

OFFICE / WAREHOUSE CONDO  
**FOR LEASE**

43652 S Grimmer Blvd.  
Fremont, CA



**PRICE**  
\$1.75/SF NNN  
(\$0.53/SF)



**AVAILABLE SIZE**  
± 5,320 SF



**LOT SIZE**  
± 52,969 SF  
(± 1.216 acres)



**YEAR BUILT**  
2002



**LAYOUT**  
30% office  
70% warehouse



**USE**  
Assembly,  
recreation,  
religious, etc

**THE IVY GROUP**  
Commercial Properties, Above & Beyond

**TIM VI TRAN, SIOR, CCIM**  
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CA DRE #01784630

**DIEGO CERVANTES**  
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## OFFICE/WAREHOUSE CONDO FOR LEASE – FREMONT AUTO MALL BUSINESS CENTER

The Ivy Group is pleased to offer a high-quality office/warehouse condominium in the sought-after Auto Mall Business Center.

- » Prime location near I-880, I-680 & Hwy 84
- » Zoned Industrial Service (IS) – ideal for assembly, recreation, religious, etc. uses
- » Turnkey layout with flexible office/warehouse configuration
- » Ample onsite parking
- » Surrounded by major retailers and amenities

Perfect for established, growth-focused businesses seeking visibility, access, and functionality in a high-demand Fremont location.

Contact us today to schedule a private tour!

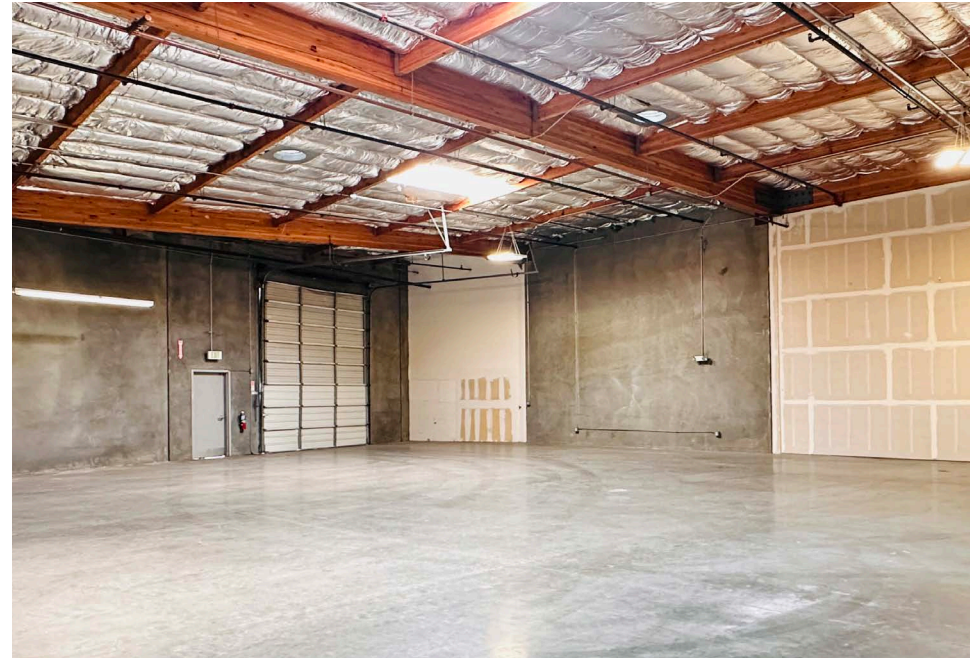
<b>Available Size</b>	± 5,320 SF
<b>Lot Size</b>	± 52,969 SF (± 1.216 acres)
<b>APN</b>	525-1327-46
<b>Zoning</b>	Industrial Service (IS)
<b>Loading</b>	One grade level rollup door, 12 FT x 16 FT
<b>Power</b>	400 A, 277/480 V, 3 Ø
<b>Layout</b>	30% office 70% warehouse
<b>Ceiling Height</b>	10 FT (office) / 20 FT (warehouse)
<b>Sprinklers</b>	100% sprinklered













# AMENITY MAP

OFFICE / WAREHOUSE CONDO  
FOR LEASE





CONTACT EXCLUSIVE AGENTS  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing