

FREMONT, CA

4396 Enterprise PLACE



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95% Leased Light Industrial Building Core Silicon Valley - 880 Corridor Location

PROPERTY HIGHLIGHTS



ASKING PRICE:
\$6,000,000



OCCUPANCY:
95%



RENTABLE AREA:
20,987 SF



WALT:
1 Year



IN-PLACE CAP RATE:
5.77%



OF TENANTS:
12



CLEAR HEIGHTS:
14-16'



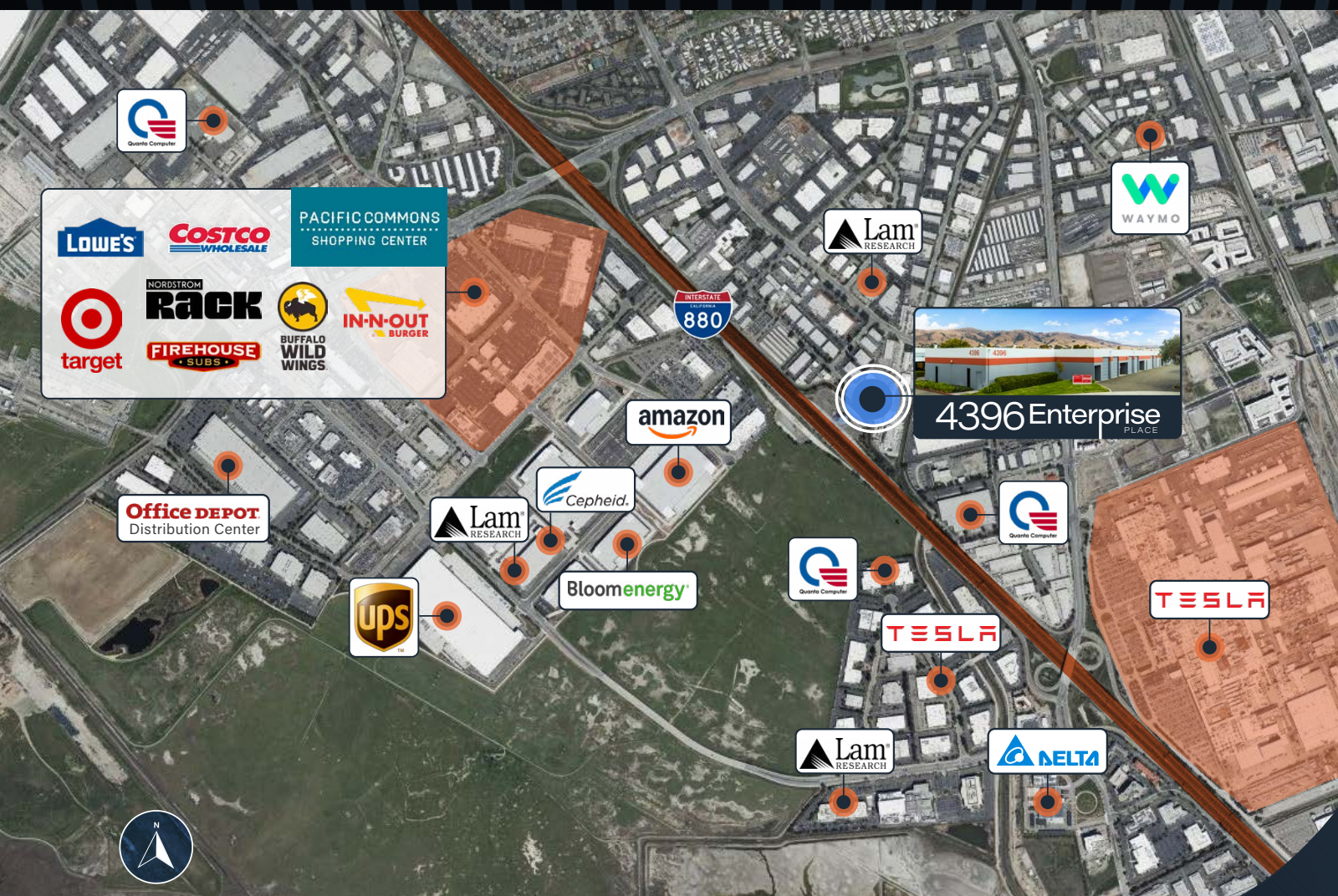
OF UNITS:
14

INVESTMENT HIGHLIGHTS

- Rare Light Industrial Opportunity
- Premier Infill Fremont Location
- Highly Functional Space Aligning with Market Demand
- Rare Secured Yard
- Mark to Market Opportunity
- Stable Leasing Momentum
- Exceptional Market Fundamentals
- No New Competing Development in the Pipeline



PREMIER INFILL FREMONT LOCATION



INSTITUTIONAL CAPITAL MARKETS

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