



# *Industrial at* **FREMONT STATION**

NEW OWNERSHIP



**±128,400 SF**  
MULTI-TENANT ADVANCED  
MANUFACTURING / WAREHOUSE



**NEWMARK**  **LONGPOINT**

2700 - 2728 PRUNE AVENUE + 44980 GRIMMER BOULEVARD | FREMONT, CALIFORNIA



# FEATURES

## *Industrial* at FREMONT STATION

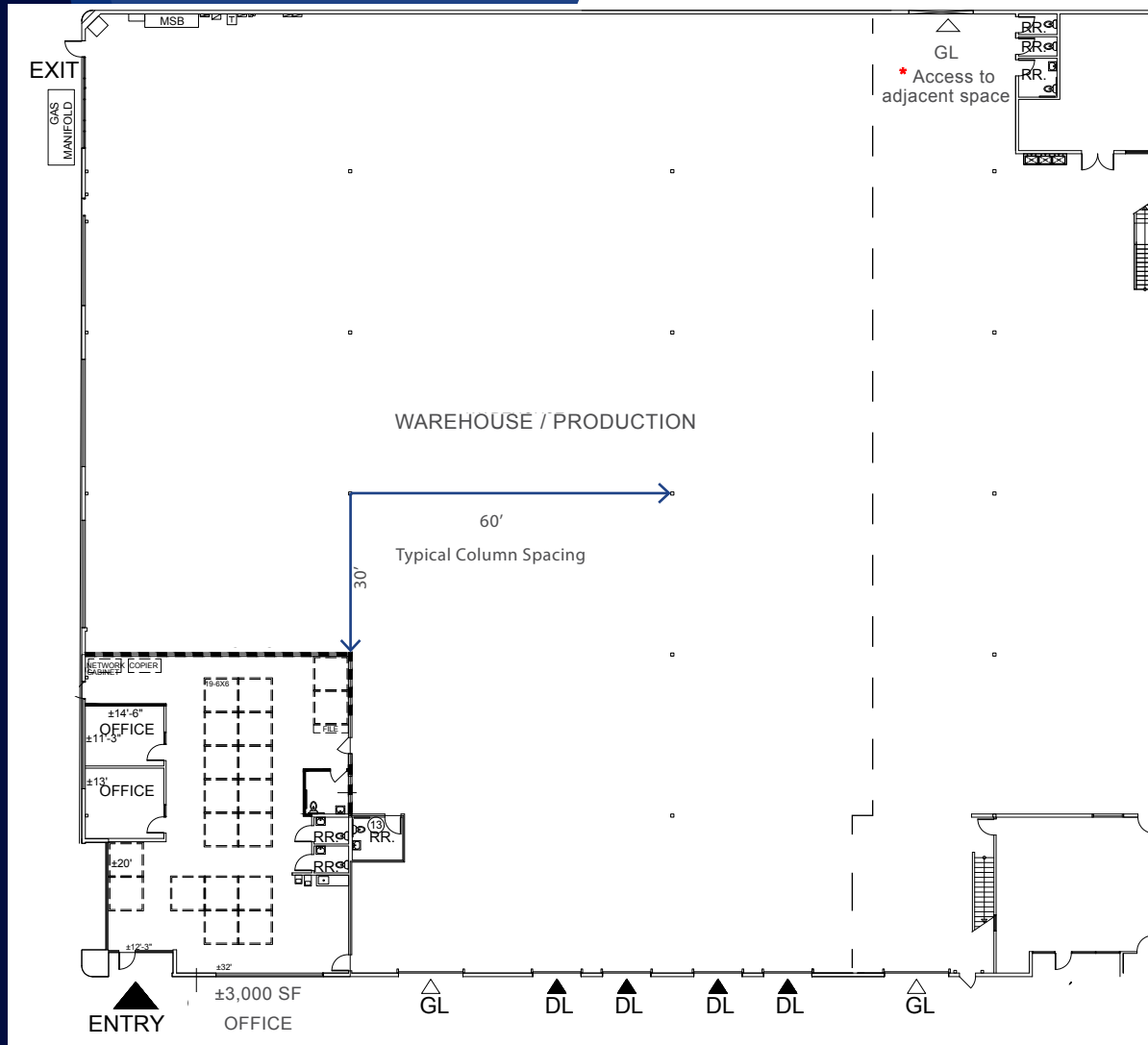
- New Institutional Ownership
- Brand New Enhanced Exterior & Interior Renovations
- Ideal Transit Focused Location:
  - 4 min walk to Warm Springs / South Fremont BART Station
  - Easy Access to I-880 & I-680
- High Visibility Corner Location
- Current Availabilities + Future Expansion

