

# 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

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# Property Highlights

## Features:



Industrial Service Zoning (I-S)  
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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 ±124,000 SF OF INDUSTRIAL BUILDINGS OR ±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

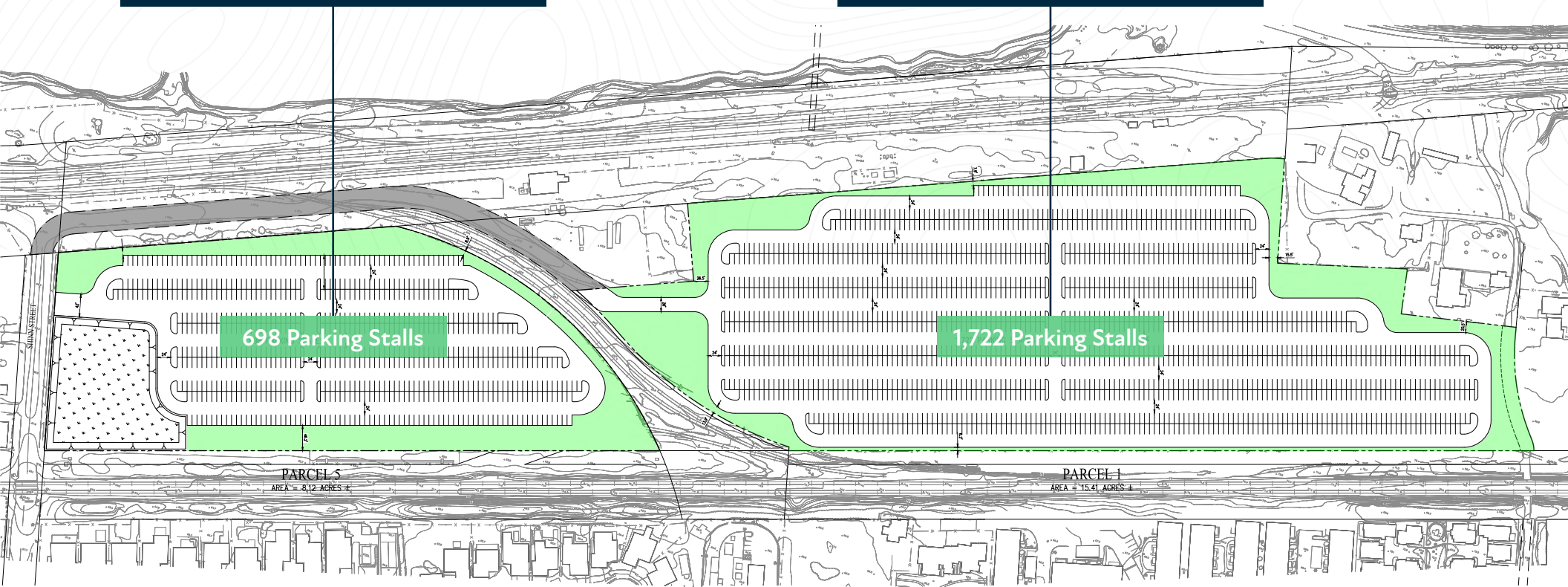
**37887 Shinn Street**  
15.41 Acres

**698 Parking Stalls**

PARCEL 5  
AREA = 8.12 ACRES ±

**1,722 Parking Stalls**

PARCEL 1  
AREA = 15.41 ACRES ±





# Conceptual Site Plan #2

**37975 Shinn Street**  
8.35 Acres

**37887 Shinn Street**  
15.41 Acres





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