

5035 BRANDIN COURT | FREMONT, CA

15,000± SF WAREHOUSE DISTRIBUTION SPACE AVAILABLE FOR LEASE



CONTACT EXCLUSIVE AGENTS:

FEATURES:

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- **AVAILABLE:** 15,000± Square Feet
- **OFFICE AREA:** 2,000± SF, 4 Privates, Conference Room, Restrooms
- **LOADING:** 1 Dock Door & 1 Grade Level Door
- **CLEAR HEIGHT:** 20' Warehouse
- **SPRINKLERS:** .33/2,000 SF
- **PARKING:** 2/1000
- **LEASE RATE:** \$0.90 NNN + \$0.27 PSF Operating Expenses
- Excellent Freeway Visibility, Easy Access To I-880/I-680 Via Automall Parkway. Close Proximity To Tesla, LAM Research, Thermo Fisher, Scientific and Seagate Facilities

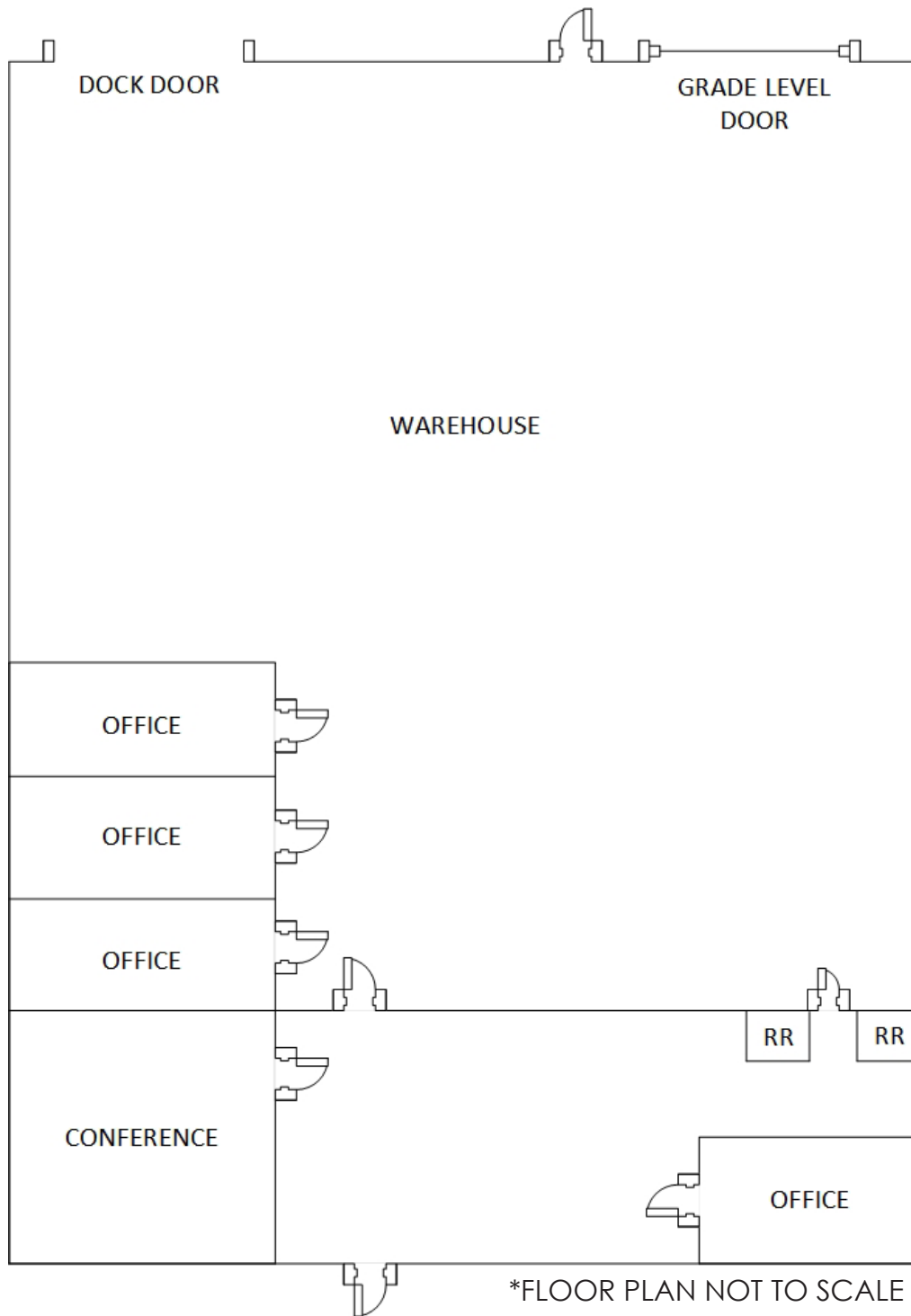


COMMERCIAL REAL ESTATE SERVICES

The information contained herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.

