

FREMONT/WARM SPRINGS BUSINESS PARK

FOR SALE: 44255 OLD WARM SPRINGS BLVD | FREMONT, CA



EXCLUSIVE AGENT:

David Scarpinato, Principal

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P || 510.907.3022 | LIC# 01812743

SALE PRICE: \$2,600,000

Lee & Associates Oakland Commercial Real Estate | 555 12th Street, Suite 1725, Oakland, CA 94607 | www.lee-associates.com

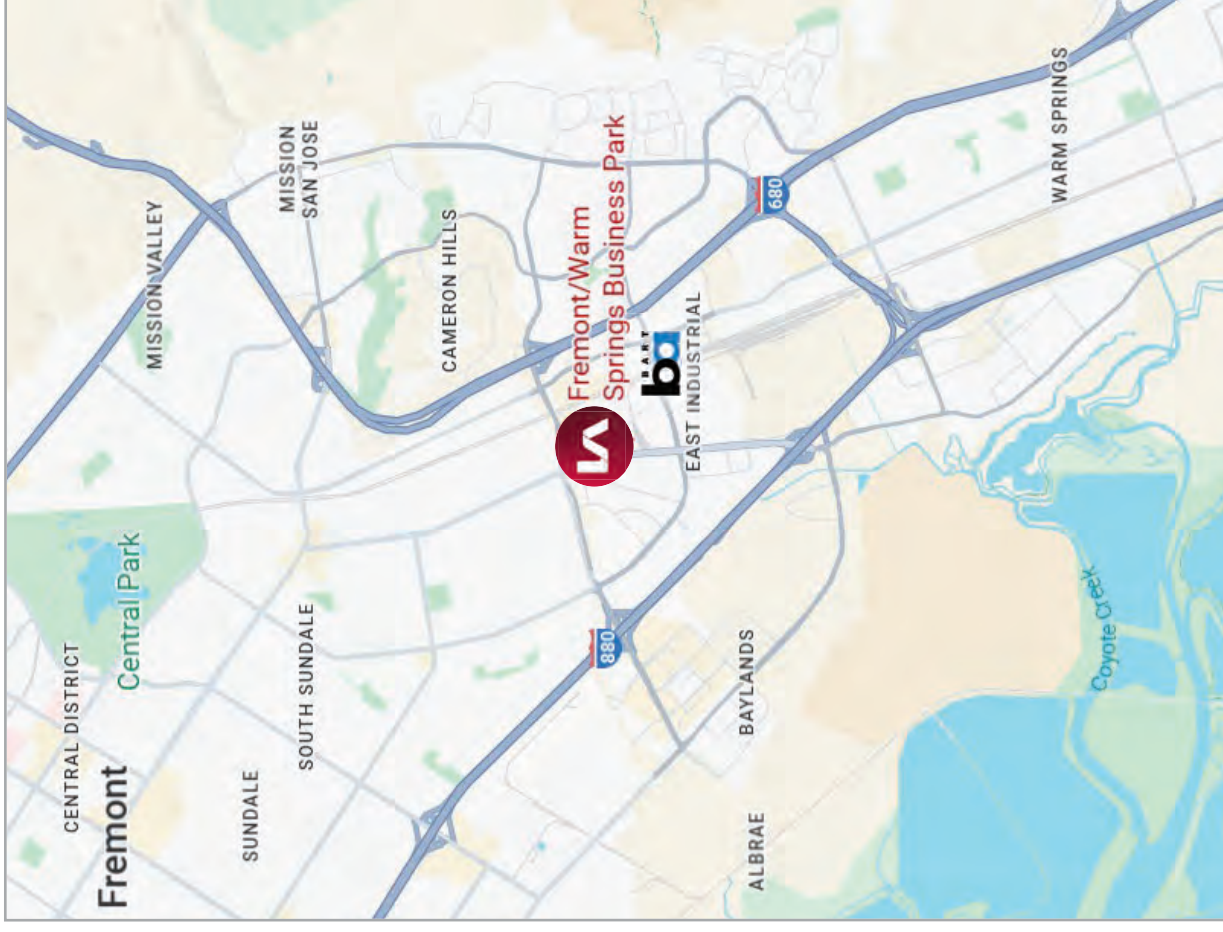
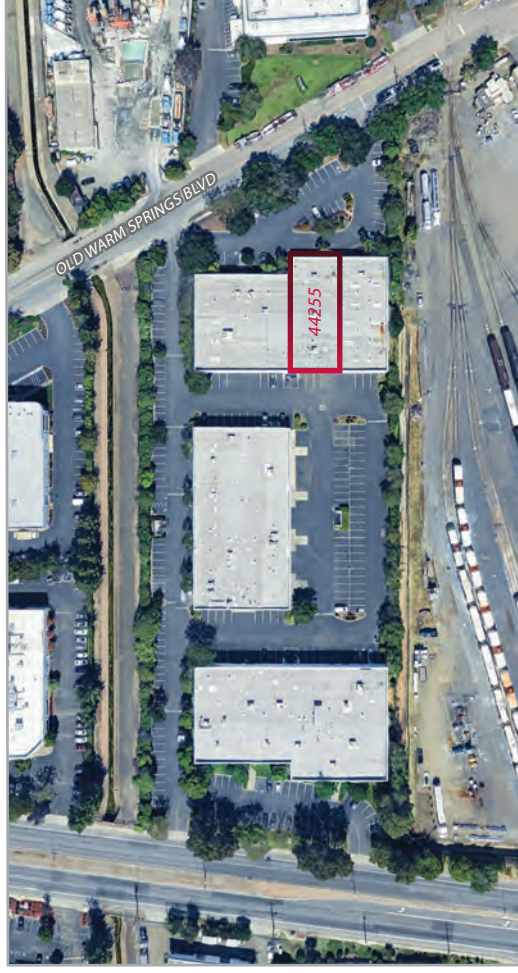
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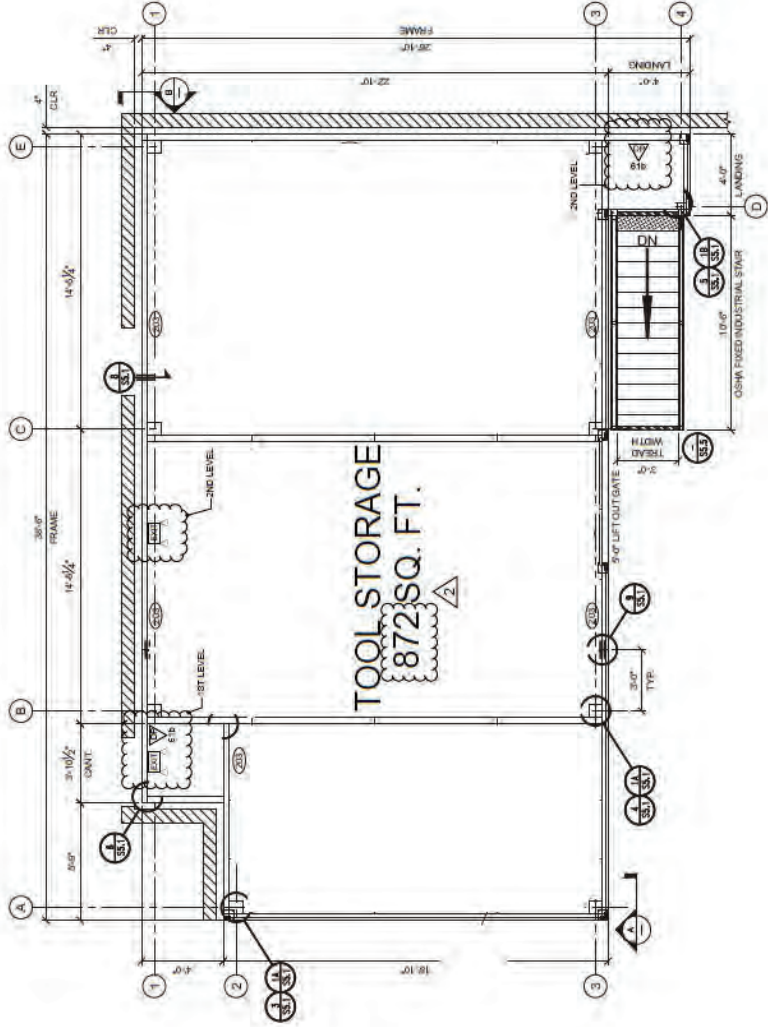
FEATURES:

