



FREMONT, CA



44081 S. Grimmer Blvd.

FOR SALE
±6,226 SF
Industrial Condo

Chris van Keulen

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Property Highlights

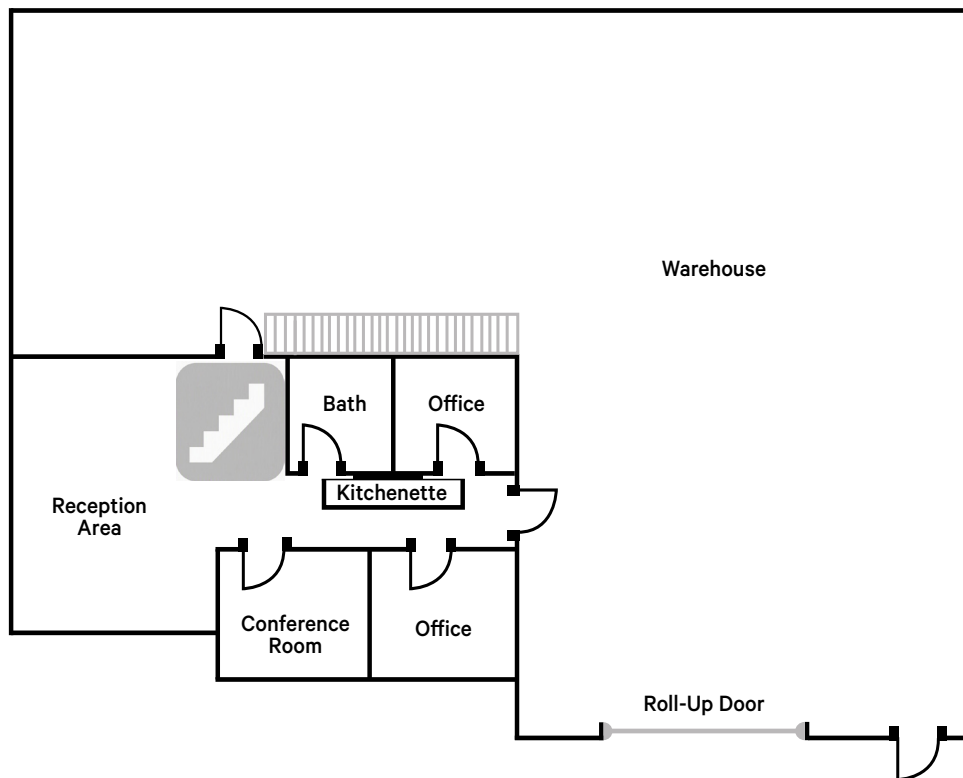
- ±6,226 SF (Includes ±1,572 SF Mezzanine)
- Industrial Condo
- Meticulously Maintained by Owner
- Freestanding with No Attached Walls
- 30% Office, Balance Warehouse/Manufacturing
- 1 Grade Level Door
- 10 Parking Spaces
- 200 Amps @ 480 Volts Electric Service
- High Speed Comcast Internet
- Lots of Natural Light in Office Areas
- Kitchenette
- \$250/Month HOA
- Short Distance From 680/880 Via Auto Mall
- Asking Price: \$2,303,620 (\$370/SF)



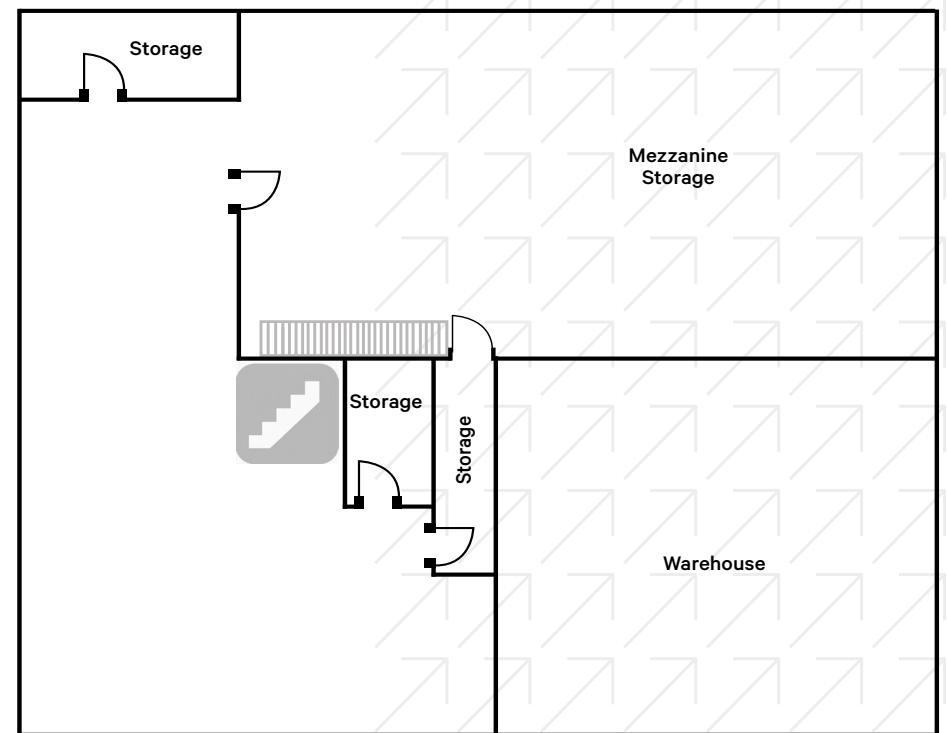
Floor Plan

±6,226 SF, with ±1,572 SF Mezzanine

FIRST FLOOR



SECOND FLOOR



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