



REAL ESTATE

For Lease

45277 Fremont Blvd., Unit 4, Fremont



PROPERTY DESCRIPTION

This property, known as Fremont Industrial Business Center, is strategically located in the East Industrial neighborhood, directly across from the Tesla Factory, offering excellent visibility and accessibility.

Constructed in 1981, this well-maintained, multi-tenant facility spans approximately 22,080 sq. ft. and currently hosts a diverse range of businesses. Individual units are equipped with modern amenities such as drop ceilings, LED lighting, and provide 24-hour access. Additionally, the location boasts convenient access to Highway 880.

Unit 4 consists of two private offices, one large open area, a reception area, and a private restroom within approximately 1,656 SF.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=jVboQmkEkvQ>

OFFERING SUMMARY

Property Type:	Office/ Industrial
Lease Rate:	\$1.50 SF/month (MG)
Lease Term:	Negotiable
Space Size:	+/- 1,656 SF
Building Size:	+/- 22,080 SF

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SG Real Estate | Regional Real Estate Experts

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PROPERTY HIGHLIGHTS

- Ample Parking
- Great Lighting
- Convenient Access to Major Transportation Routes (I-880 and I-680)
- Light Industrial, Flex, Office use

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UNIT HIGHLIGHTS

- Space size: +/- 1,656 SF
- Private entrance
- 2 Private Offices
- Large Open area
- Reception Area
- Private Restroom
- Carpet floor
- Great lighting

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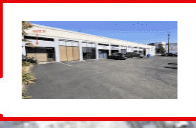
The Neighborhood

45277 Fremont Blvd Unit 4, Fremont



WELLS FARGO

TABULETTA LAS VEGAS



Tesla Motors Center

SAFeway

CHASE

BANK OF AMERICA

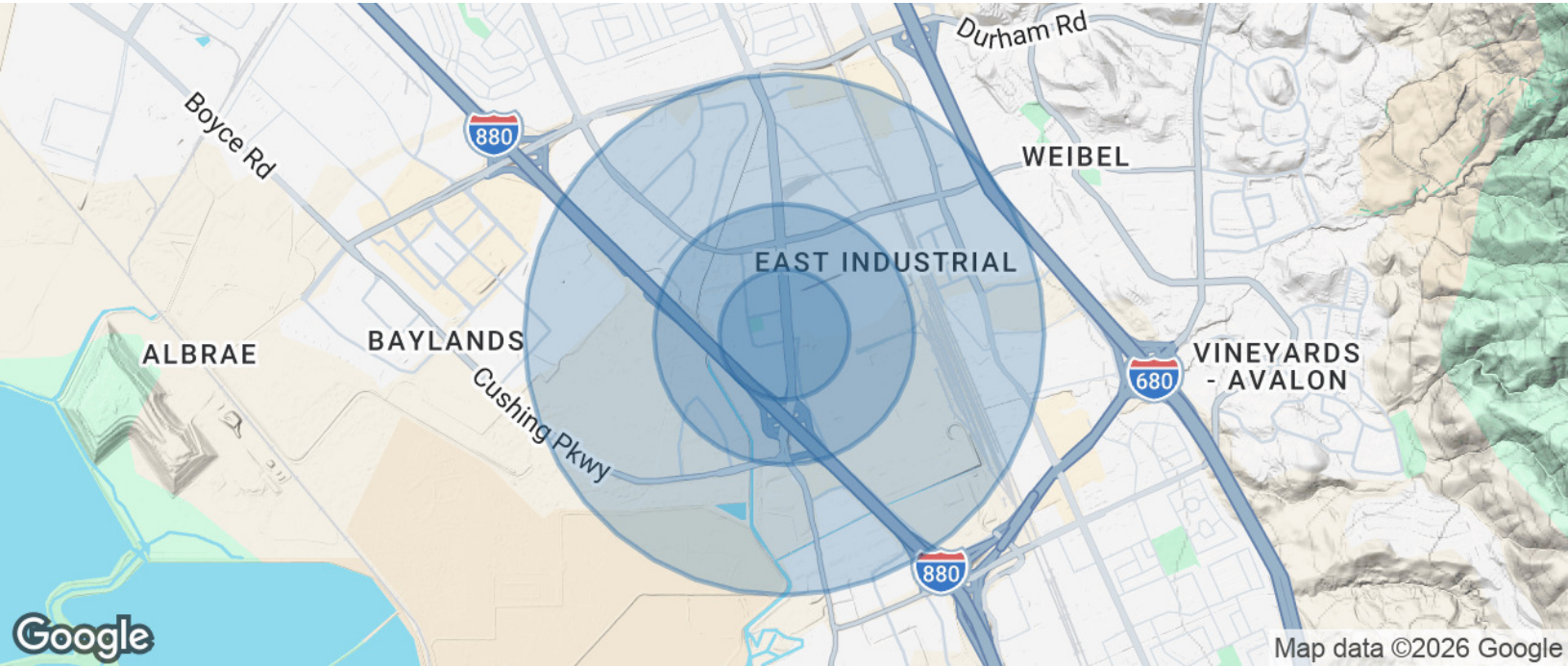
UNITED STATES POSTAL SERVICE

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	165	650	2,193
Average Age	32.8	32.5	33.0
Average Age (Male)	33.2	32.9	32.5
Average Age (Female)	32.6	32.3	33.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	64	253	868
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$227,905	\$225,026	\$229,524
Average House Value	\$1,120,112	\$1,091,916	\$1,147,630

2023 American Community Survey (ACS)

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