- 7,150± SF, plus 872± SF Legal Mezzanine (8,022± SF Total)
- 40% Recently Remodeled Office
- 60% Warehouse Footprint
- 1 Grade Level Door
- 16' Clear Height
- 400 Amps @ 277/480 Volts Power
- Fully Sprinklered
- Good Loading Area w/ Lots of Parking
- Comcast to the Building
- 6 Private Offices
- Conference Room
- Kitchenette/Break Room
- 2 Restrooms
- Call to Tour

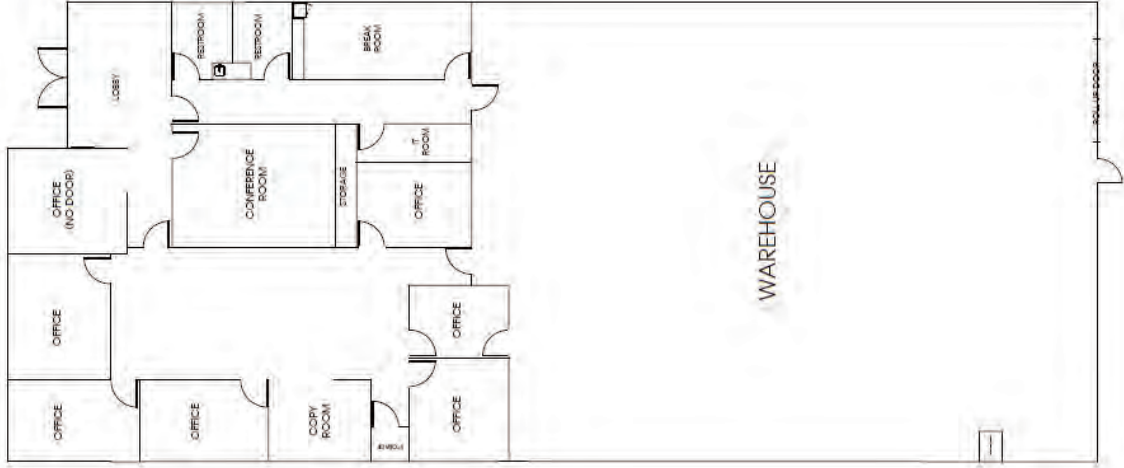


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MEZZANINE

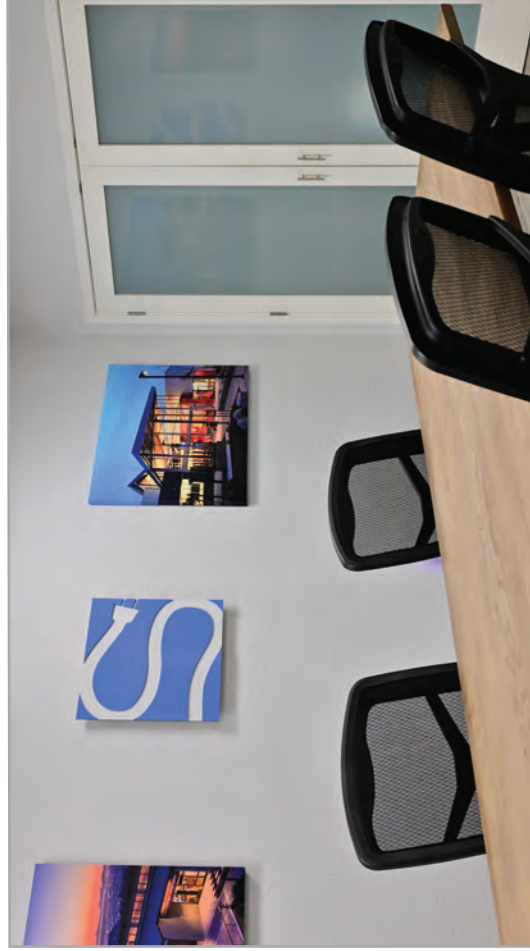


FLOOR PLAN



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COMMERCIAL REAL ESTATE SERVICES



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Owner Occupied Commercial Real Estate Financing					
Prepared for: ABC Co		Estimate as of:		10/27/2025	
Land and Building Construction Project Total:	\$2,600,000	SBA 504 Loan (90% LTV)			Conventional (80% LTV)
	\$2,600,000	Bank Portion	SBA/CDC Portion	Total	
	Loan Amount	\$1,300,000	\$1,071,000	\$2,371,000	
	Fees Financed (included in loan amount)	NA	\$31,000	\$31,000	
	Maturity	25	25		
	Interest Rate*	6.00%	5.92%		
	Rate Structure	Fixed 25 years	Fixed		
Years Amortized	25	25			
Prepayment penalty	None	Declining 10 years			
Monthly Payment		\$8,376	\$6,848	\$15,224	\$13,401
Estimated Closing Costs	Down Payment			\$260,000	\$520,000 \$0 \$3,500 \$2,500 \$5,000 \$3,000 \$0 WAIVED due to Promo \$0
	Attorney Fees			\$0	
	Appraisal Report			\$3,500	
	Environmental Report			\$2,500	
	Title Policy			\$5,000	
	Escrow Fees			\$3,000	
	Documentation Fee			\$0	
	Loan Origination Fee			WAIVED due to Promo	
SBA Participation Fee			WAIVED due to Promo		
Total Required at Closing				\$274,000	\$534,000
The Bank 504 loan is a 25-year amortization due in 25 years with a 25-year rate fixed rate. The SBA CDC portion loan is fully amortized for 25 years. SBA 7a loan is fully fixed / fully amortized for 25 years. SBA fees are financed. Additional collateral needed under 7a for 90% financing. Does not include title, escrow, recording, appraisal, etc.*Rates are presented for discussion purposes only.					