

# FOR SALE

±6.0 ACRES OF LAND WITH  
SIX (6) BUILDINGS TOTALING  
±70,000 SF @ **FREMONT  
WARM SPRINGS BART**

BART LINE



BART LINE

680

# 2132-2164

## PRUNE AVE

FREMONT, CA

**CBRE**



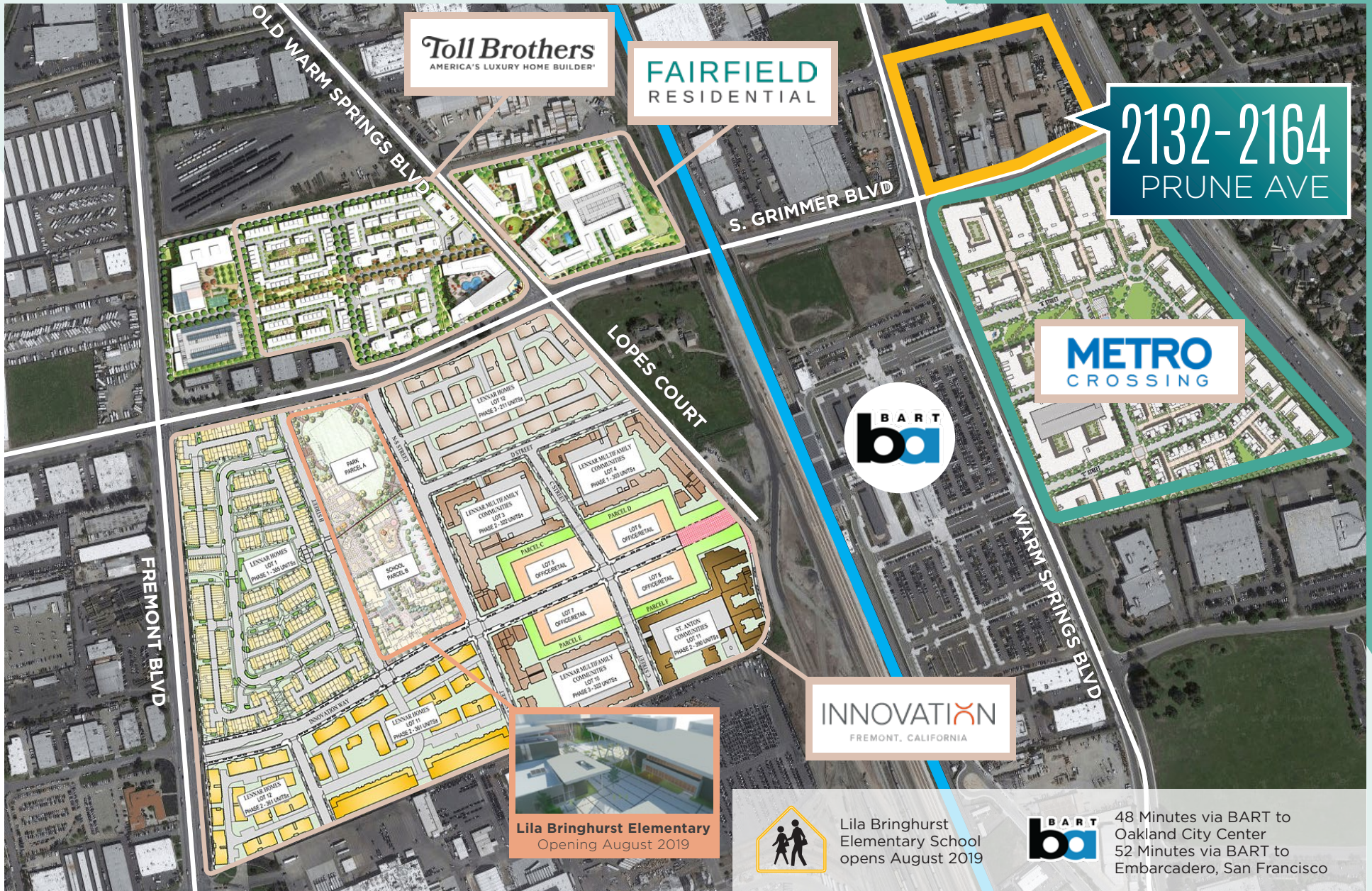
# PROPERTY OVERVIEW



- **±70,000 square feet of Metal Building with Short Term Multi-Tenant leases providing interim cash flow or ability to renovate**
- **Walk to BART Fremont Warm Spring Station**
  - » 48 minutes to Oakland City Center Station
  - » 52 minutes to Embarcadero Station, San Francisco
- **Prominent location within Warm Springs Innovation District**
- **Zoned Warm Springs Innovation District (WSI-7) which allows a number of Industrial/R&D/Office uses**
- **Development Opportunity**
  - » Industrial/R&D minimum FAR 0.50
  - » Office/R&D minimum FAR 1.50







