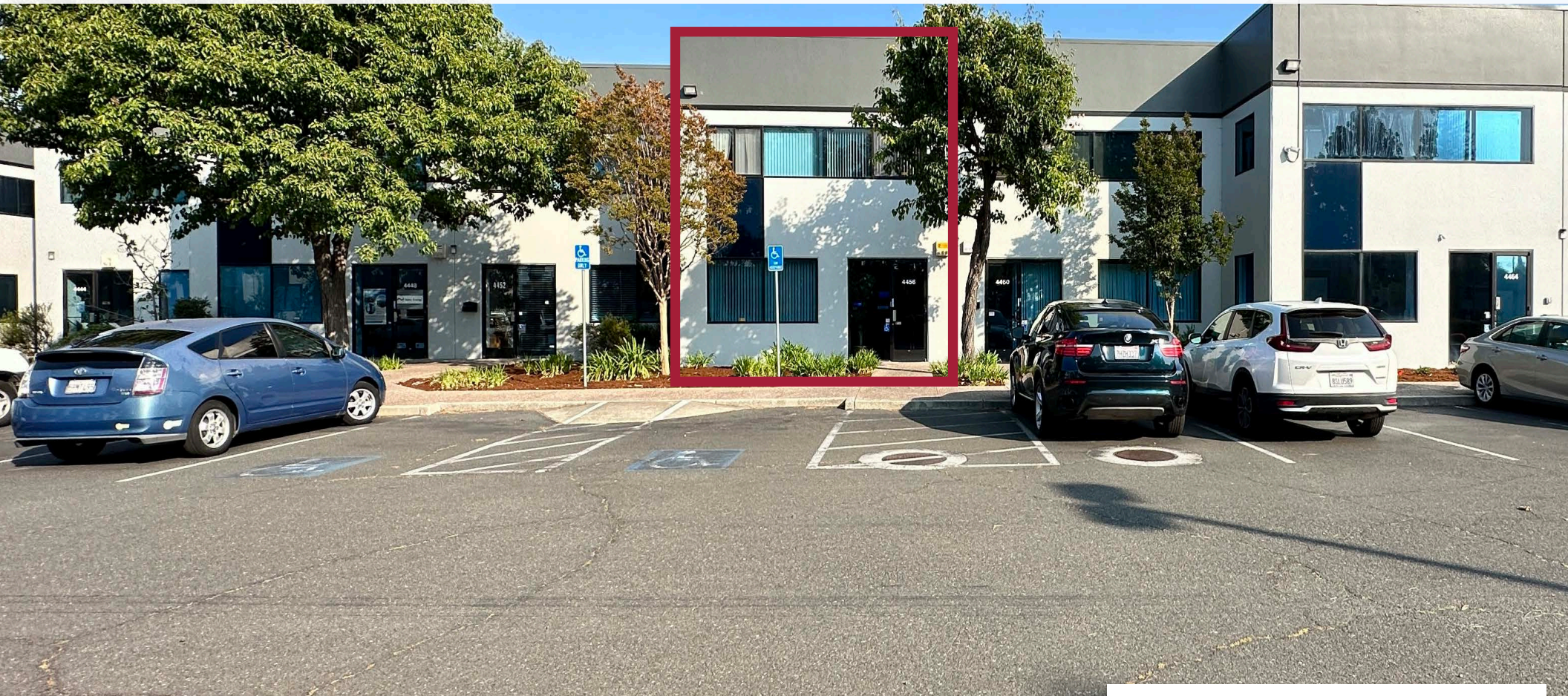


OFFICE / R&D / WAREHOUSE CONDO

# FOR SALE / LEASE

4456 Technology Dr.  
Fremont, CA



**SALE PRICE**  
\$1,650,000  
(\$395/SF)



**LEASE PRICE**  
\$1.70/SF NNN  
(\$0.48/SF)



**BUILDING SIZE**  
± 4,176 SF



**LOT SIZE**  
± 112,821 SF  
(± 2.59 acres)



**YEAR BUILT**  
1992



**APN**  
525-1652-37

**THE IVY GROUP**

Commercial Properties, Above & Beyond

**TIM VI TRAN, SIOR, CCIM**

tim@theivygroup.com | 510.213.8883  
CA DRE #01784630



This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 4456 Technology Dr, Fremont, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

## PREMIUM OFFICE, R&D AND INDUSTRIAL CONDO FOR SALE / LEASE IN FREMONT, CA

The Ivy Group proudly offers a high-quality industrial condominium in the prestigious Grimmer Business Park.

