

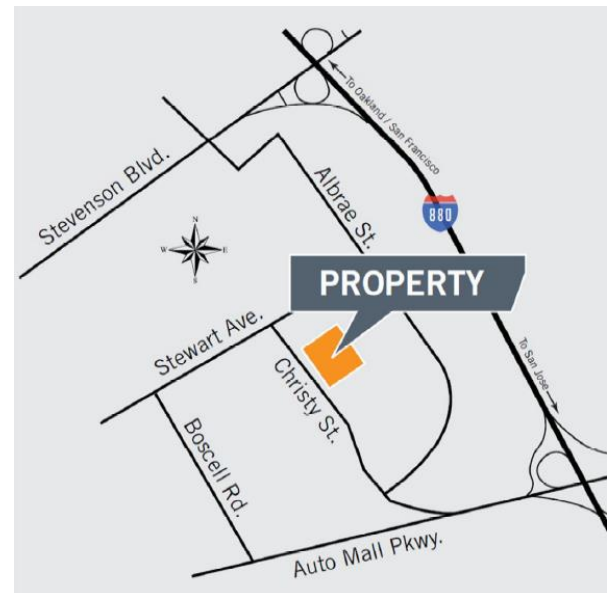
Fremont Commerce Center

41454 Christy Street, Fremont, California



BUSINESS PARK FEATURES

- High Image Business Park
- Centrally Located off Interstate 880
- Conveniently located near restaurants, shopping and hotels
- Less than 1 Mile from Pacific Commons Shopping Center
- 40 Miles or Less to San Jose, Oakland, and San Francisco International Airports
- Expansion Opportunities within PS Business Parks Portfolio



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PSBUSINESSPARKS

www.psbusinessparks.com

FOR LEASING CONTACT:
408-453-9921

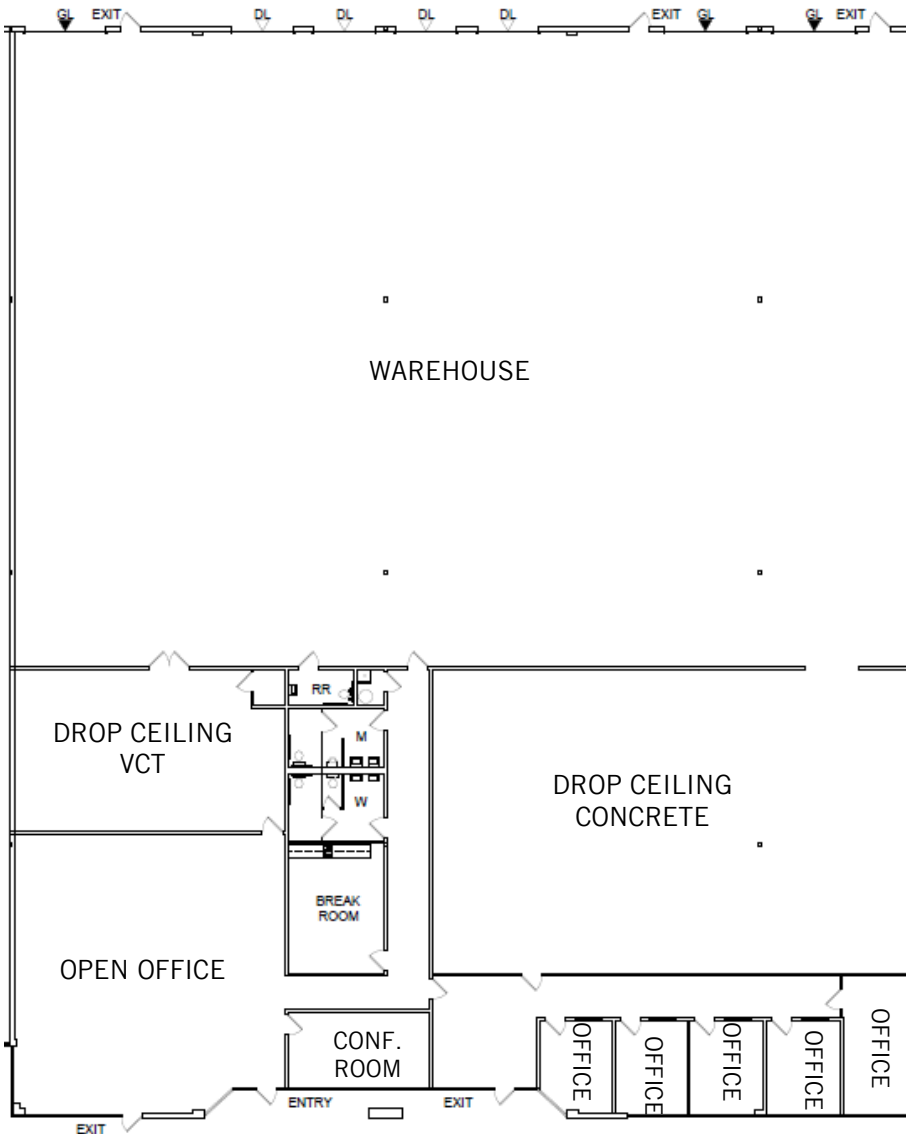
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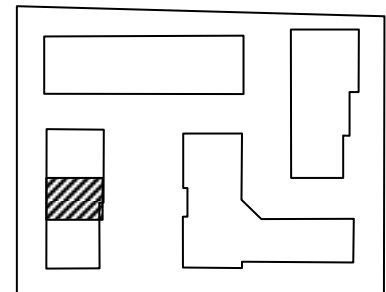
FLOOR PLAN



FEATURES

- ± 21,120 SF
- ± 40% Office/Manufacturing
- ± 60% Warehouse
- ± 21' Clear Height
- 4 Dock High Doors
- 3 Grade Level Doors
- 5 Private Offices
- Conference Room
- Break Room
- 1,000 Amps @ 277/480 Volts at the Main Panel, 400 Amps @ 277/480 Volts Distributed*
*Subject to Verification
- Prime Industrial Location with Excellent Access to Highways 880 & 680
- Walking Distance to Many Restaurants, Retail Shops, and Amenities (Pacific Commons Shopping Center)
- Available Now
- Call to Tour

SITE PLAN



CHRISTY ST.



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