**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

**FAIRFIELD**  
RESIDENTIAL

**2132-2164**  
PRUNE AVE

**METRO**  
CROSSING



**INNOVATION**  
FREMONT, CALIFORNIA

**Lila Bringhurst Elementary**  
Opening August 2019



Lila Bringhurst  
Elementary School  
opens August 2019



48 Minutes via BART to  
Oakland City Center  
52 Minutes via BART to  
Embarcadero, San Francisco

**BART line**

# SURROUNDING NEIGHBORHOOD





### 2132 PRUNE AVE

APN 519 1310 013 06

Size: 1.53 Acres

Improvements : None

Location: End of cul de sac fronting I-880



### 2150-2152 PRUNE AVE

APN 519 1310 012 08

Size: 1.86 Acres

Improvements: 17,000 SF & 13,000 SF

Location: Middle parcel



### 2154-2156 & 2160-2162 PRUNE AVE

APN 519 1310 012 06

Size: 2.63 Acres

Improvements: 17,000 SF, 7,200 SF, 7,600 SF & 7,000 SF

Location: front parcel adjacent to multi-tenant office/industrial building

# SITE PLAN & DETAILS

**METAL BUILDINGS**

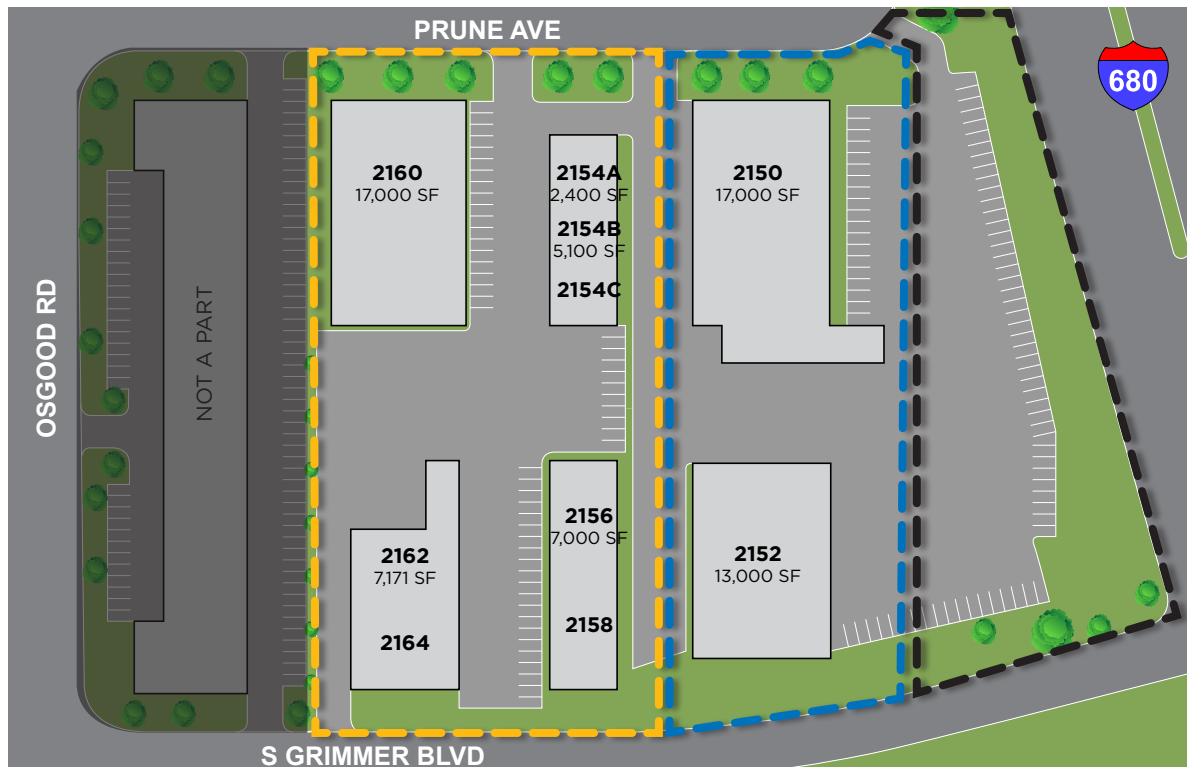
**CONSTRUCTED IN 1966**

**±21' CLEAR HEIGHT**

**GRADE LEVEL LOADING**

**AMPLE POWER**

**MINIMAL OFFICE**



*Approximate location of parcel lines*



# LOCATION



OSGOOD ROAD



2132-2164  
PRUNE AVE

S GRIMMER ROAD







# 2132-2164 PRUNE AVE

FREMONT, CA

**Brian Matteoni**

Senior Vice President

Lic. 00917296

+1 408 453 7407

[brian.matteoni@cbre.com](mailto:brian.matteoni@cbre.com)

**Chip Sutherland**

Executive Vice President

Lic. 01014633

+1 408 453 7410

[chip.sutherland@cbre.com](mailto:chip.sutherland@cbre.com)

**CBRE**

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_MARCH2020