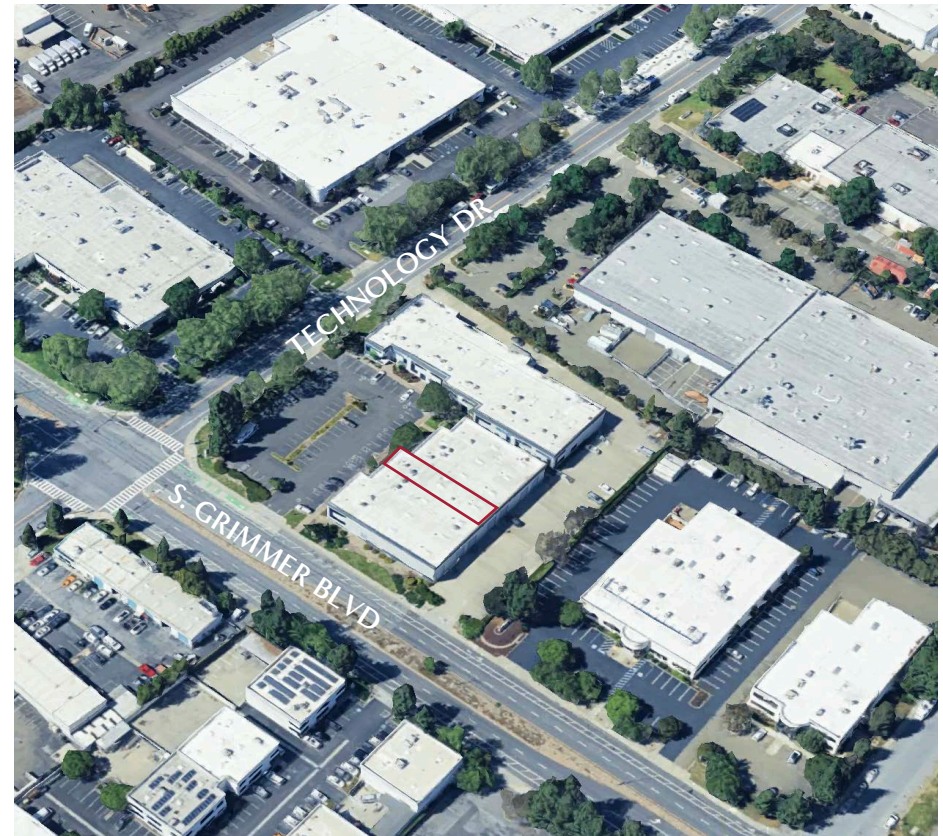
This General Industrial (GI) zoned property features 400 amps of abundant power, upgraded office spaces, a fully insulated warehouse, and fire sprinkler systems, making it ideal for innovative office / R&D / warehouse operations.

