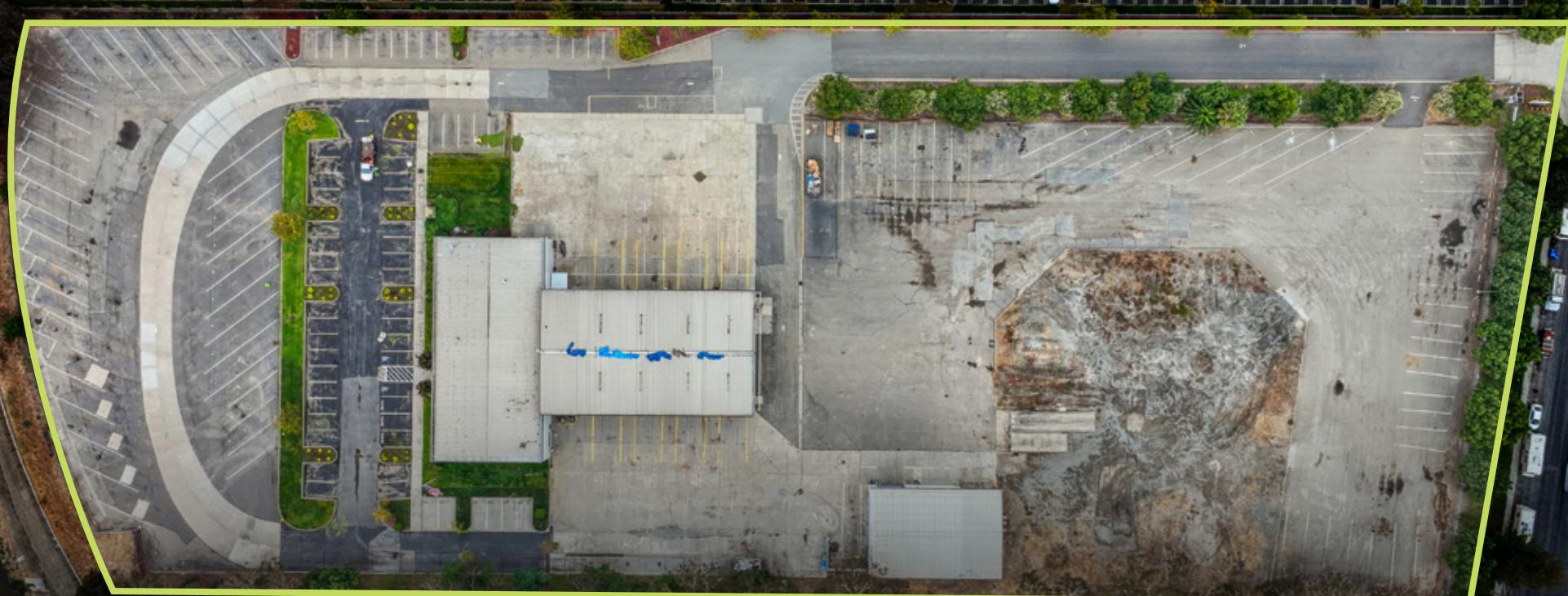


45051  
INDUSTRIAL  
DRIVE FREMONT, CA

>> AVAILABLE FOR LEASE



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

NEWMARK

MIKE SPIRO // 510.681.7918 // [mike.spiro@nmrk.com](mailto: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

