

# GATEWAY BUSINESS CENTER



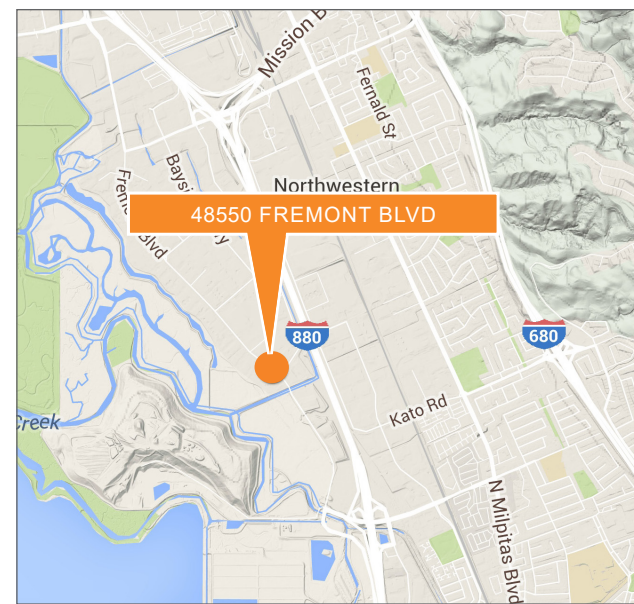
48550 FREMONT BLVD | FREMONT | CA | 94538

## FOR MORE INFORMATION:

CBRE, INC.  
225 W Santa Clara Street  
12th Floor  
San Jose, CA 95113  
[www.cbre.com](http://www.cbre.com)

## PROPERTY FEATURES

- Corner Unit – Great frontage on Fremont Blvd
- **±22,730 Total SF**
- ±6,521 SF of Office
- ±16,109 SF of Warehouse
- 100% HVAC
- 400 Amps @ 277/480V
- 3 Dock High Doors & 1 Grade Level Door
- Available 12/1/2025
- Easy access to I-880 & I-680
- Located in prestigious Bayside Technology Park
- Abundant amenities nearby - Restaurants, retail centers, hotels, Bay Club Fremont and BART



*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*



## FLOOR PLAN



**THOMAS TAYLOR**  
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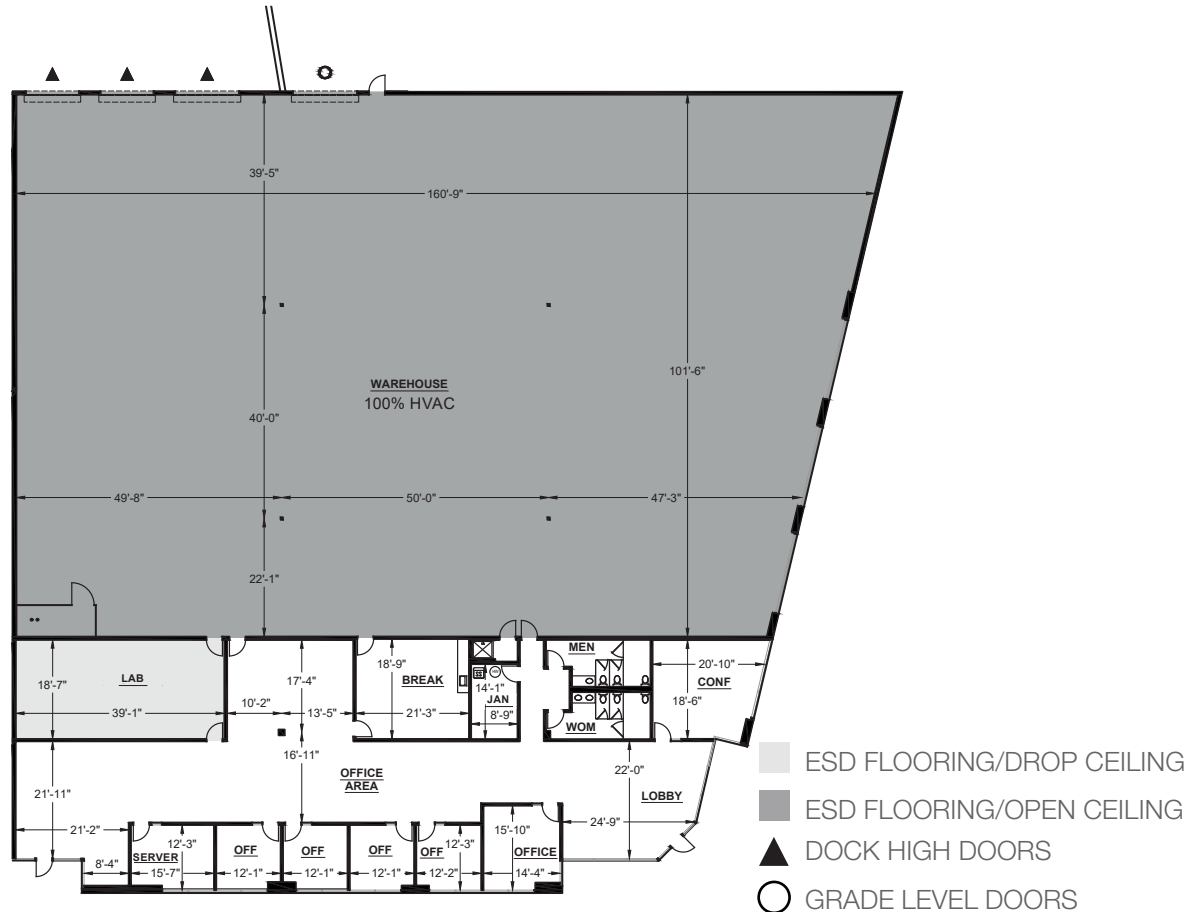
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**CBRE**



OFFICE AREA	6,621 SF
WAREHOUSE AREA	16,109 SF
<b>TOTAL SUITE AREA</b>	<b>22,730 SF</b>

## ▲ DOCK HIGH DOORS 3

ESD FLOORING/DROP CEILING

■ ESD FLOORING/OPEN CEILING

## ▲ DOCK HIGH DOORS

## ○ GRADE LEVEL DOORS



# GATEWAY BUSINESS CENTER

## AMENITIES



## FOR MORE INFORMATION

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