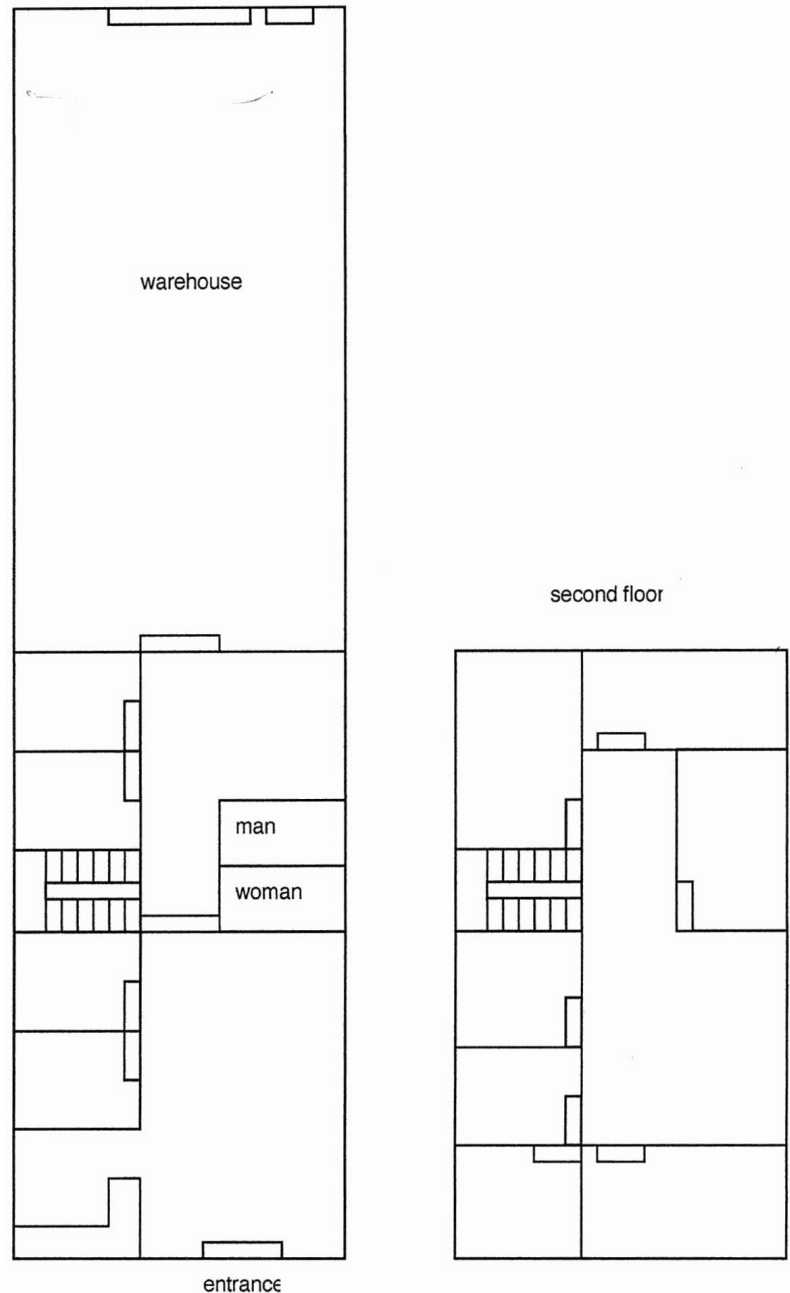
Located in a **prime Fremont location**, the property provides:

- Convenient access to major freeways and public transportation.
- Close proximity to leading employers like Tesla, Lam Research, and Caterpillar.

Seize this opportunity to secure a premium space tailored for modern business needs. Contact us today for a private tour!

Building Size	± 4,176 SF
Lot Size	± 112,821 SF (± 2.59 acres)
Zoning	General Industrial (GI)
Year Built	1992
BART Station	5 minutes Warm Springs BART Station
APN	525-1652-37
Fire Sprinklers	100% throughout
Loading	One grade level rollup door
Power	400 A, 120/208 V, 3 Ø





## PROPOSED SBA 504 LOAN STRUCTURE

1895 Mowry Ave, Fremont, CA



BUILDING ACQUISITION	\$1,688,888
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$20,000
<b>TOTAL PROJECT COST</b>	<b>\$1,708,888</b>

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank 50%	\$844,444	6.50%	10 Years 25 Yr. Amort.	1st Deed	\$5,702	\$68,421
SBA 504 LOAN 40%	\$695,555	6.43% Apr '25	25 Years Full Amort.	2nd Deed	\$4,667	\$56,003
BORROWER 10%	\$168,889					
<b>TOTAL 100%</b>	<b>\$1,708,888</b>				<b>\$10,369</b>	<b>\$124,424</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Stephanie Chung**

