



**FOR SALE  
OR LEASE**

# 3241 Darby Common

FREMONT, CA



±19,552 SF Freestanding Industrial/Warehouse Building

**Kidder  
Mathews**

**DERIK BENSON**  
408.588.2332  
derik.benson@kidder.com  
LIC N° 01182654

**TS** *Commercial*

**THOMAS C. SPILSBURY**  
408.892.5212  
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# 3241 Darby Common

FREMONT, CA

**LOT SIZE** 1 acre

**OFFICE BALANCE WAREHOUSE**

±1,700 SF

**POWER** 400 amps 120/240 volt  
3 phase

**DOCK DOORS** 4

**GRADE DOORS** 2

**CLEAR HEIGHT** ±17'4"-22'

**BONUS** mezzanine storage

**SKYLIGHTS** in warehouse

**SPRINKLERED** facility

**WILL** entertain fencing the yard  
subject to city approval

**LEASE RATE** \$1.15 PSF, NNN

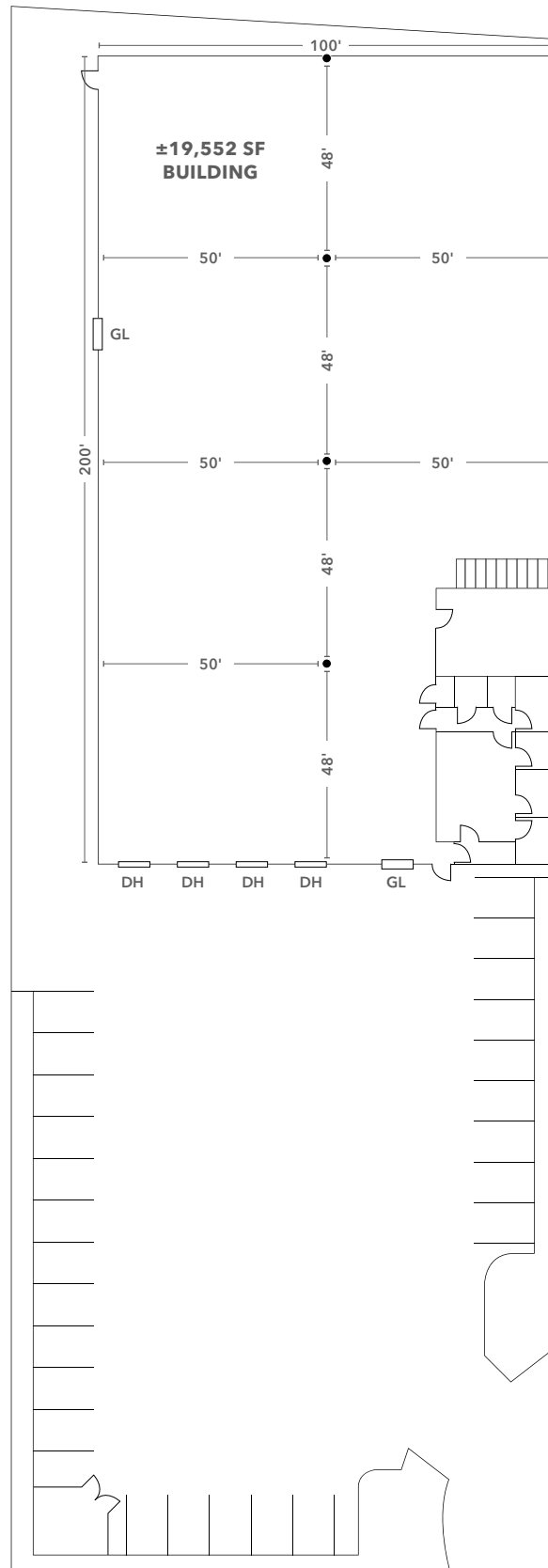
**SALE PRICE** \$6,354,400  
(\$325/SF)

**CALL** to tour

[KIDDER.COM](http://KIDDER.COM)



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APPROXIMATE  
MEASUREMENTS  
AND FLOOR  
PLAN NOT TO  
SCALE

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FREMONT, CA

**5 MIN DRIVE** to BART station

**EASY ACCESS** to Hwys 680 & 880

**ADJACENT** ±15,760 sf property is available for lease with same owner

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