C1

# 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**

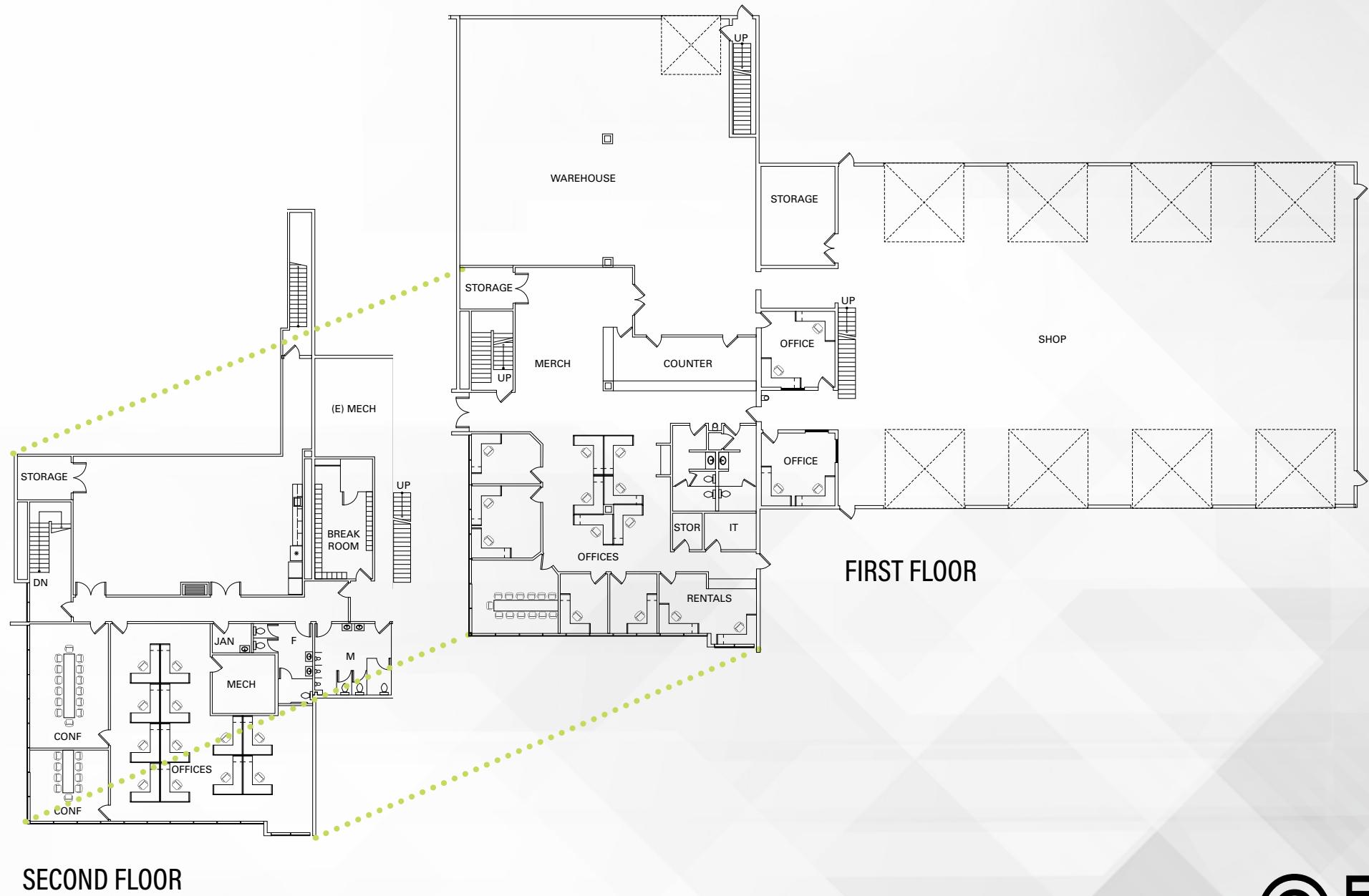
- Rated for Full Containment (Fluids, Oils, Lubricants, etc.)
- One (1) Oversized Roll up Door with Automated Operation
- Wash Bay plumbed with high pressure water and existing gas line

