

# AVAILABLE FOR LEASE

45445 WARM SPRINGS BLVD | FREMONT, CA



## EXCLUSIVE AGENTS:

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Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

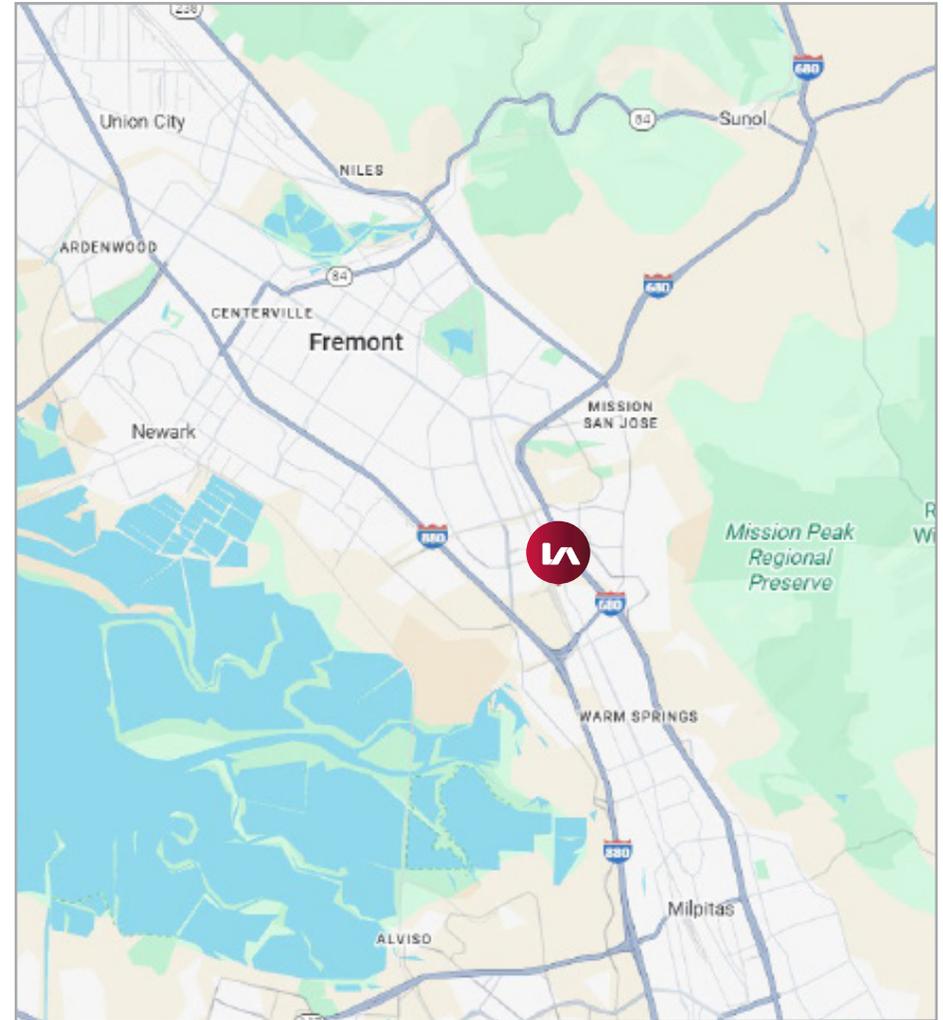
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## LISTING DATA:

- 10,368± SF Light Industrial Warehouse
- 3,500± SF Office
- 1 Grade Level Door
- 5 Offices
- Breakroom
- Conference Room
- Lab/Production Space
- 15' Clear Height
- 400 Amps @ 277/480 Volts, 3 Phase
- Skylights
- .20 / 2,000 SF Sprinkler System
- 2 / 1,000 Parking
- Close Proximity to I-680 & I-880
- Walking Distance to Warm Springs BART Station
- Lease Rate: \$1.55/sf NNN
- Available: May 1, 2026



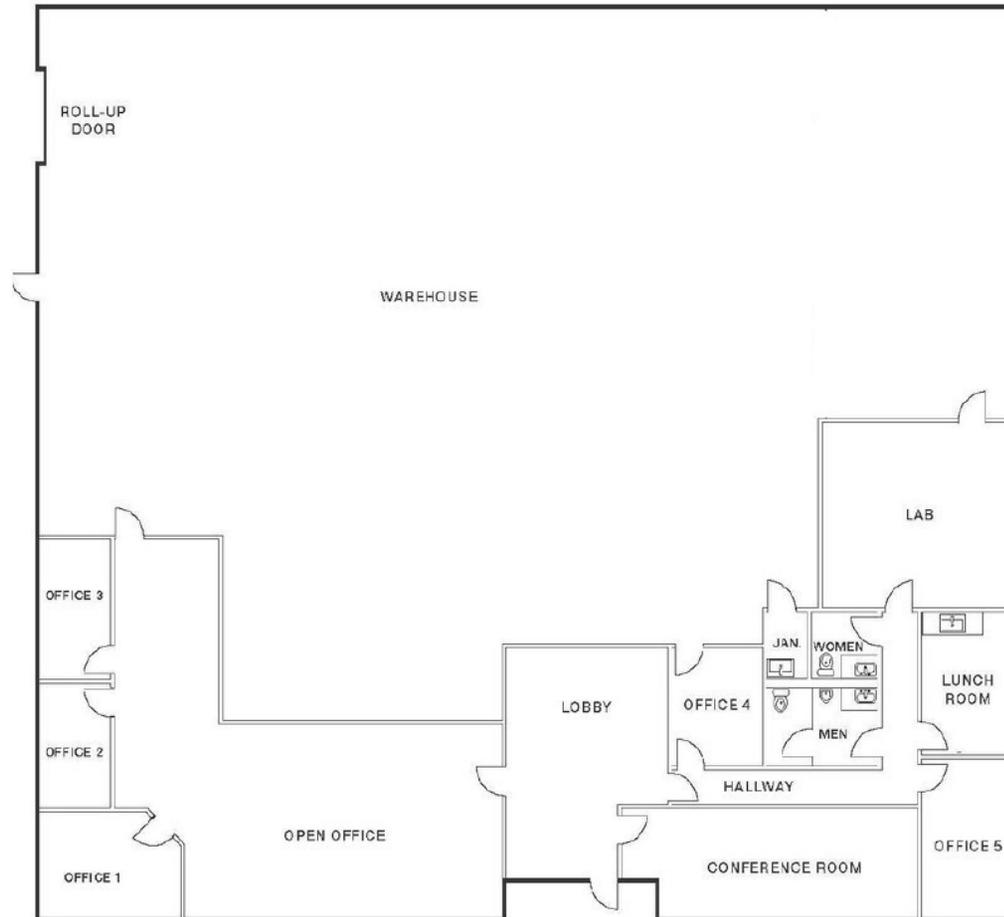
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