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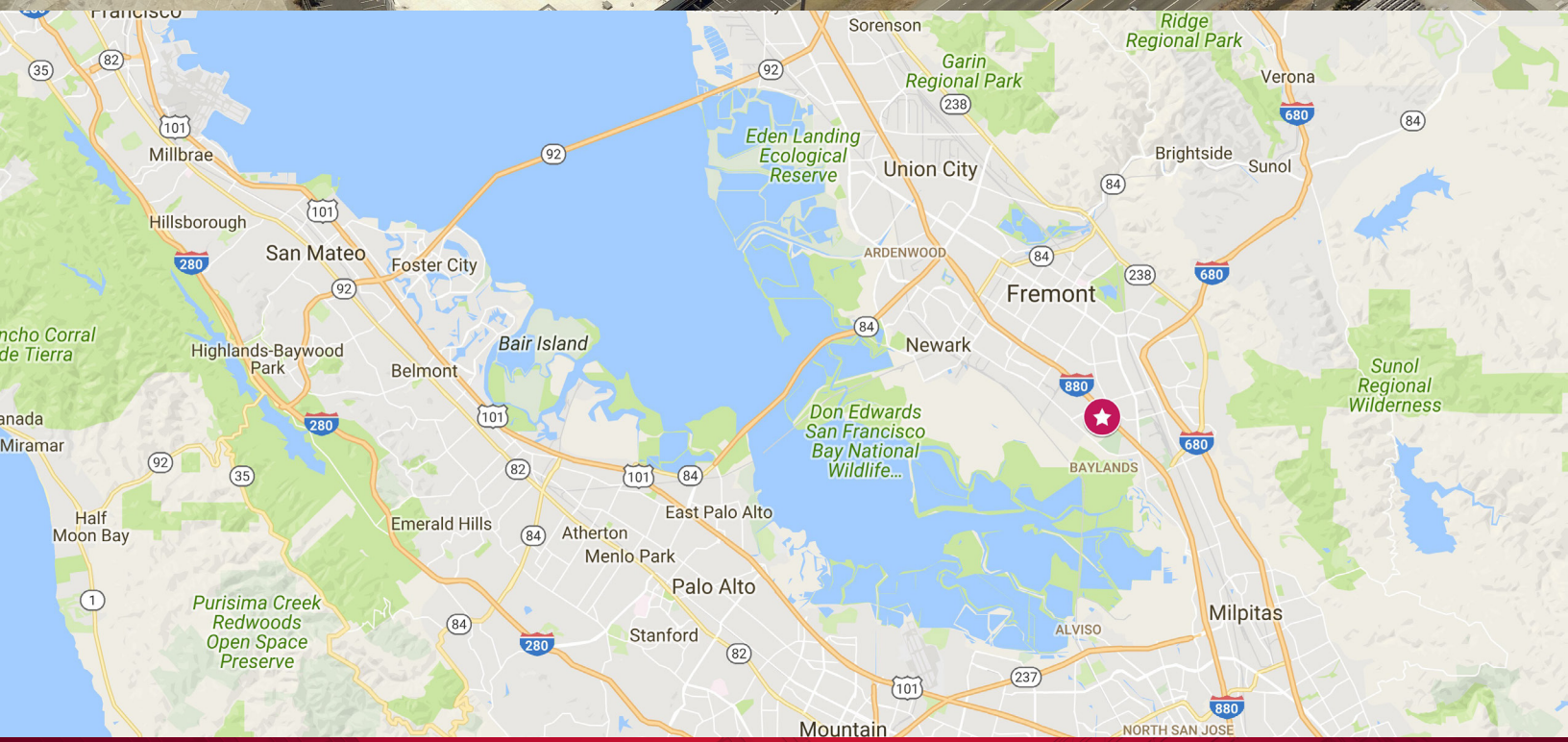
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