# FLOORPLAN



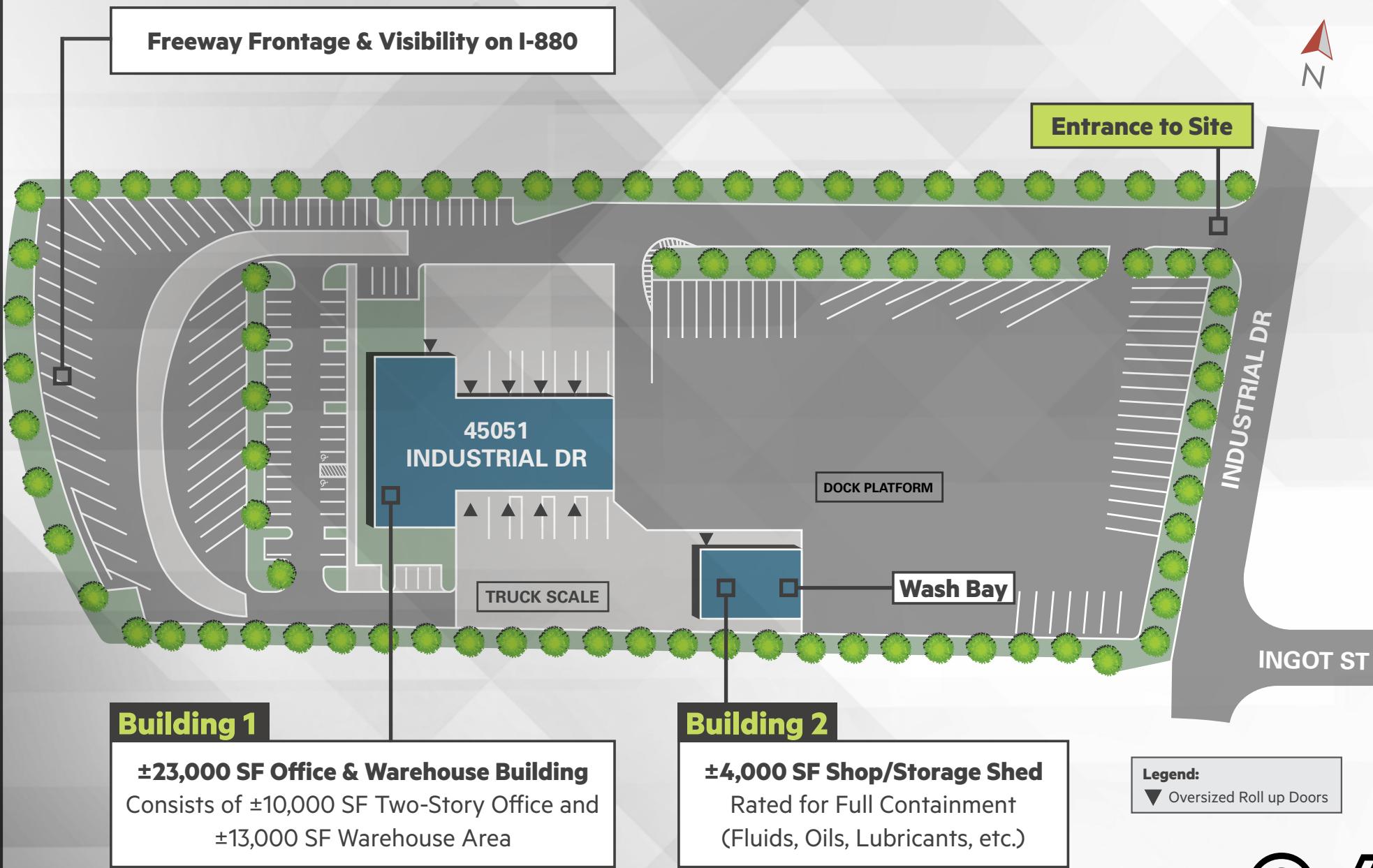
BUILDING 1

± 23,000 SF WAREHOUSE/OFFICE BUILDING



# SITE PLAN

45051 INDUSTRIAL DRIVE // FREMONT, CA



# AERIAL MAP

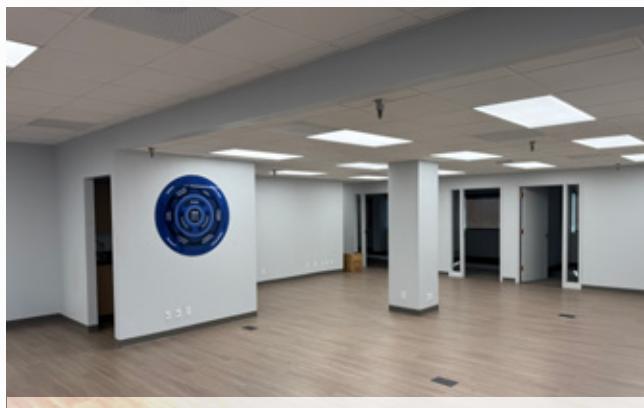
45051 INDUSTRIAL DRIVE // FREMONT, CA



# INTERIOR GALLERY



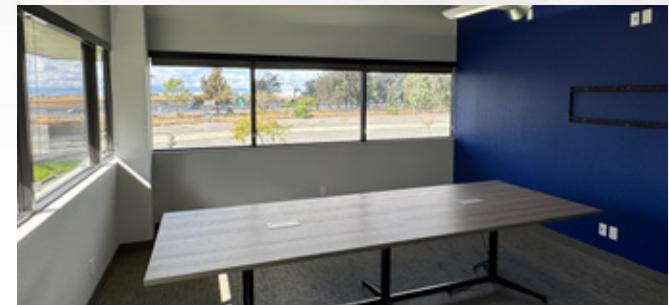
New Lobby Entrance with Check-in Counter



