

FOR SALE OR LEASE 44061 Old Warm Springs Blvd. FREMONT, CA



±12,000 SF OFFICE/R&D FOR LEASE OR SALE

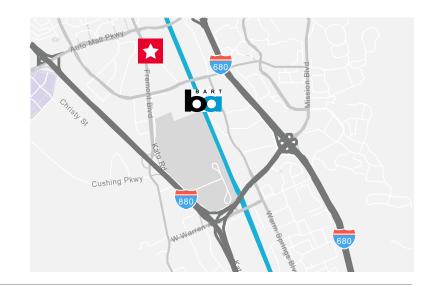
PROPERTY HIGHLIGHTS

- High Image Office/R&D Building
- ±12,000 Sq. Ft. Freestanding Building
- ±90% Office, ±10% Warehouse
- ±43 Parking Spaces
- Fully Equipped Kitchen
- Enclosed Patio Area
- One (1) Roll-Up Door
- Mezzanine Storage
- Extensive Glass Line
- Walking Distance to Warm Springs/South Fremont Bart Station
- Appointment Required To Tour

JOHN BRACKETT

Managing Director +1 408 309 3300 john.brackett@cushwake.com LIC #00906947

View Site Specific COVID-19 Prevention Plan



300 Santana Row, Fifth Floor San Jose, CA 95128 P +1 408 615 3400 F +1 408 615 3444 **cushmanwakefield.com**

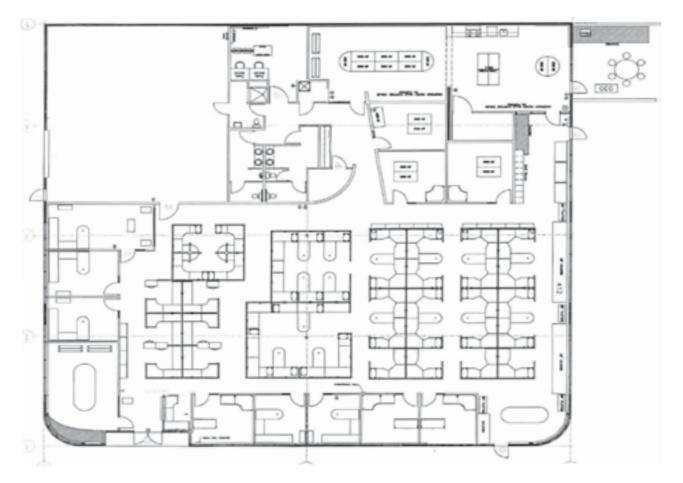
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FLOOR PLAN

±12,000 SF



Not to scale

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