

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
tim@theivygroup.com | 510.213.8883
CA DRE #01784630

DIEGO CERVANTES
diego@theivygroup.com | 510.856.8238
CA DRE #02245887

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

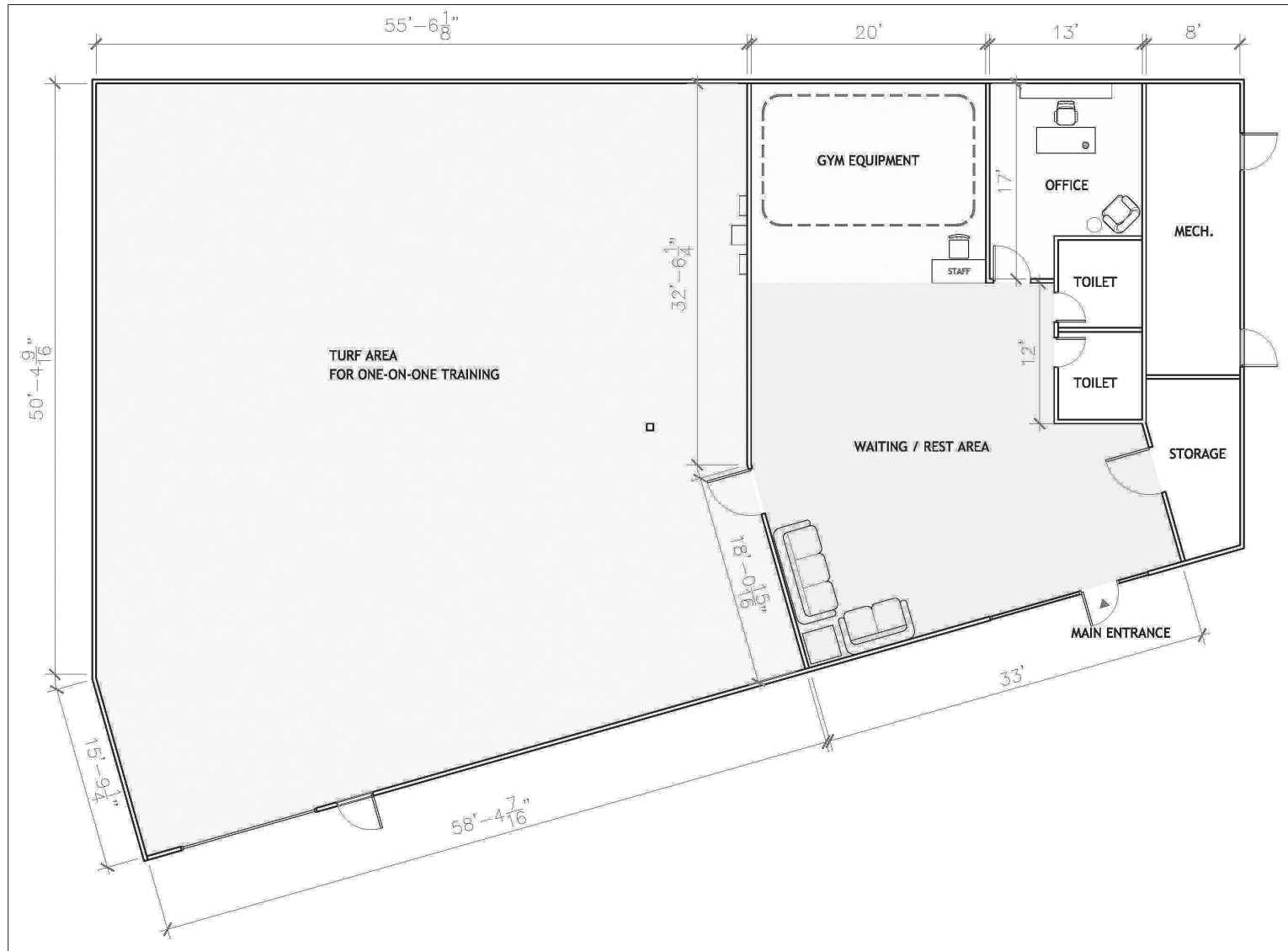






FLOOR PLAN

OFFICE / WAREHOUSE CONDO
FOR LEASE



AMENITY MAP

OFFICE / WAREHOUSE CONDO
FOR LEASE



CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

TIM VI TRAN, SIOR, CCIM

tim@theivygroup.com | 510.213.8883
CA DRE #01784630

DIEGO CERVANTES

diego@theivygroup.com | 510.856.8238
CA DRE #02245887



THE IVY GROUP
Commercial Properties, Above & Beyond

975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing