

OFFICE / WAREHOUSE CONDO
FOR LEASE

43652 S Grimmer Blvd.
Fremont, CA



 **PRICE**
\$1.75/SF NNN
(\$0.53/SF)

 **AVAILABLE SIZE**
± 5,320 SF

 **LOT SIZE**
± 52,969 SF
(± 1.216 acres)

 **YEAR BUILT**
2002

 **LAYOUT**
30% office
70% warehouse

 **USE**
Assembly,
recreation,
religious, etc

THE IVY GROUP
Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM
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CA DRE #01784630

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OFFICE/WAREHOUSE CONDO FOR LEASE – FREMONT AUTO MALL BUSINESS CENTER

The Ivy Group is pleased to offer a high-quality office/warehouse condominium in the sought-after Auto Mall Business Center.

- » Prime location near I-880, I-680 & Hwy 84
- » Zoned Industrial Service (IS) – ideal for assembly, recreation, religious, etc. uses
- » Turnkey layout with flexible office/warehouse configuration
- » Ample onsite parking
- » Surrounded by major retailers and amenities

Perfect for established, growth-focused businesses seeking visibility, access, and functionality in a high-demand Fremont location.

Contact us today to schedule a private tour!

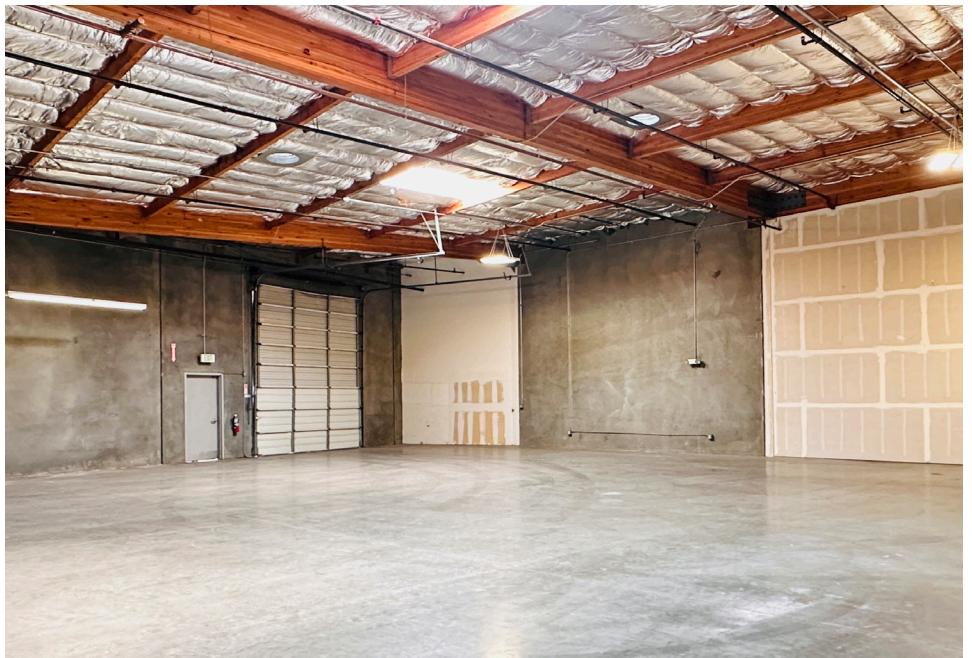
Available Size	± 5,320 SF
Lot Size	± 52,969 SF (± 1.216 acres)
APN	525-1327-46
Zoning	Industrial Service (IS)
Loading	One grade level rollup door, 12 FT x 16 FT
Power	400 A, 277/480 V, 3 Ø
Layout	30% office 70% warehouse
Ceiling Height	10 FT (office) / 20 FT (warehouse)
Sprinklers	100% sprinklered





