

45051

**INDUSTRIAL
DRIVE** FREMONT, CA



AVAILABLE FOR LEASE



Rare ±7.27 Acre IOS Site with ±27,000 SF of Warehouse, Office, & Shop Space

NEWMARK

MIKE SPIRO // 510.681.7918 // mike.spiro@nmrk.com // CA RE Lic #01433395

PROPERTY HIGHLIGHTS

45051 INDUSTRIAL DRIVE // FREMONT, CA



➤ Fully secure ±7.27 Acre IOS Site with
±27,000 SF of Warehouse, Office, & Shop Space

➤ Zoned I-G “General Industrial”
Click [Here](#) for permitted uses:

➤ Drive-Through Cross-Dock Warehouse Served by
7.5 Ton Remote-Operated Crane-way

➤ Frontage on I-880 and Direct Freeway Visibility
(260,000 AADT)

➤ Onsite Truck Scale, CA Certified

➤ Perimeter Secured by New Solar-Powered Electric Fencing

➤ Outdoor Lighting Throughout

➤ Constructed in 1991 and Fully-Renovated
Building Exteriors and Interiors (2025)

➤ Single Point of Ingress/Egress for Secure Site Control

➤ Vacant and Available Now

➤ Contact Broker for Lease Rate & Tour



SITE INFORMATION

Building 1: ±23,000 SF Warehouse/Office Building

±10,000 SF Two-Story Office Area

- Fully renovated interiors, including new LED lighting, paint, carpet, baseboard, cabinetry, countertops, and fixtures.
- Twelve (12) brand new cubicles in upstairs office area, plus office furnishings included in conference rooms

±13,000 SF Warehouse Area

- Nine (9) Oversized Drive-In Doors, Cross-Dock with Automated Operation and 100' Distance
- 7.5 Ton Multi-Directional Remote-Operated Overhead Crane with 100' Run
- Clear Span Construction (No Columns)
- 20' Clear Height
- 1,000 Amp Power Service (Tenant to Verify)

Building 2: ±4,000 SF Shop/Storage Shed with Wash Bay

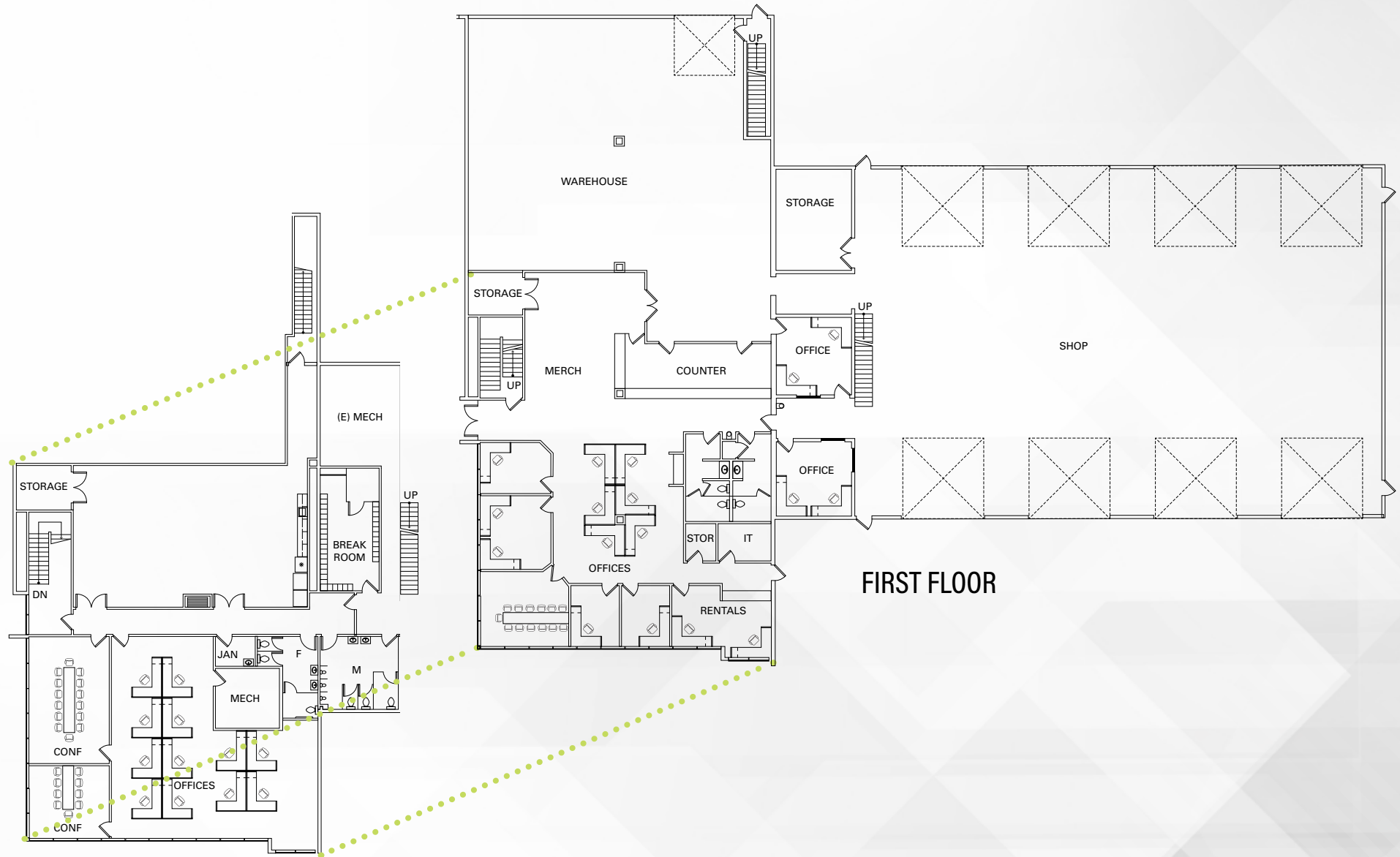
- Rated for Full Containment (Fluids, Oils, Lubricants, etc.)
- One (1) Oversized Roll up Door with Automated Operation
- Wash Bay plumbed with high pressure water and existing gas line

