

# FREMONT BUSINESS CENTER

HIGH QUALITY MULTI-TENANT INDUSTRIAL / R&D FOR LEASE

## CURRENT VACANCIES

**41380** CHRISTY ST  
±12,564 SF

**41350** CHRISTY ST  
± 28,732 SF

**41394** CHRISTY ST  
±6,285 SF

CAN BE COMBINED FOR A TOTAL OF ±47,581 SF

**5692** STEWART AVE  
±8,504 SF

NEWMARK

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# PROJECT HIGHLIGHTS

Landscaped outdoor patio areas

±3.8/1,000 Parking Ratio

Great freeway access to I-880 via Stevenson Blvd or Auto Mall Parkway

Multiple expansion opportunities within the park

Dock and grade level loading

Close proximity to Pacific Commons retail amenities

Flexible unit sizes to accommodate wide range of requirements



Albrae St

5692

Stewart Ave

41380

41394

41350

Christy St

Unit	SF	Office SF	Loading
5692	±8,504 SF	20%	One (1) Grade-Level Door
41350	±28,732 SF	25%	Three (3) Grade-Level Doors One (1) Dock Door
41380	± 12,564 SF	25%	Two (2) Grade-Level Doors
41394	±6,285 SF	30%	One (1) Dock Door One (1) Grade-Level Door

AVAILABLE

# FLOOR PLANS

**5692** STEWART AVENUE

## UNIT HIGHLIGHTS

**±8,504** SF

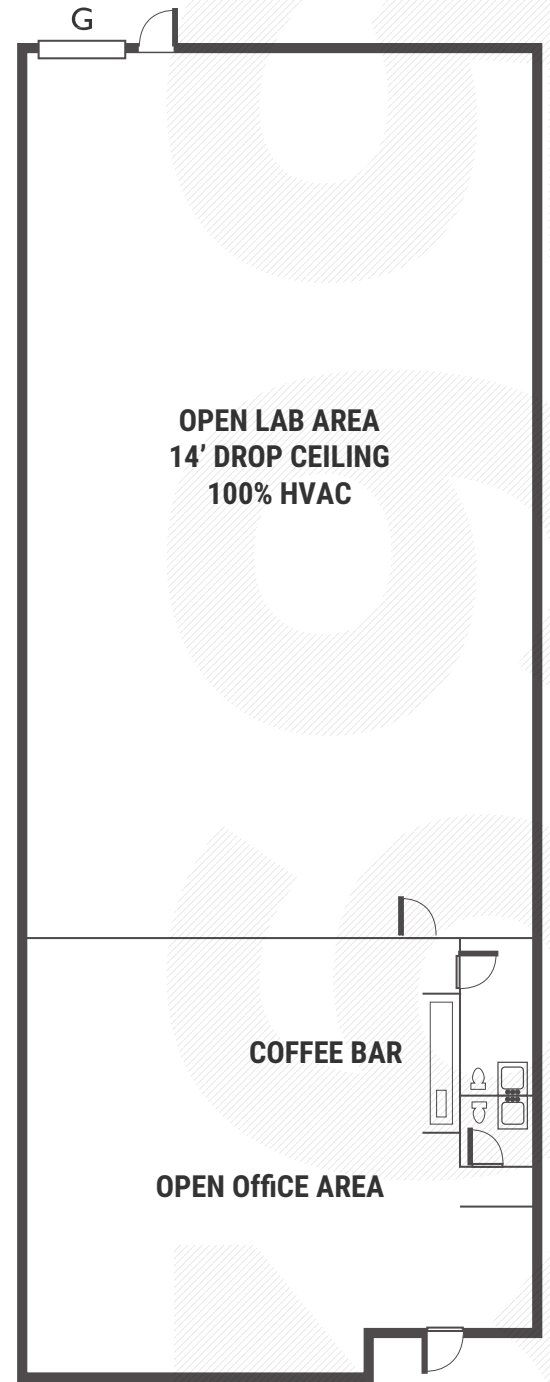
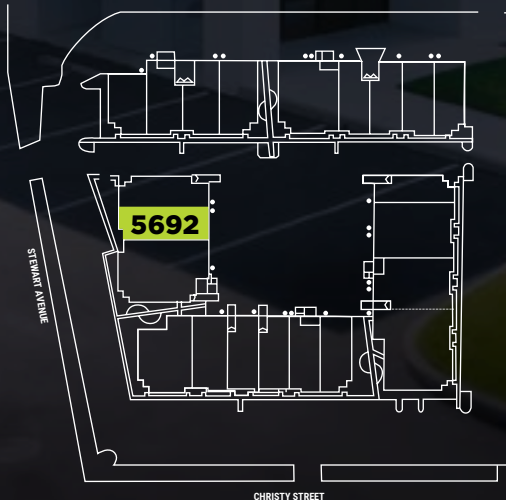
20% Office

