TWO ADJACENT COMMERCIAL CONDOS

FOR SALE

44284 - 44286 Fremont Blvd
Fremont, CA



SALE PRICE	BUILDING SIZE	NUMBER OF UNITS	LOT SIZE	YEAR BUILT	APN
$1,239,999 ($433/SF)	Two condos ± 1,430 SF each, ± 2,860 SF in total	2	± 5,884 SF (±.135 acres)	1987	519-900-58 519-900-59

THE IVY GROUP
Commercial Properties, Above & Beyond

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CA DRE #01784630

CONFIDENTIALITY AGREEMENT

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 44284 - 44286 Fremont Blvd, 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.

TWO ADJACENT INDUSTRIAL CONDOMINIUMS, OFFERED TOGETHER

The Ivy Group is pleased to present 44284 and 44286 Fremont Blvd, two adjacent industrial condominiums in Fremont Warm Springs Business Park, offered as a single package. Each unit contains ± 1,430 SF, for a combined ± 2,860 SF of office and warehouse space in one of the most sought-after industrial submarkets on the I-880 corridor.

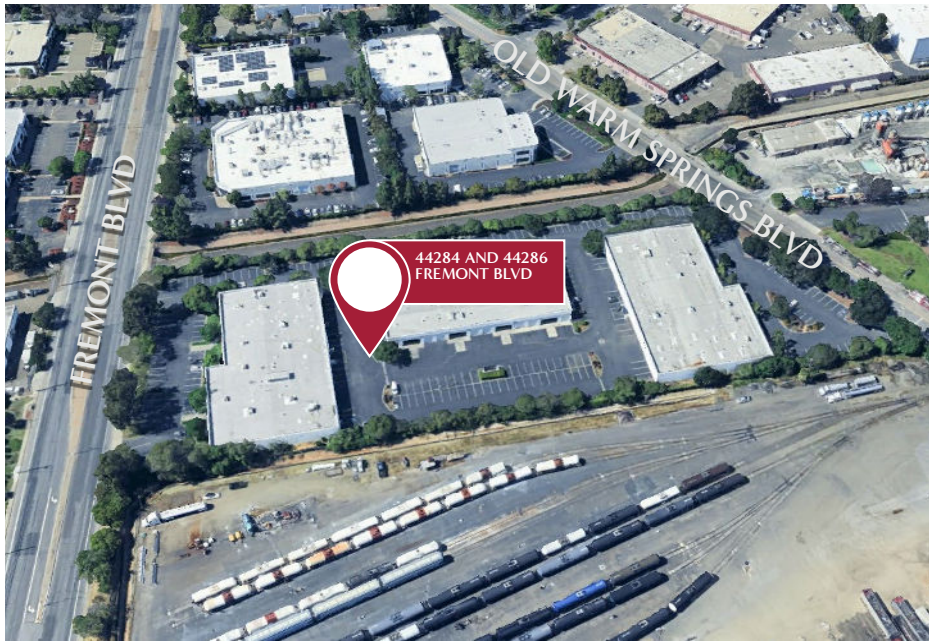
The units must be sold together. That gives a buyer what the small-condo market rarely offers: a contiguous footprint large enough for a growing operation, at an ownership cost well below that of a freestanding building.

Each unit features a front office and reception area, private offices, a restroom, and a front-loading warehouse with a grade-level roll-up door. The two units are currently interconnected, creating one functional ± 2,860 SF facility. A buyer can occupy the combined space, or separate the units to occupy one and lease the other.

The property will be delivered vacant at the close of escrow, ready for immediate owner occupancy.

Built in 1987, the business park is zoned Warm Springs Innovation District 2 (WSI 2). It sits on Fremont Blvd in the Warm Springs district, minutes from I-880, I-680, and the Warm Springs/South Fremont BART station. The surrounding area is home to the advanced manufacturing, EV, robotics, and technology companies that define Fremont's industrial economy.

Building Size	± 1,430 + 1,430 = ± 2,860 SF
Lot Size	± 1,442 + 4,442 = 5,884 SF (± 0.135 acres)
Year Built	1987
Power	150 A, 120/208 V, 3 Ø (buyer to verify)
Metering	Individual electric meter
Ceiling Height	± 9 FT (office), ± 17 FT (warehouse)
Association Dues	$155/month each unit
APN	519-900-58 / 519-900-59



PROPERTY PHOTOS







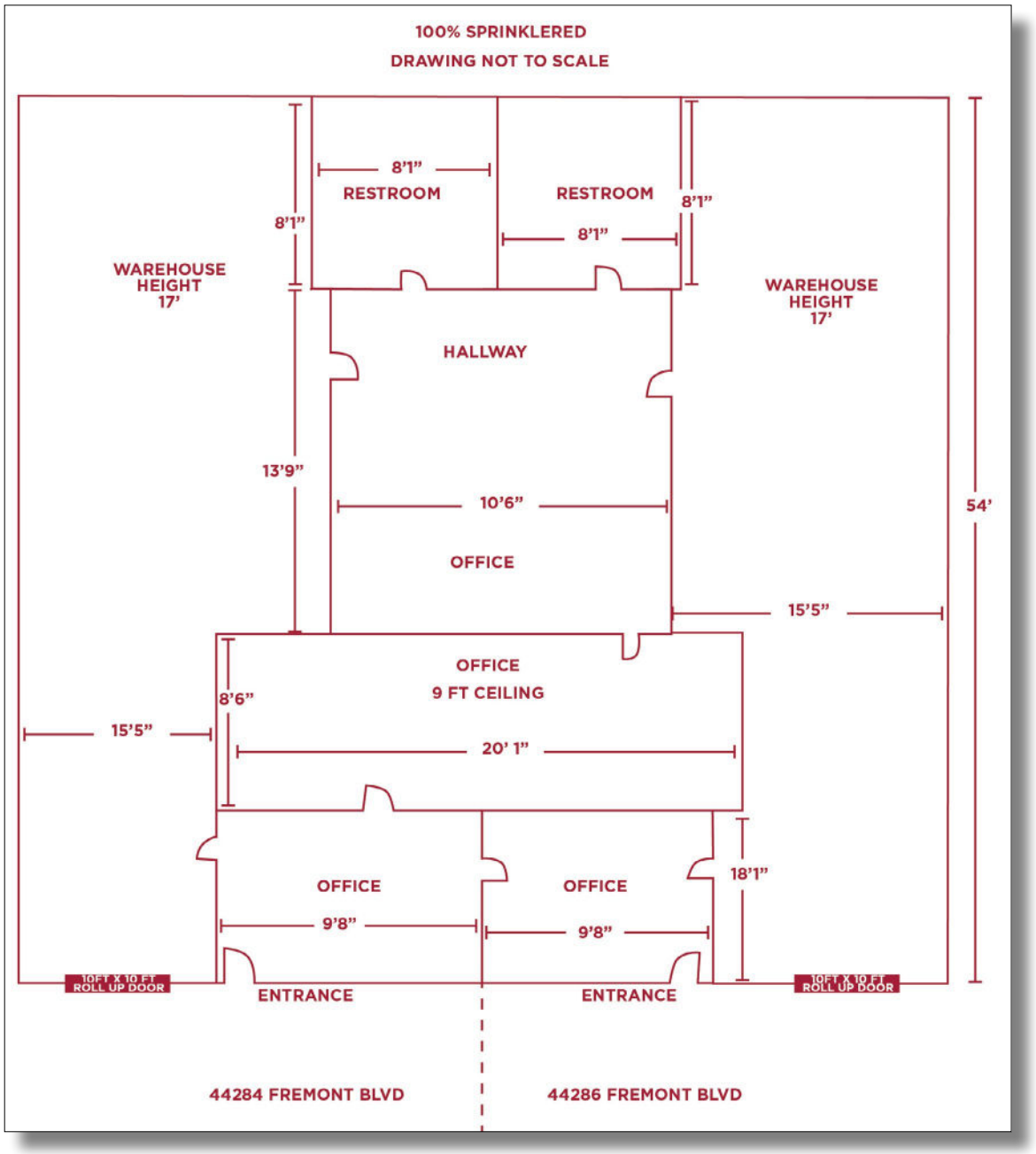


PROPERTY PHOTOS





FLOOR PLAN


100% SPRINKLERED
DRAWING NOT TO SCALE
8'1"
RESTROOM
RESTROOM
8'1"
8'1"
8'1"
WAREHOUSE HEIGHT 17'
WAREHOUSE HEIGHT 17'
HALLWAY
13'9"
10'6"
54'
OFFICE
15'5"
OFFICE
9 FT CEILING
8'6"
15'5"
20' 1"
18'1"
OFFICE
OFFICE
9'8"
9'8"
10FT X 10 FT ROLL UP DOOR
ENTRANCE
ENTRANCE
10FT X 10 FT ROLL UP DOOR
44284 FREMONT BLVD
44286 FREMONT BLVD

PROPERTY AERIAL



AMENITIES MAP





CONTACT EXCLUSIVE AGENT

FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing