

FOR LEASE > INDUSTRIAL/MANUFACTURING SPACE

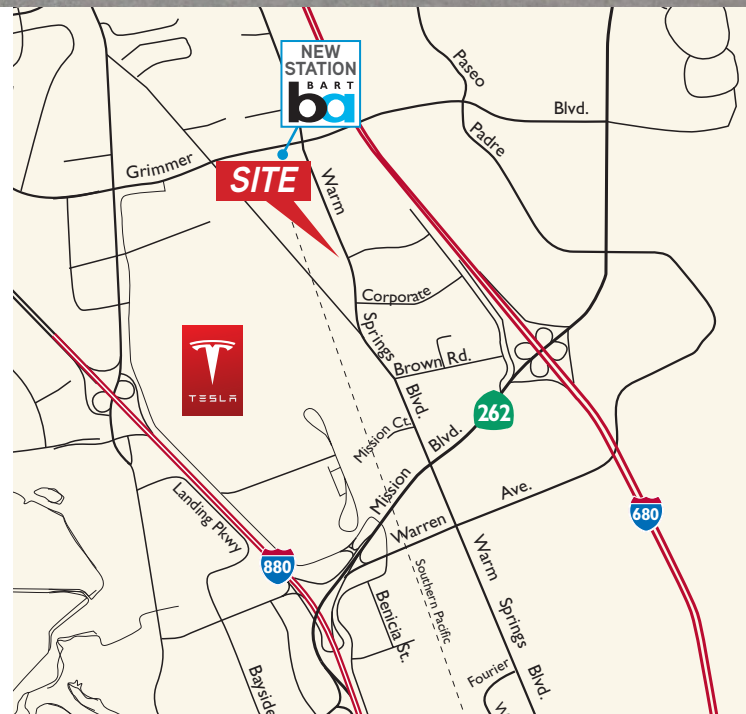
±15,400 Square Feet

45473 WARM SPRINGS BOULEVARD, FREMONT, CA



## Property Highlights

- > ±5,000 Square Feet of Office
- > Fully Sprinklered
- > Distributed Power / ±300 amps @ 480 volts (estimated)
- > 2.4/1000 Parking
- > 2 Grade Level Doors
- > 14' Clear Height
- > ±3,500 SF storage Mezzanine (not included in sq. ft.)
- > Located Near the New Warm Springs Bart Station with Many Retail Amenities Nearby
- > Immediate Access to Both Interstates 680 & 880
- > For Lease: \$1.05 NNN (NNN's est @ \$0.24 psf)
- > Please Call to Schedule Tour



