

FOR LEASE | TIMBER BUSINESS PARK

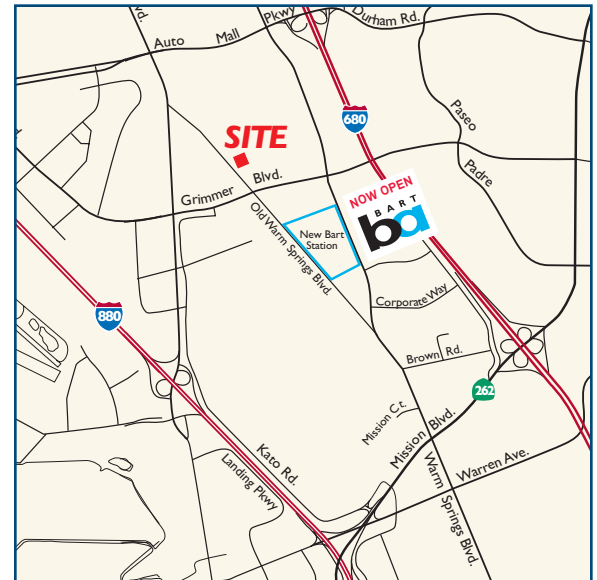
43,200 SF WAREHOUSE / DISTRIBUTION SPACE WITH YARD

44380 OLD WARM SPRINGS BLVD., FREMONT, CA



Building Features

- ±3,000 square feet of HVAC office space
- Corner unit
- Cross dock capability
- 4 docks, 1 grade level door
- ±24' clear height
- Skylights throughout
- 2/3 acre fenced yard
- Extensive parking
- Walking distance to the new Fremont BART Station
- Great access to I-680 and I-880 via Auto Mall Parkway
- Located within the Fremont Innovation District created to promote startups in clean technologies, life sciences, and advanced manufacturing



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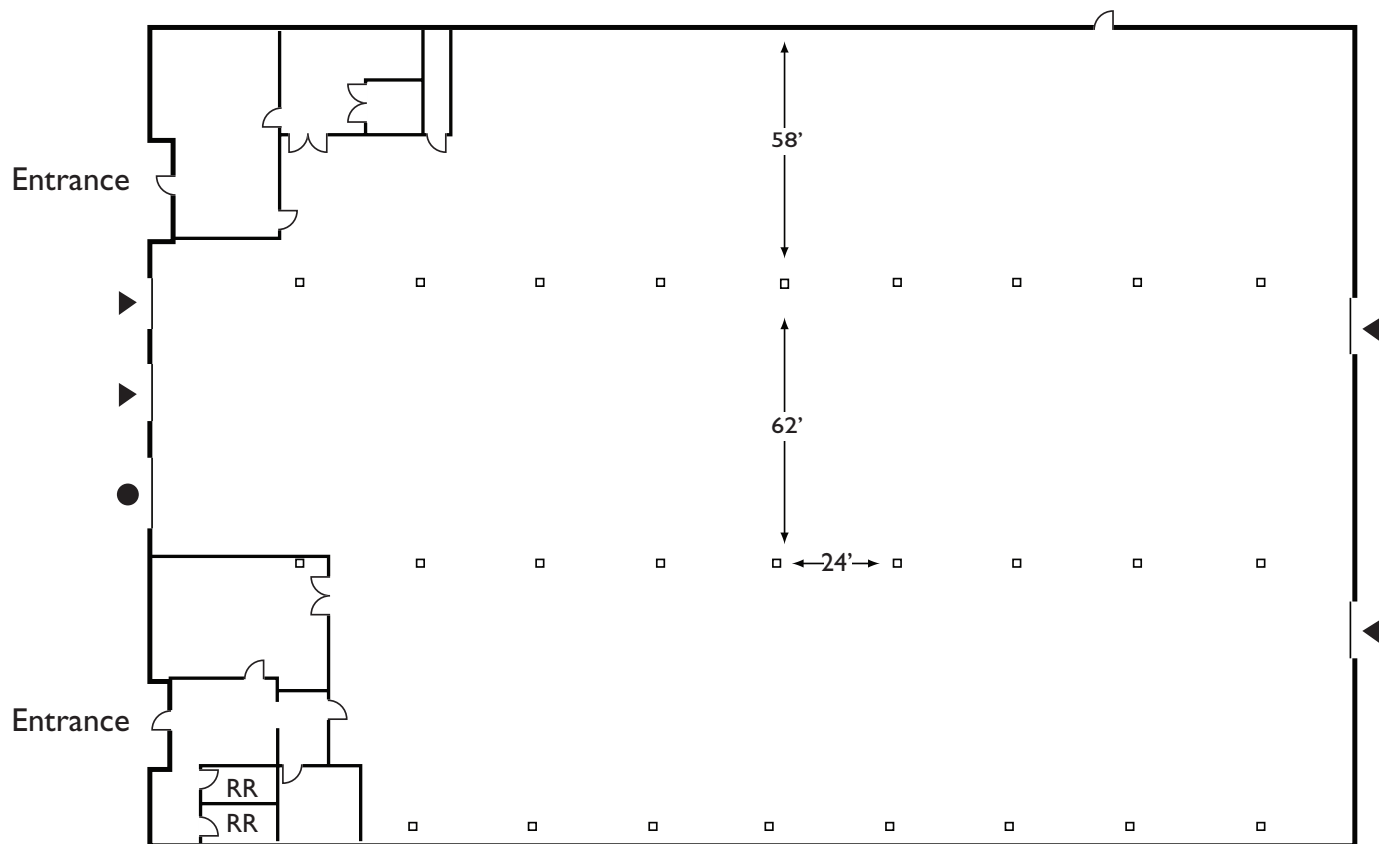


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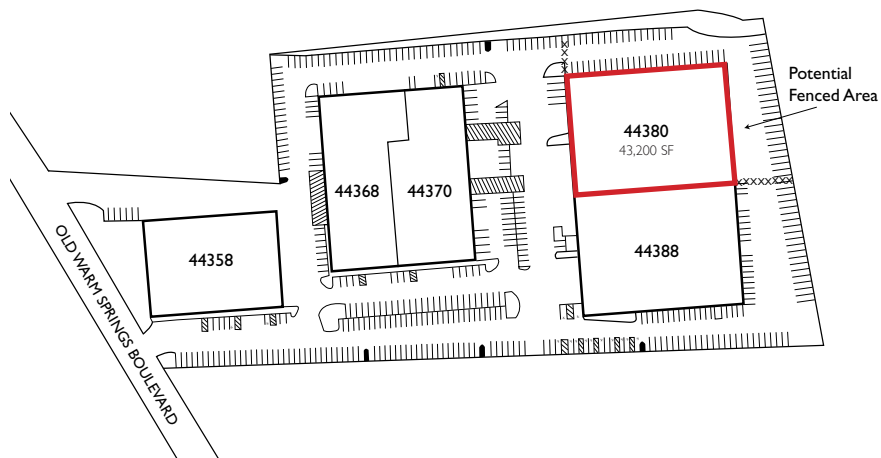
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44380 Old Warm Springs Boulevard - Floorplans



- ▲ = Dock High Door
- = Grade Level Door



44380 Old Warm Springs Boulevard - Amenities Map



REAL ESTATE
DEVELOPMENT
AND
INVESTMENTS

Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2017 Colliers International