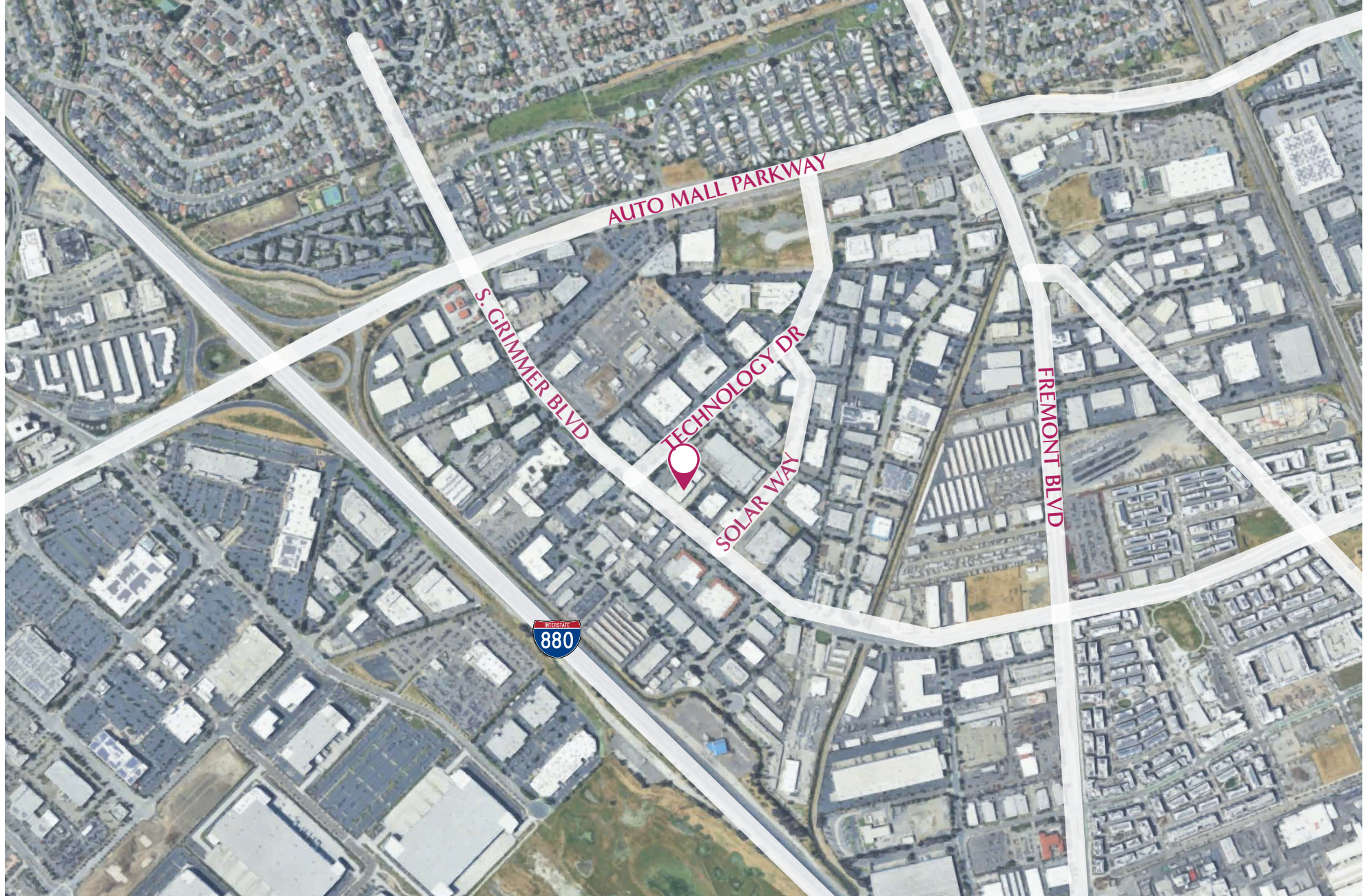
925-900-3344 / [Stephanie@bfcfunding.com](mailto:Stephanie@bfcfunding.com)

Prepared on 4/30/2025















# LOCATION OVERVIEW

OFFICE / R&D /  
WAREHOUSE CONDO  
FOR SALE / LEASE

Fremont is a city in Alameda County, California. Located in the East Bay region of the Bay Area, Fremont has a population of 230,504 as of 2020, making it the fourth most populous city in the Bay Area, behind San Jose, San Francisco, and Oakland. It is the closest East Bay city to the high tech Silicon Valley network of businesses, and has a strong tech industry presence. Companies headquartered in Fremont include Antec Inc, Corsair Gaming, Electronics for Imaging, Ikanos Communications, Lam Research, Fremont Bank, Nielsen Norman Group, Oplink Communications, SYNnex, S3 Graphics, Tailored Brands and DCKAP.

Fremont is served by Interstate 880 (Nimitz Freeway) and Interstate 680 (Sinclair Freeway). The two freeways are connected in the Warm Springs district via Mission Boulevard which is SR 262. In addition, Fremont is served by SR 84 and the segment of Mission Boulevard which is SR 238. Regional rail transportation is provided by Fremont BART Station, Warm Springs BART Station, and the Altamont Corridor Express (ACE).



## LARGEST EMPLOYERS

#	Employer	# of Employees
1	Tesla, Inc.	22,000
2	Lam Research	3,000
3	Washington Hospital	2,400
4	Kaiser Permanente	1,600
5	Synnex	1,350
6	Western Digital	1,100
7	City of Fremont	1,100
8	Fremont Unified School District	800
9	Boehringer Ingelheim	800
10	Sutter Health	775



CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing