

FOR SALE: FREMONT INDUSTRIAL WAREHOUSE – 9,600 SF



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1307 Fulton Place, Fremont, CA

www.GlobalCommercialProp.com

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DRE #02029926

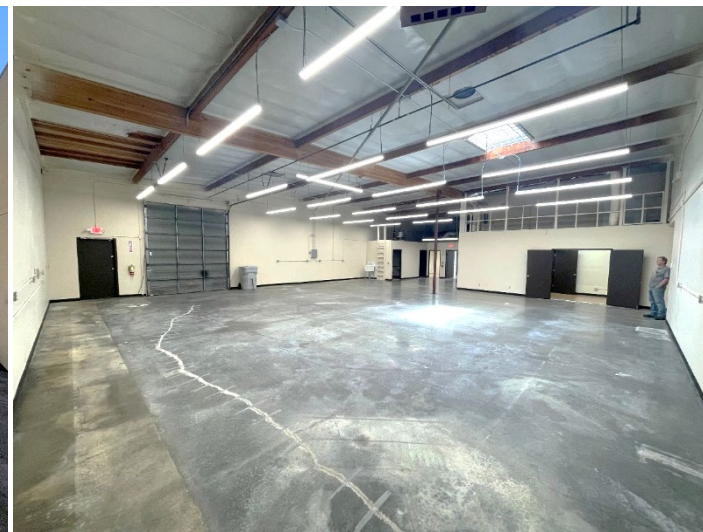
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PROPERTY HIGHLIGHTS

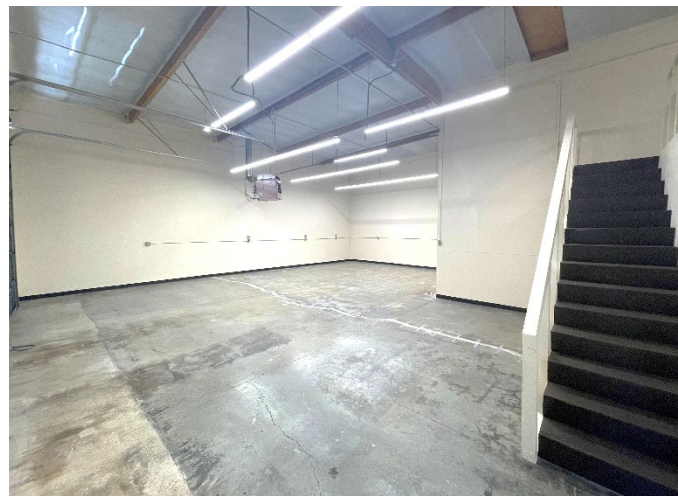
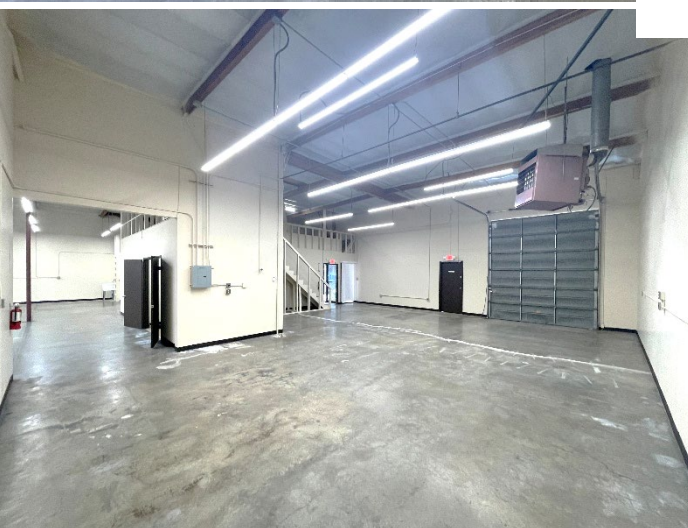
- Leased investment opportunity with near term owner-user potential.
- 100% leased, two tenants.
- 9,600 SF industrial building plus fenced yard.
- Two 4,800 SF suites.
- March 2028 and June 2029 lease expirations.
- 22,981 SF lot.
- 1982 concrete tilt-up construction.
- Re-roof in 2017.
- Excellent access via Mission Blvd. from 680 & 880 Freeways.
- Walking distance to Fremont Times Square and Warm Springs Plaza.



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Unit 1347 Prior to Leasing



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Normalized Buyer NOI

2027 Scheduled Income

Income Item	Annual Amount	Basis
X3 Dynamic Machining base rent	\$100,093.77	
Home Valets base rent	\$108,288.00	
Total Scheduled Base Rent	\$208,381.77	

Buyer Assumptions

Estimated Property Tax Rate	1.20%	Assumption used in landlord workbook / underwriting; verify actual reassessment and direct assessments.
Purchase Price	\$2,750,000	

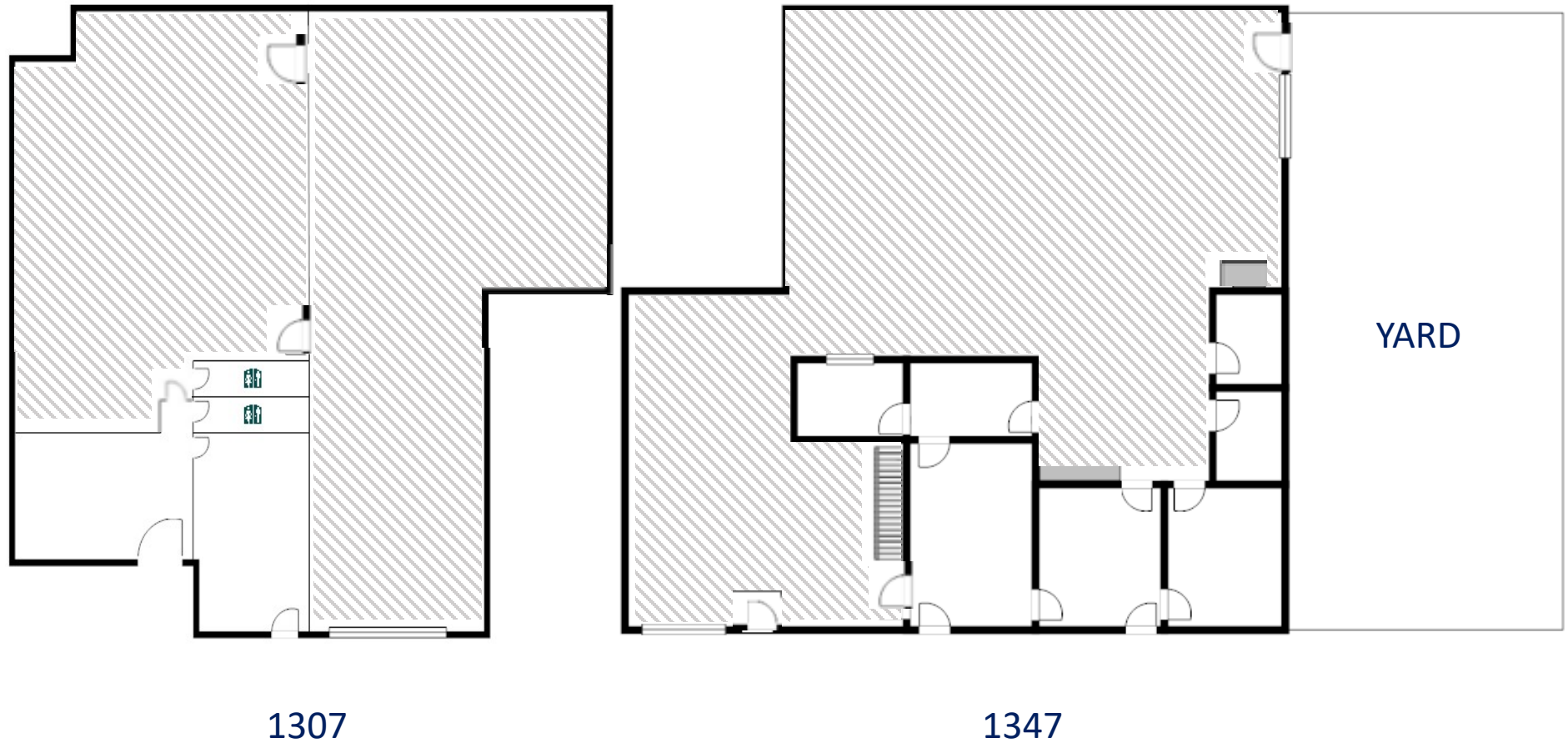
Operating Expense Normalization

Expense Item	Historical / Source Amount	Buyer Normalized	Treatment / Basis
Property tax	\$13,969.57	\$33,000.00	Current 2025 taxes replaced with estimated post-sale reassessment.
Building insurance	\$4,761.00	\$4,761.00	Latest 2026 annual amount retained.
Business tax	\$126.66	\$126.66	Latest 2026 amount retained.
Landscaping	\$2,340.00	\$2,340.00	2025 full-year recurring landscaping retained.
Common-area PG&E	\$1,798.00	\$1,798.00	2025 full-year common-area utility retained.
HVAC servicing	\$1,640.00		- Excluded from NOI expense because tenants reimburse Landlord.
Water / sewer	\$1,252.02		- Excluded from NOI expense because tenants reimburse Landlord.
Leasing commission	\$14,687.96		- Non-recurring leasing cost excluded from normalized NOI.
Identified re-tenanting / capital work	\$57,835.54		- Excluded: floor repair, lift, painting, flooring, gate/downspouts, plumbing/drain work identified in source.
Other retained 2025 operating / repairs	\$8,049.75	\$8,049.75	Conservative normalization retains tax prep, postage/bank fees, fire/tree work, junk removal and miscellaneous repair/supply
Total Buyer-Adjusted Operating Expenses		\$50,075.41	

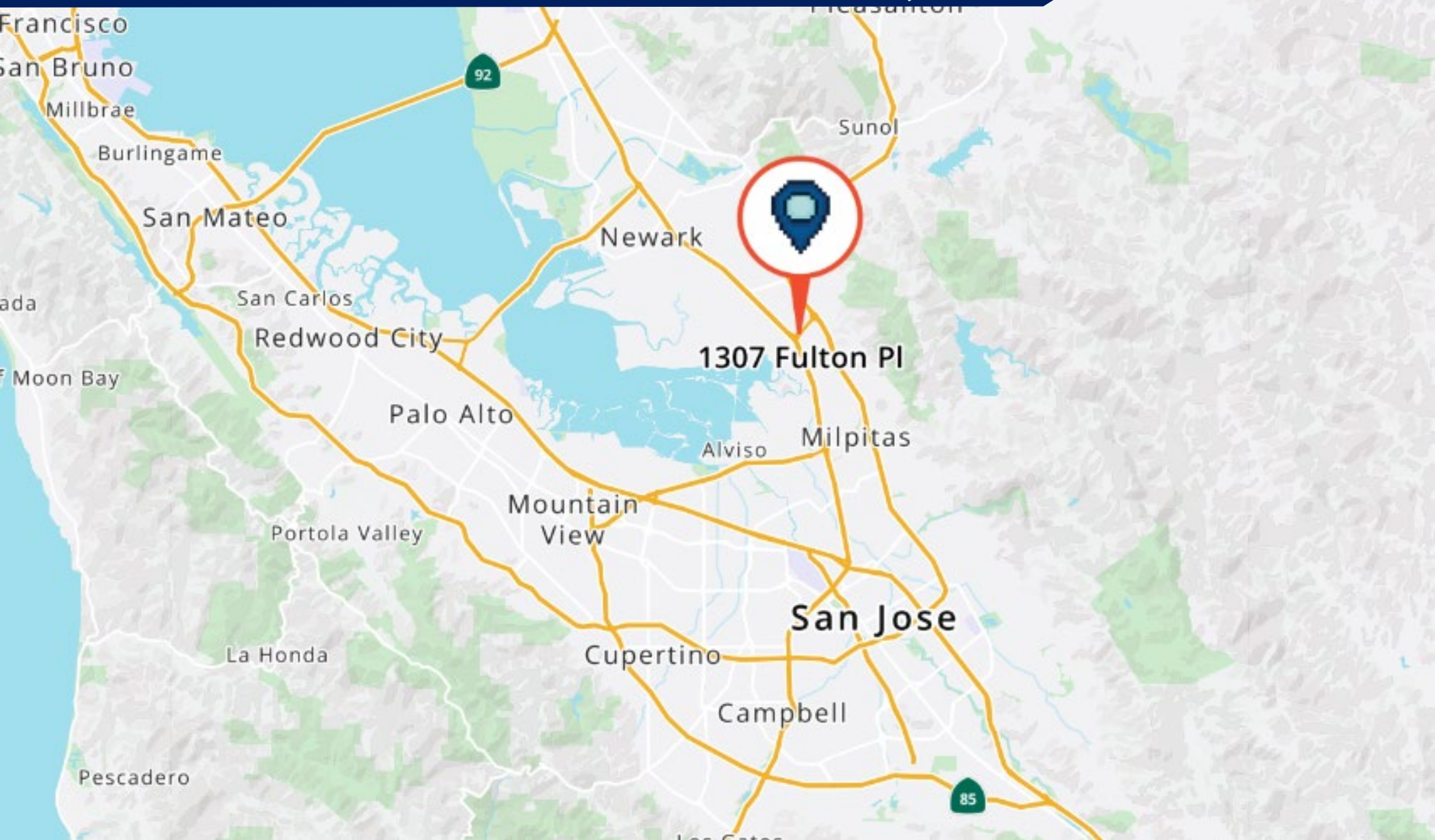
Net Operating Income

Scheduled Base Rent	\$208,382
Buyer-Adjusted Operating Expenses	\$50,075
Net Operating Income	\$158,306.36
Cap Rate at Assumed Purchase Price	5.76%

This analysis is provided for discussion purposes only and is not a representation or warranty of future income, expenses, tax treatment, tenant performance, renewal, vacancy, value, or investment return. All lease terms, reimbursements, expenses, property taxes, physical conditions, zoning, and financial assumptions should be independently verified by prospective purchasers and their legal, tax, accounting, lending, and other advisors.



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