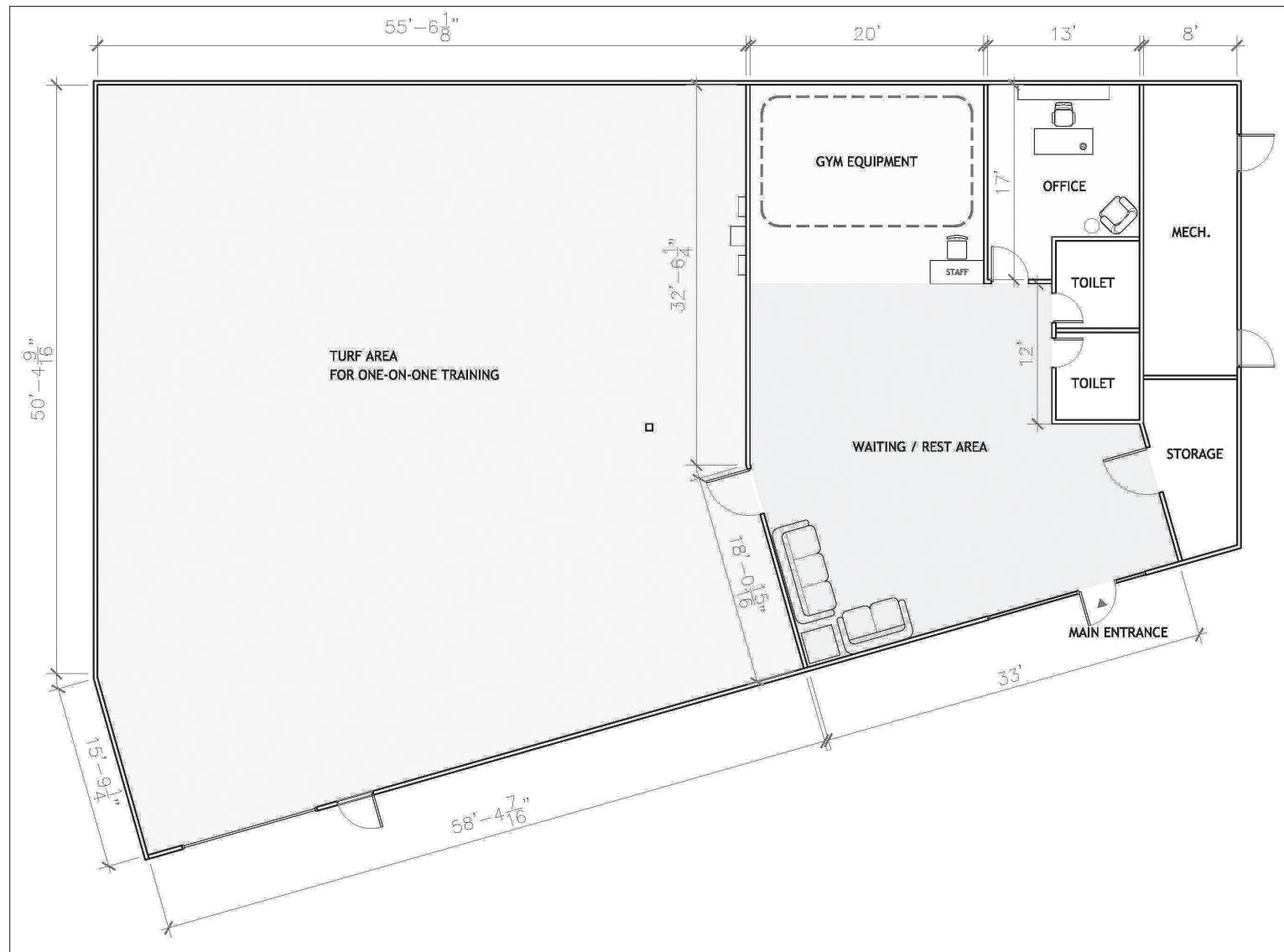
PROPERTY PHOTOS

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FLOOR PLAN

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AMENITY MAP

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CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing