

Fremont Business Center



41324 Christy Street, Fremont



Contact Exclusive Agents:

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1111 Broadway, Suite 100
 Oakland, CA 94607



Project Highlights:



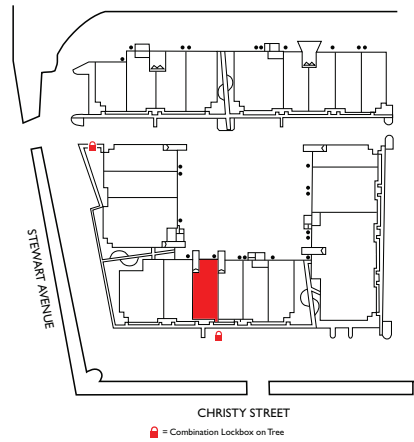
- Landscaped Outdoor Dining Areas and Fountains
- $\pm 3.8/1,000$ Parking Ratio
- Great Freeway Access to I-880 via Stevenson Blvd. or Auto Mall Pkwy.
- Multiple Expansion Opportunities Within the Park

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

TA Realty

Fremont Business CENTER

41400
Christy St.



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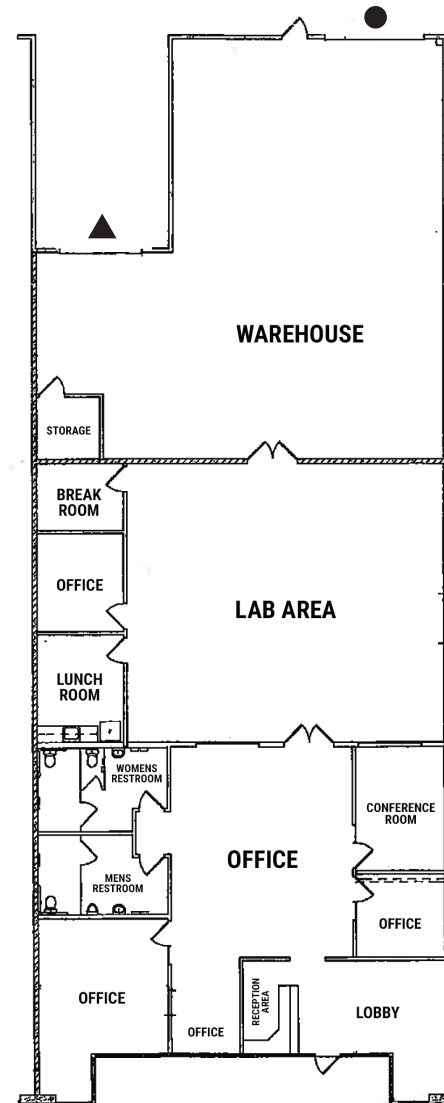
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- GRADE LEVEL DOOR
- ▲ DOCK DOOR



Unit Highlights:

- ±6,533 SF
- ±33% Office
- ±33% Dry Lab
- ±33% Warehouse
- 1 Dock, 1 Grade Level Door
- 200 Amp 480 Volt 3 Phase Power
- Lunch Room / Break Area
- Asking Rate: \$1.35 NNN

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