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**COLLIERS INTERNATIONAL**

450 West Santa Clara Street

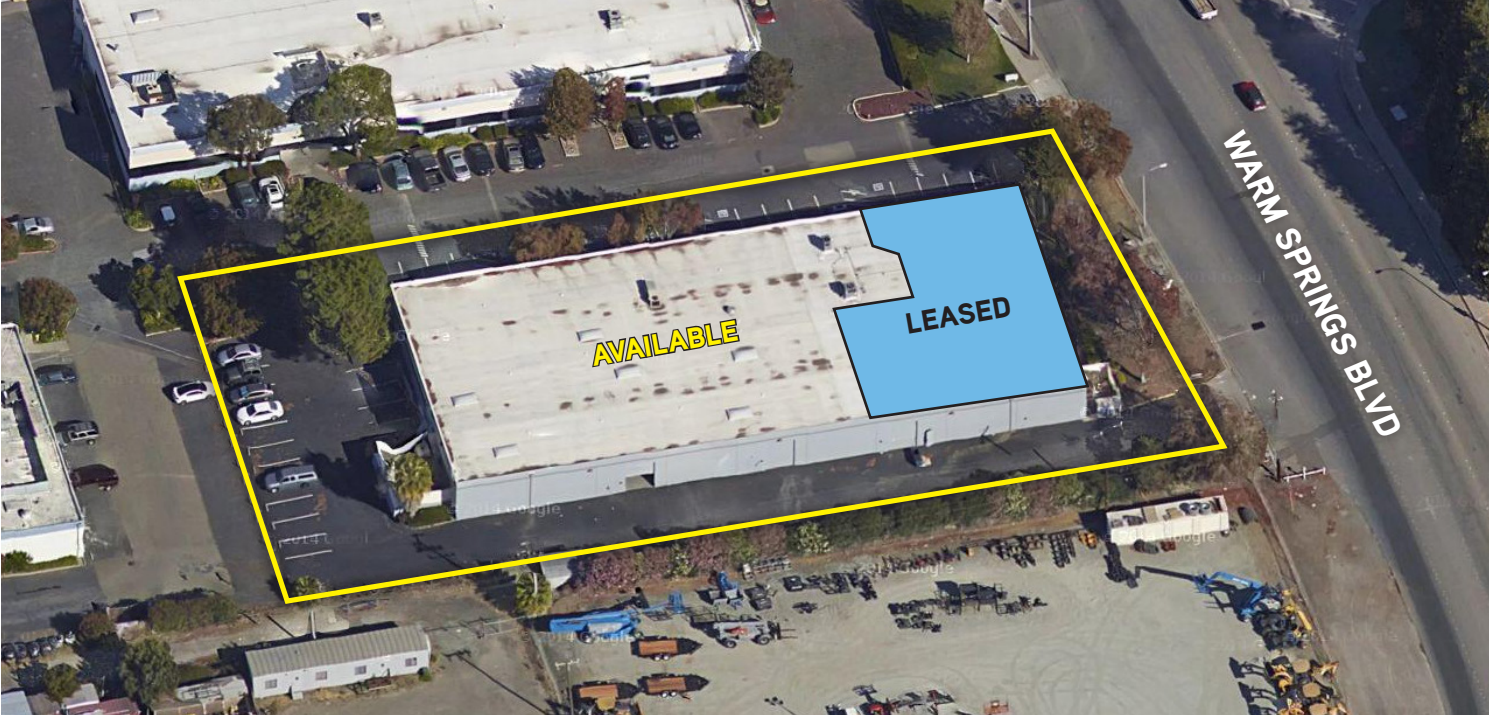
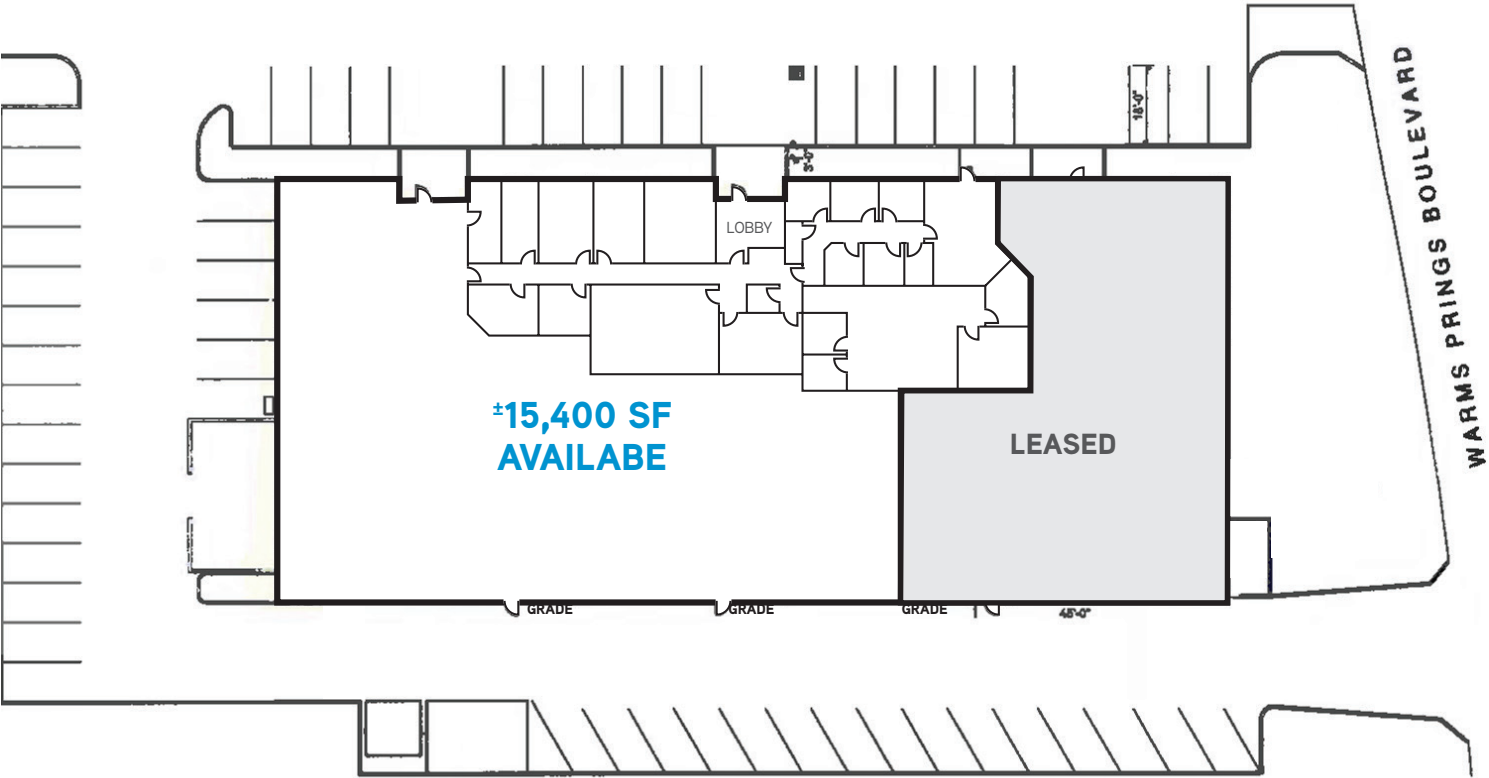
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