

FOR LEASE

$\pm 48,522$ SF

MANUFACTURING/R&D BUILDING



**44193
S. GRIMMER BLVD**

CBRE

Balch Enterprises, Inc.

DEVELOPERS / BUILDERS / PROPERTY MANAGERS

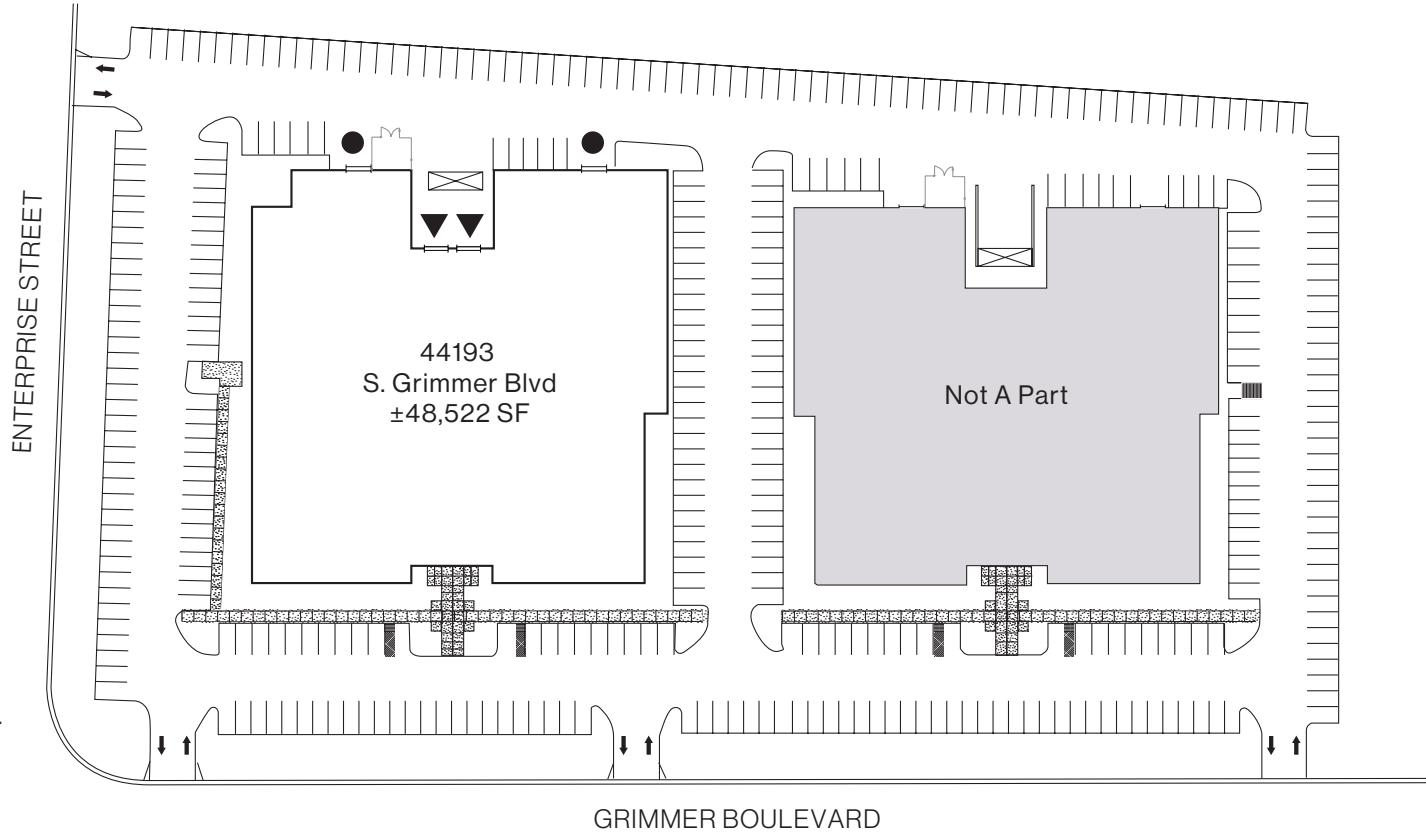
FREMONT, CALIFORNIA

Property Highlights

Site Plan

NOT TO SCALE

- GRADE LEVEL
- ▼ DOCK HIGH



 ±48,522 SF,
Divisible to
±24,000 SF
Manufacturing/R&D
Building



100%
HVAC



±14' - ±17'
Clear Height



2 Dock
High Doors



2 Grade
Level Doors



Sprinklered

 2000 Amps @277/480v
Distributed Power



3.9/1,000
Parking



Extensive
Glass Line



±1.5 Miles to the
Warm Springs / South Fremont
BART Station



Easy Access
to I-880 & I-680

Floor Plan

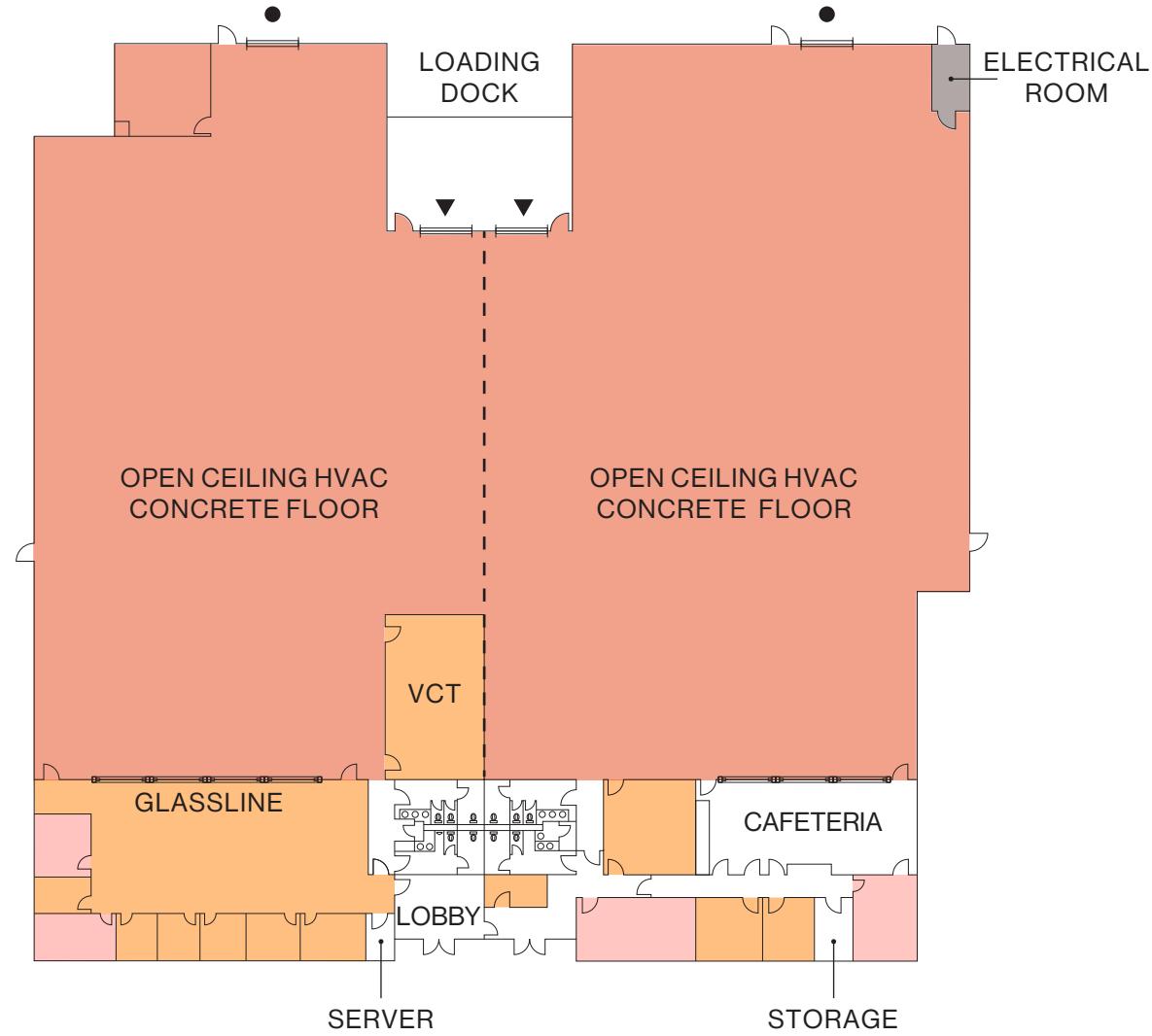
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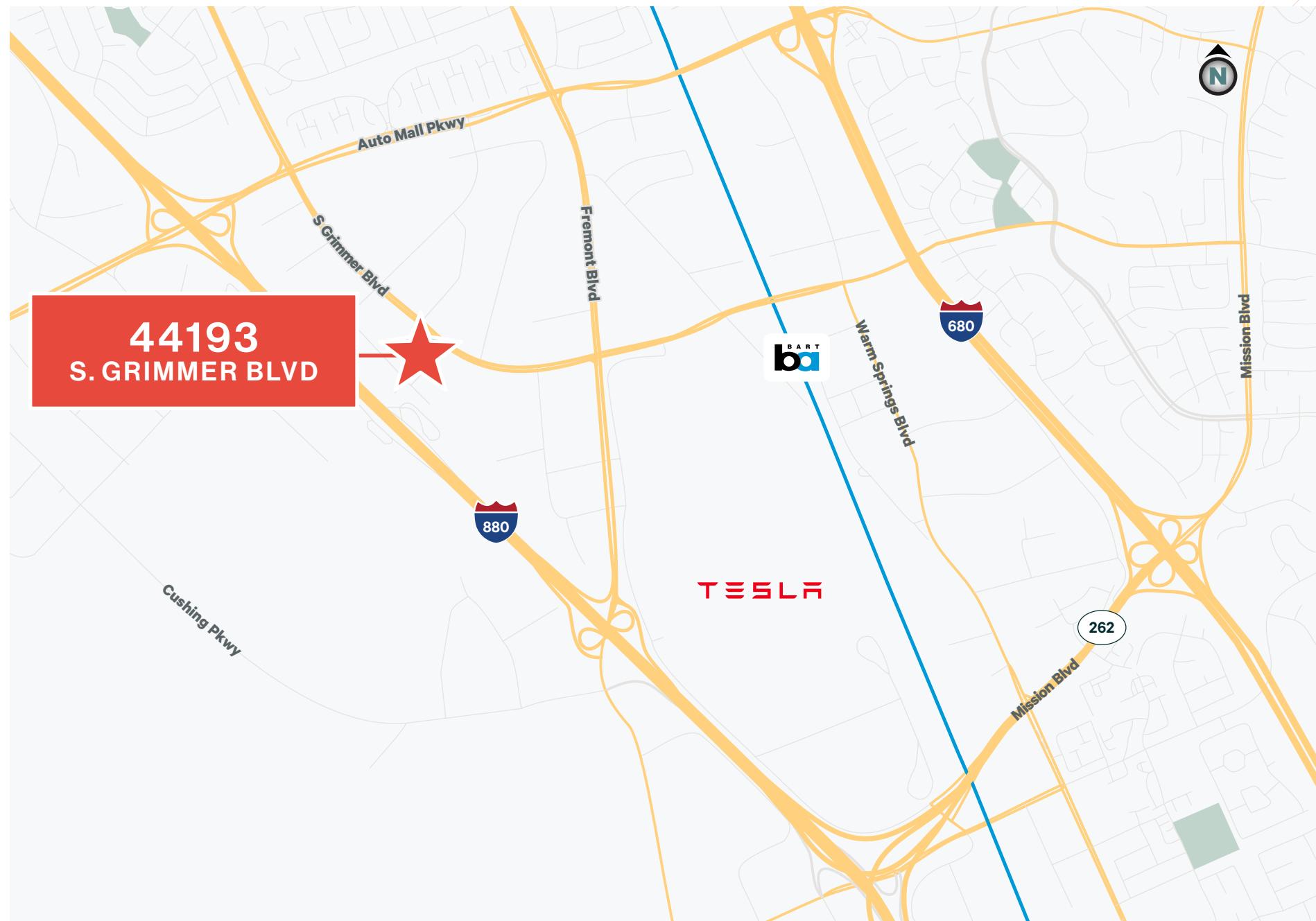
Amenities Map



Corporate Neighbors



Location Map



44193 S. GRIMMER BLVD



FOR MORE INFORMATION, CONTACT

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