FLOORPLAN



BUILDING 1

±23,000 SF WAREHOUSE/OFFICE BUILDING



FIRST FLOOR

SECOND FLOOR

SITE PLAN

45051 INDUSTRIAL DRIVE // FREMONT, CA



Freeway Frontage & Visibility on I-880

Entrance to Site



INDUSTRIAL DR

INGOT ST

45051
INDUSTRIAL DR

DOCK PLATFORM

TRUCK SCALE

Wash Bay

Building 1

±23,000 SF Office & Warehouse Building
Consists of ±10,000 SF Two-Story Office and
±13,000 SF Warehouse Area

Building 2

±4,000 SF Shop/Storage Shed
Rated for Full Containment
(Fluids, Oils, Lubricants, etc.)

Legend:

▼ Oversized Roll up Doors



AERIAL MAP

45051 INDUSTRIAL DRIVE // FREMONT, CA



INTERIOR GALLERY



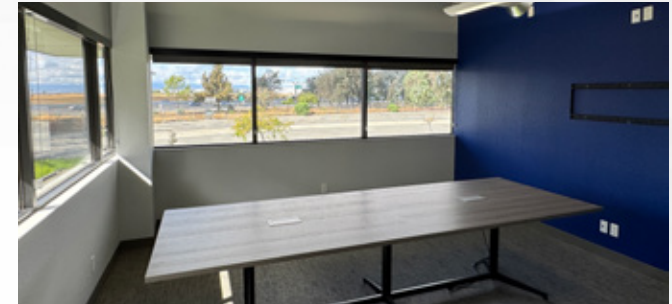
New Lobby Entrance with Check-in Counter



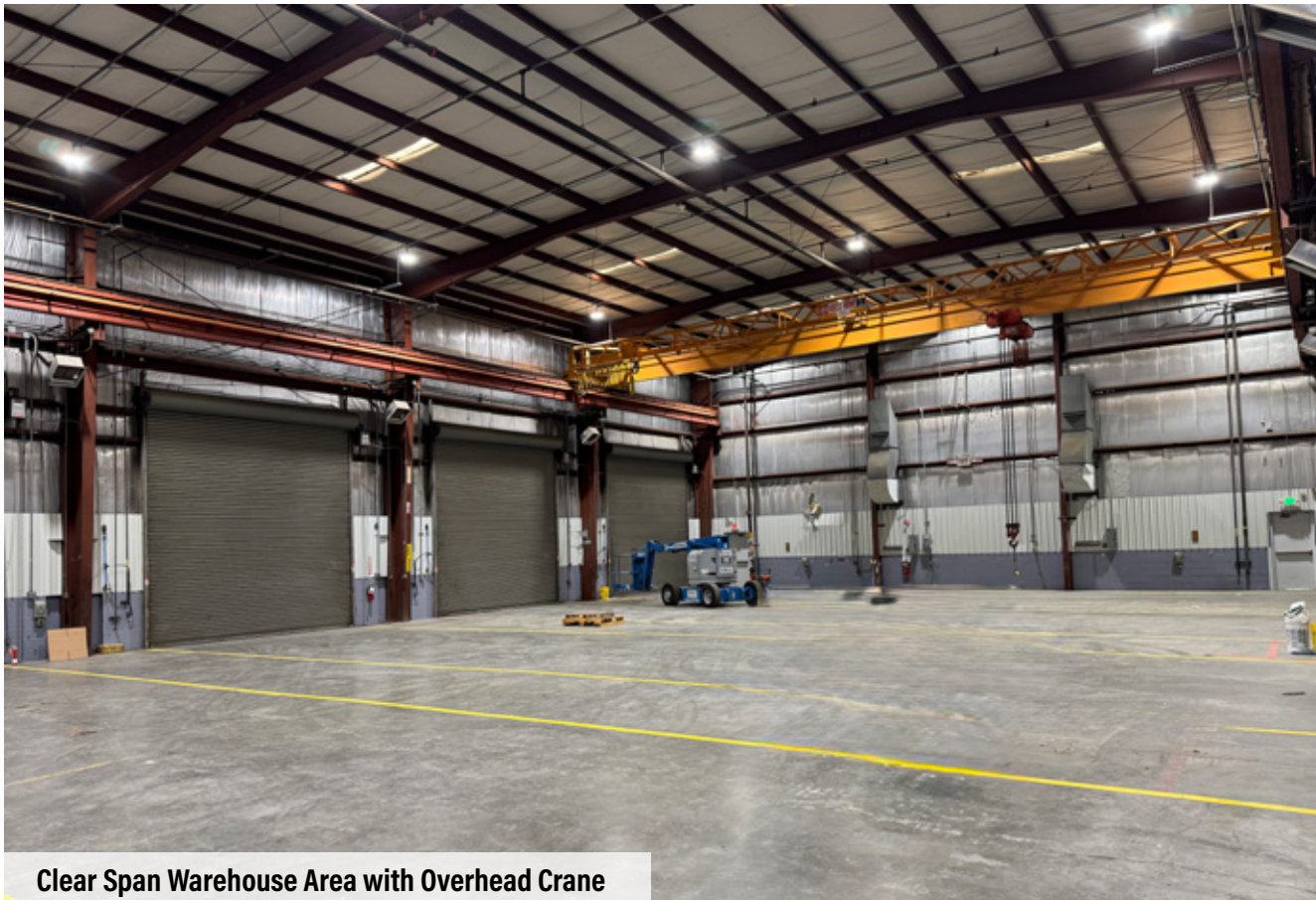
Brand New Finishes in Downstairs Office Area



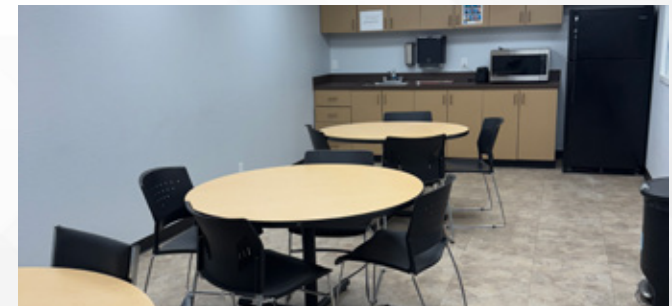
Twelve (12) New Cubicles in Upstairs Offices



Furnished Conf Rooms & Private Offices



Clear Span Warehouse Area with Overhead Crane



Employee Break Rooms



Board Room with New Countertops & Cabinetry

EXTERIOR GALLERY



Main Entrance for Warehouse/Office Building



Main Warehouse/Office Building (Front)



Shop/Storage Shed



Main Warehouse/Office Building (Back)



Wash Bay

45051

INDUSTRIAL DRIVE

FREMONT, CA

»» AVAILABLE FOR LEASE



MIKE SPIRO // 510.681.7918 // mike.spiro@nmrk.com // CA RE Lic #01433395

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 18088471316