# FLOOR PLAN

## PLANNED MARKET READY

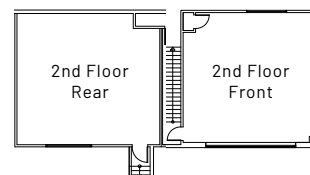
## SPACE HIGHLIGHTS

2708 Prune Avenue



- ±37,738 Square Feet  
(Expandable - Potentially Divisible)\*
- Corner Unit with Outdoor Patio Area
- Multiple Office Pod Configurations
- 800 Amps at 277/480V Power
- 24' Clear Height in Warehouse/Production Area
- 4 Dock Doors | 2 Grade Level Doors
- 30' x 60' Typical Column Spacing
- Ample Parking
- Skylights Throughout
- Market Ready Work to Commence Soon
- Tenant Improvement Dollars Available

\* Access door to 2700 Prune - Expansion: ±25K SF  
(±63,212 Total SF) plus additional power



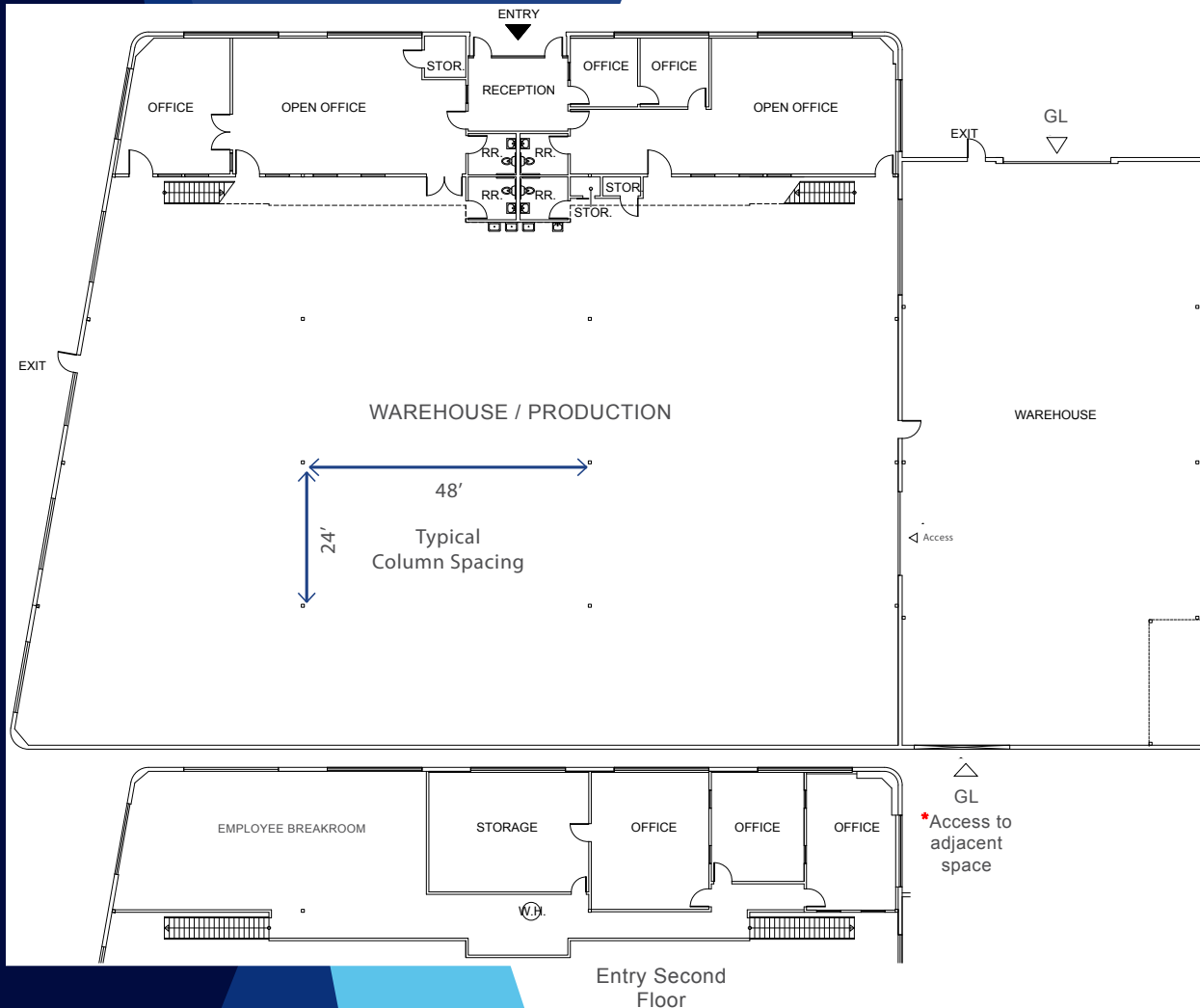
Now Touring - Contact Brokers to Schedule

