

42624 CHRISTY STREET

FREMONT, CA

FOR SALE
5,788± SF INDUSTRIAL CONDO
PACIFIC COMMERCE CENTER



David Scarpinato, Principal
E \\ dscarpinato@lee-associates.com
P \\ 510.907.3022 | LIC# 01812743

SALE PRICE: ~~\$2,200,000~~
\$1,990,000

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

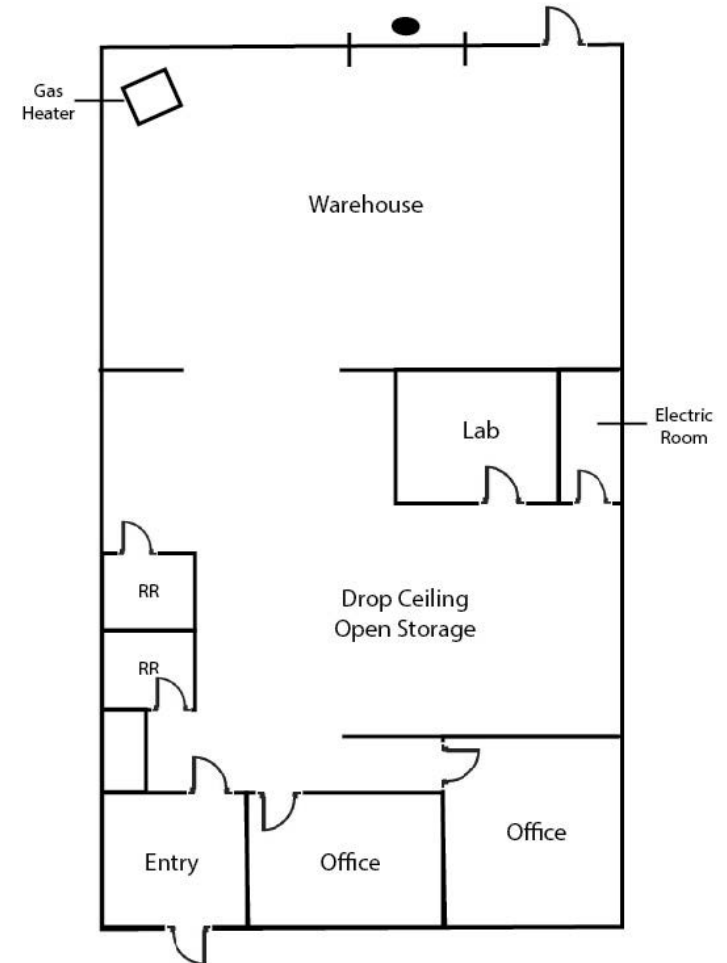
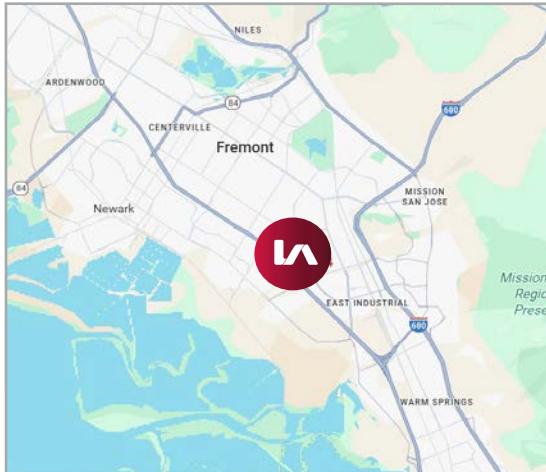
42624 CHRISTY STREET

FREMONT, CA INDUSTRIAL CONDO FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LISTING DATA:

- 5,788± SF
- 45% Warehouse
- 40% Storage or Lab w/ Drop Ceiling
(Drop Ceiling can be Removed to Provide 85% Warehouse Space)
- 15% Office
- 200 Amps @ 208 Volts Power
- Gas Service
- Sprinklers
- 2.1/1,000 Parking Ratio
- 12' x 15' Roll Up Door (Grade Level)
- Convenient Walking Distance to Pacific Commons



David Scarpinato, Principal

E \\ dscarpinato@lee-associates.com

P \\ 510.907.3022 | LIC# 01812743

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

42624 CHRISTY STREET

FREMONT, CA INDUSTRIAL CONDO FOR SALE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



David Scarpinato, Principal
E \\ dscarpinato@lee-associates.com
P \\ 510.907.3022 | LIC# 01812743

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.