

37887 - 37975

SHINN STREET | FREMONT, CA

±23.76 ACRES RARE INFILL INDUSTRIAL OUTDOOR STORAGE (IOS) & MULTI-USE YARD LAND

STRATEGIC FREMONT LOCATION WITH IMMEDIATE ACCESS TO SR-84 AND SR-238 FREEWAY INTERCHANGE

ONE OF THE TOP WEST COAST INDUSTRIAL MARKETS WITH STRONG RENT GROWTH & LOW VACANCY



A CBRE NATIONAL PARTNERS INVESTMENT OPPORTUNITY

CBRE National
Partners

Property Highlights

Features:



Industrial Service Zoning (I-S)
[CLICK FOR MORE INFO](#)



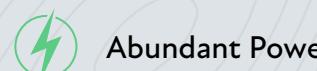
Improvements
Negotiable Pending Use



Rail Access



Fully Fenced



Abundant Power



± 4.0 - ± 23.76 Acres

Potential Uses Include:



Electric Vehicle Sales
and Storage



Auto Packing
and Crating



Corp Yard



Fleet Yard



Bio-Med R&D



Materials Storage

CITY OF FREMONT WILL APPROVE UP TO $\pm 124,000$ SF OF INDUSTRIAL BUILDINGS OR $\pm 415,000$ SF OF DATA CENTER (BUYER TO VERIFY)

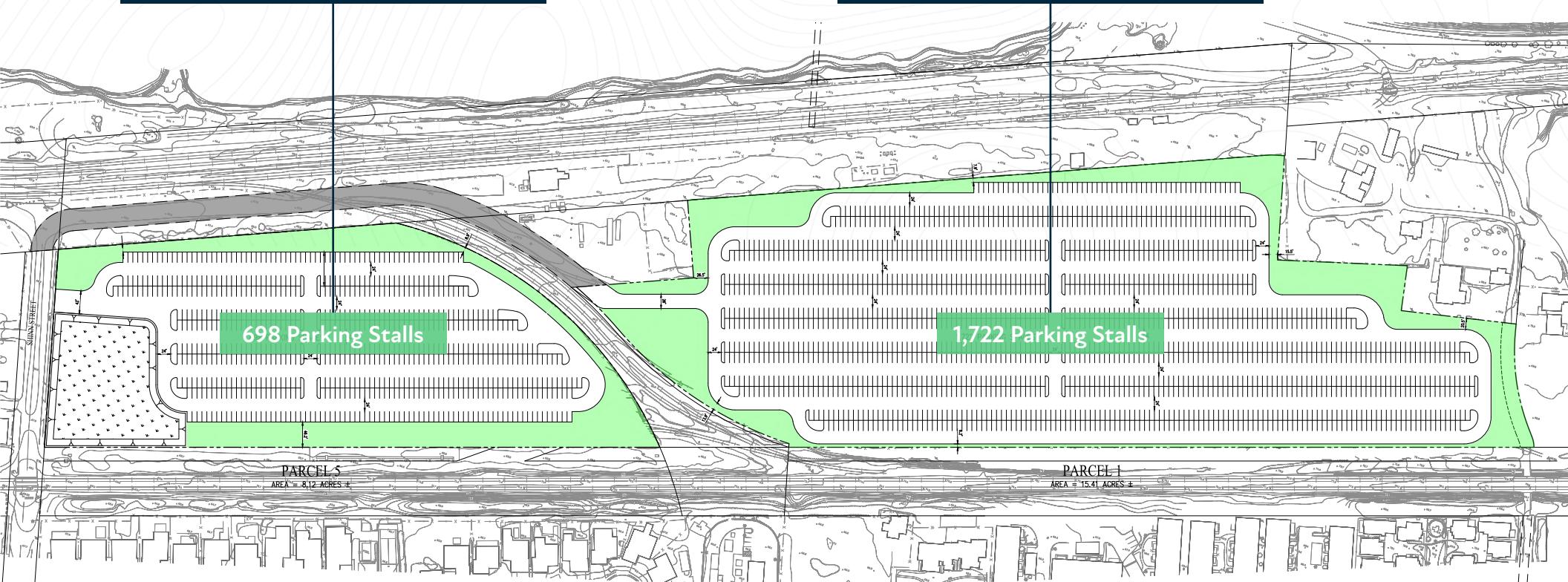


Fremont is one of the top West Coast industrial markets with strong rent growth and low vacancy rates.

Conceptual Site Plan #1

37975 Shinn Street
8.35 Acres

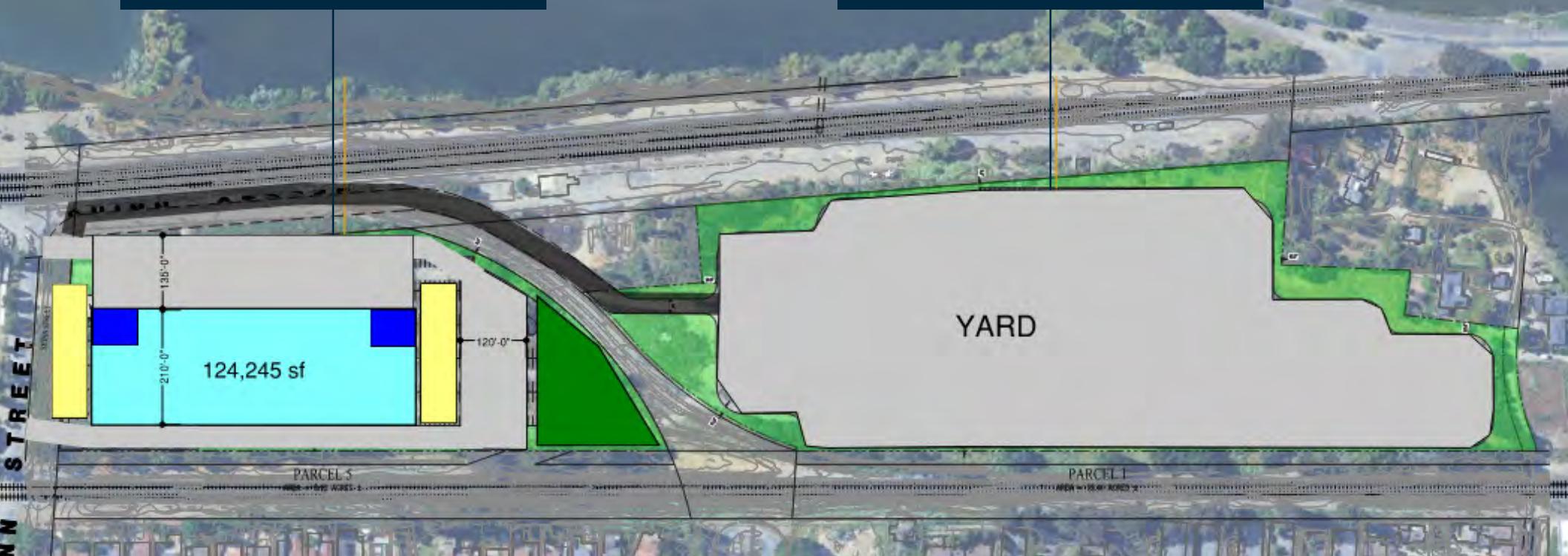
37887 Shinn Street
15.41 Acres



Conceptual Site Plan #2

37975 Shinn Street
8.35 Acres

37887 Shinn Street
15.41 Acres



37887 - 37975

SHINN STREET | FREMONT, CA



For More Information, Please Contact:

CHIP SUTHERLAND

Vice Chair
+1 408 453 7410
chip.sutherland@cbre.com
Lic. 01014633

VINCE MACHADO

Executive Vice President
+1 408 453 7411
vince.machado@cbre.com
Lic. 01317553

REBECCA PERLMUTTER

Vice Chair
+1 310 922 5237
rebecca.perlmutter@cbre.com
Lic. 01838624

CBRE National
Partners

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 marks 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.