# FLOOR PLAN

## EXISTING

## SPACE HIGHLIGHTS

2700 Prune Avenue



- $\pm 25,474$  Square Feet  
(Expandable to  $\pm 63,212$  SF) \*
- High Visibility Corner Unit
- $\pm 5,054$  SF Office
- 800 Amps at 277/480V Power
- 24' Clear Height in Warehouse/Production Area
- One (1) Over-sized Grade Level Door
- 24' x 48' Column Spacing
- Ample Parking
- Skylights Throughout
- Tenant Improvement Dollars Available
- Available Q4 - 2025

\* Access door to 2708 Prune - Expansion: ( $\pm 37K$  SF ( $\pm 63,212$  Total SF) plus additional power and loading

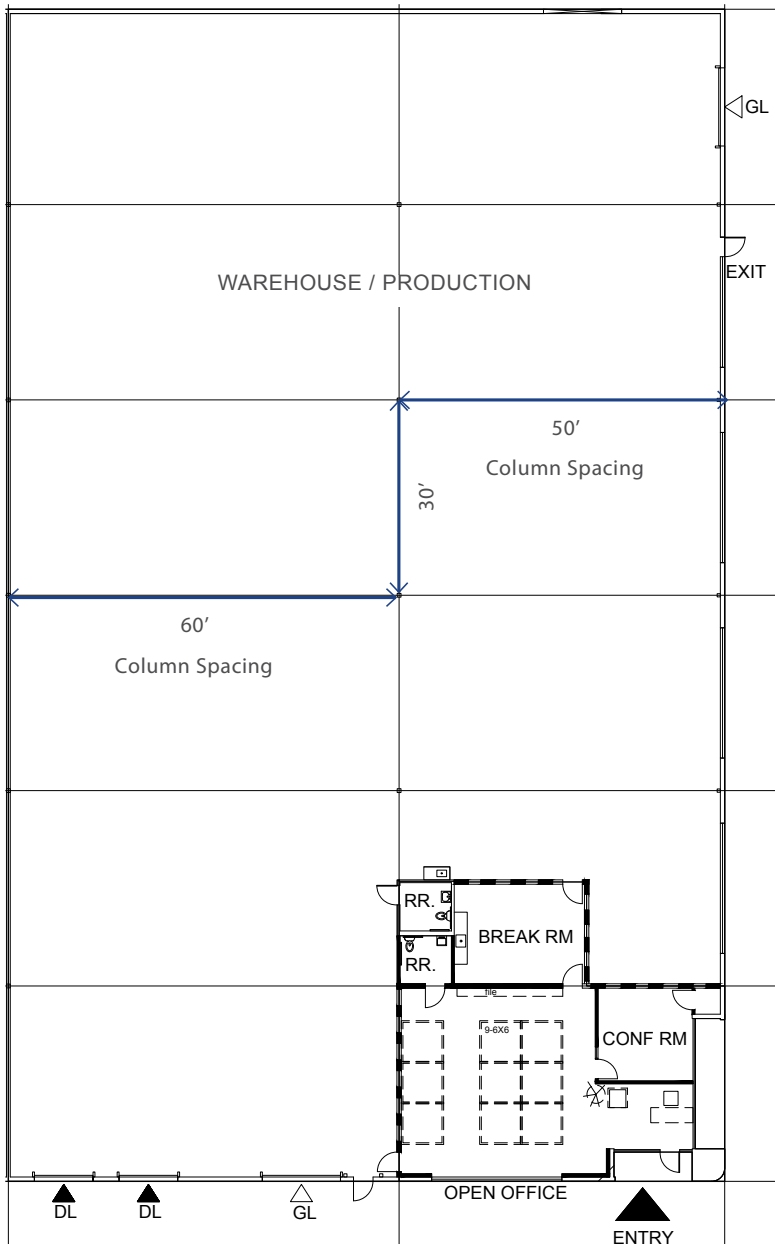
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# FLOOR PLAN

## PROPOSED FLOOR PLAN

## SPACE HIGHLIGHTS

2728 Prune Avenue



- ±19,800 Square Feet
- High Visibility Corner Unit
- ±1,800 SF Spec Office Planned
- 400 Amps at 277/480V Power
- 24' Clear Height in Warehouse/Production Area
- 2 Dock Doors | 2 Grade Level Doors
- 30' x 50'-60' Column Spacing
- Ample Parking
- Skylights Throughout
- Fully Insulated Warehouse
- Market Ready Work to Commence Soon
- Tenant Improvement Dollars Available

Now Touring - Contact Brokers to Schedule



# MAP



**5**  
MINUTES

**I-880 &  
I-680**

**6**  
MILES

**CA-237**

**10**  
MILES

**SJC**

**20**  
MILES

**STANFORD**

**24**  
MILES

**OAK**

**34**  
MILES

**SFO**



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