

44081

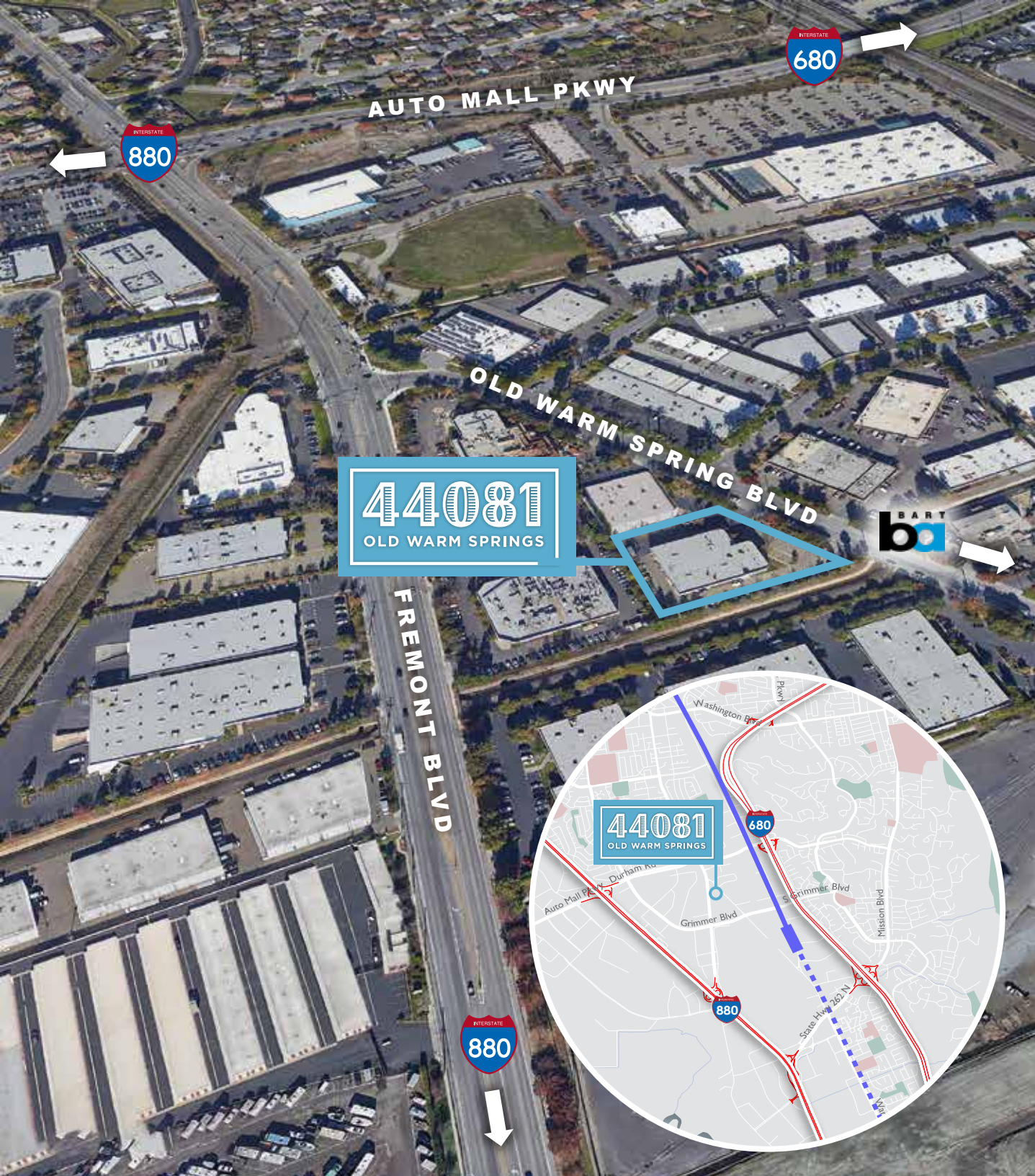
OLD WARM SPRINGS
FREMONT, CALIFORNIA

±**22,710** sf **FREESTANDING BUILDING**
ON ±1.18 ACRES IN FREMONT












NEWMARK

MIKE SPIRO | 510.300.0212 | mSpiro@ngkf.com | CA RE License #01433395



PROPERTY DETAILS

-  Freestanding ±22,710 SF building on ±1.18 Acres
-  Newer construction - built in 1999
-  ±4,800 SF quality office with new finishes & break rooms
-  80% open manufacturing / warehouse, fully insulated
-  18' - 20' Clear height
-  Four (4) grade doors (12' x 14')
-  1,200 Amps @ 480 volt power
-  Existing space heaters in production area
-  24' X 55' column spacing
-  1 mile from Warm Springs BART Station
-  Leased to two tenants through December 2020
-  Do not disturb tenants - call to tour
-  Sale price: contact broker



METRO CROSSING
TOLL BROTHERS

WARM SPRINGS TECH CENTER
SOBRATO

LILA BRINGHURST
ELEMENTARY SCHOOL



PARK

FAIRFIELD APARTMENTS

METRO WEST KENSINGTON
STATION MIXED USE

MARRIOTT HOTEL

FREMONT BLVD

44081
OLD WARM SPRINGS

OLD WARM SPRING BLVD



Open Production
Warehouse Area
Concrete Flooring
18 - 20' Clear Height

2-Story
Office Area
(±4,800 SF)

▲ Grade Level Doors



44081

OLD WARM SPRINGS

MIKE SPIRO

Executive Managing Director

510.300.0212

mSpiro@ngkf.com

CA RE License #01433395

1111 BROADWAY, SUITE 100, OAKLAND, CA 94607

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