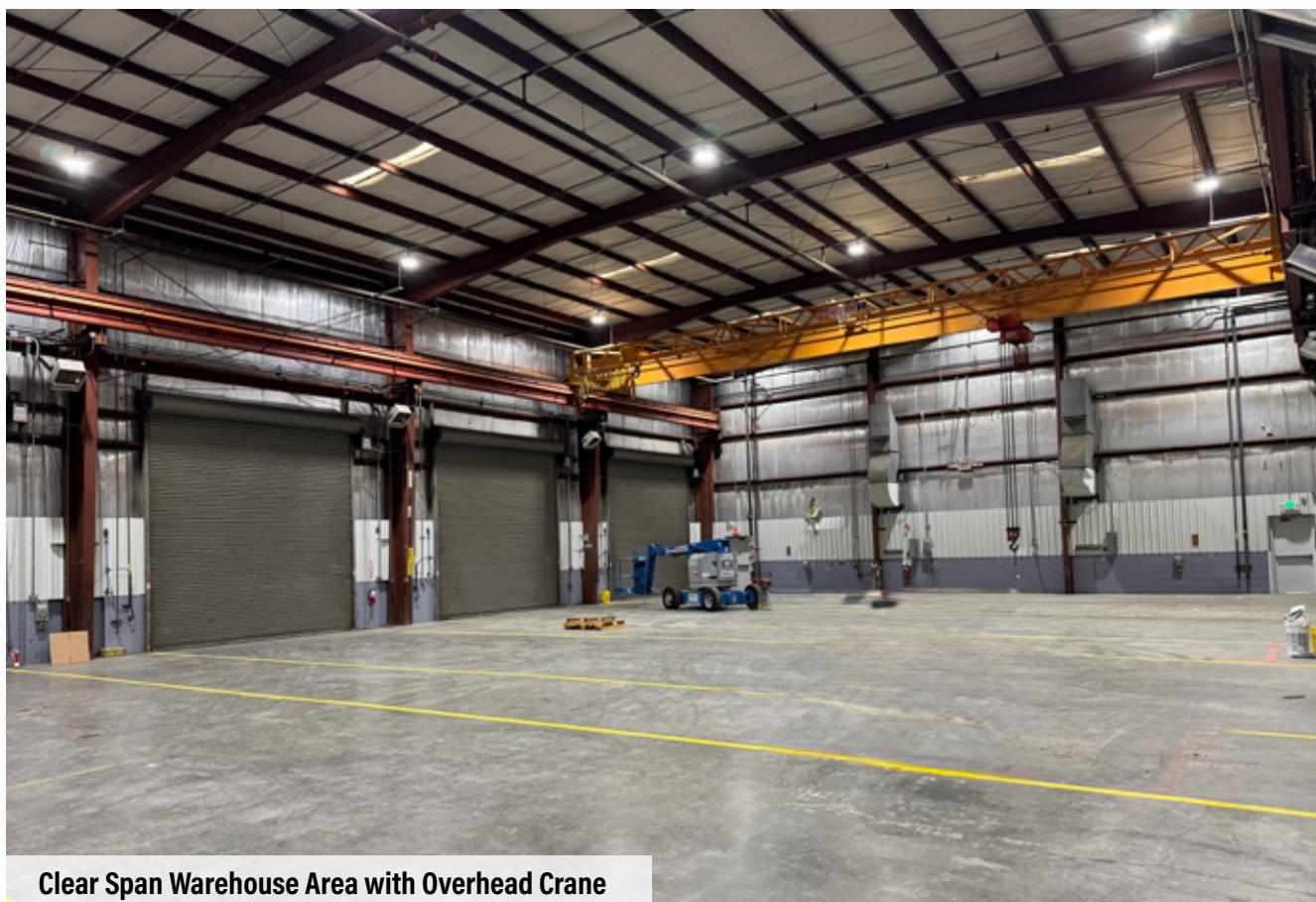
Brand New Finishes in Downstairs Office Area



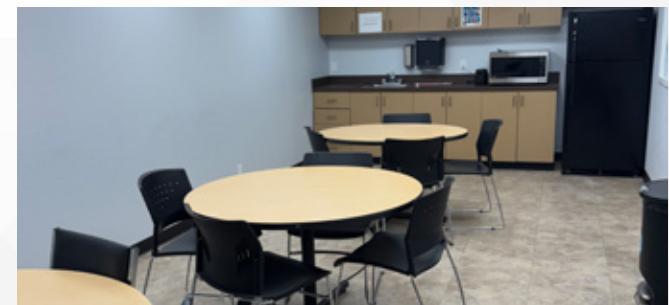
Twelve (12) New Cubicles in Upstairs Offices



Furnished Conf Rooms & Private Offices



Clear Span Warehouse Area with Overhead Crane



Employee Break Rooms



Board Room with New Countertops & Cabinetry

# EXTERIOR GALLERY



Main Warehouse/Office Building (Front)



Shop/Storage Shed



Wash Bay

# 45051 INDUSTRIAL DRIVE

FREMONT, CA

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