80% Drop Ceiling

HVAC Lab Production Area

One (1) Grade Level Door

Available Now



# FLOOR PLANS

**41350** CHRISTY STREET

## UNIT HIGHLIGHTS

**±28,732 SF**

25% Office

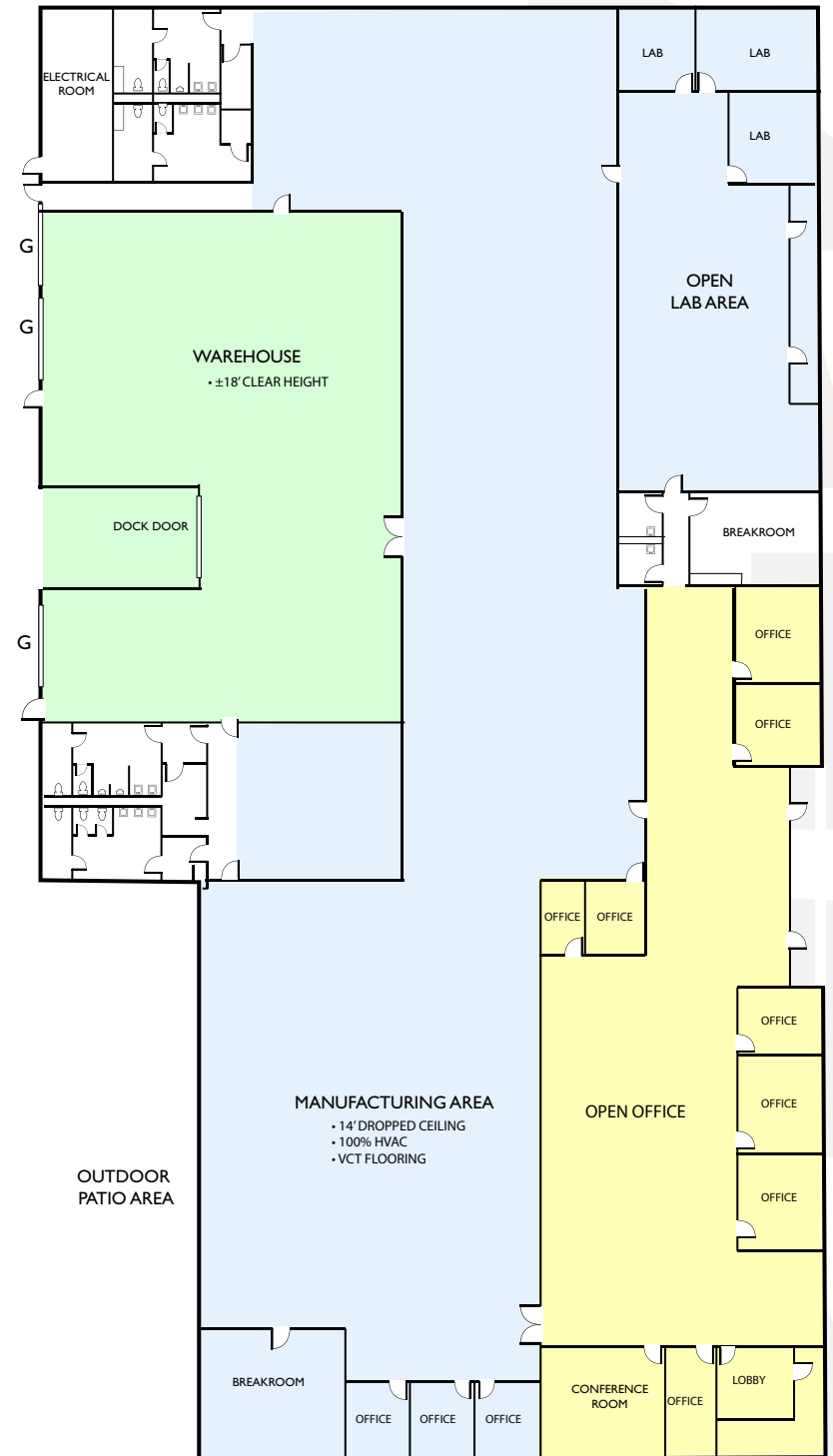
Corner Unit

One (1) Dock Door

Three (3) Grade-Level Doors

Available Within 60 Days

Can be combined with 41380 and 41394 Christy for ±47,581 SF



# FLOOR PLANS

**41380** CHRISTY STREET

## UNIT HIGHLIGHTS

**±12,564 SF**

25% Office

20% HVAC Conditioned Lab Space

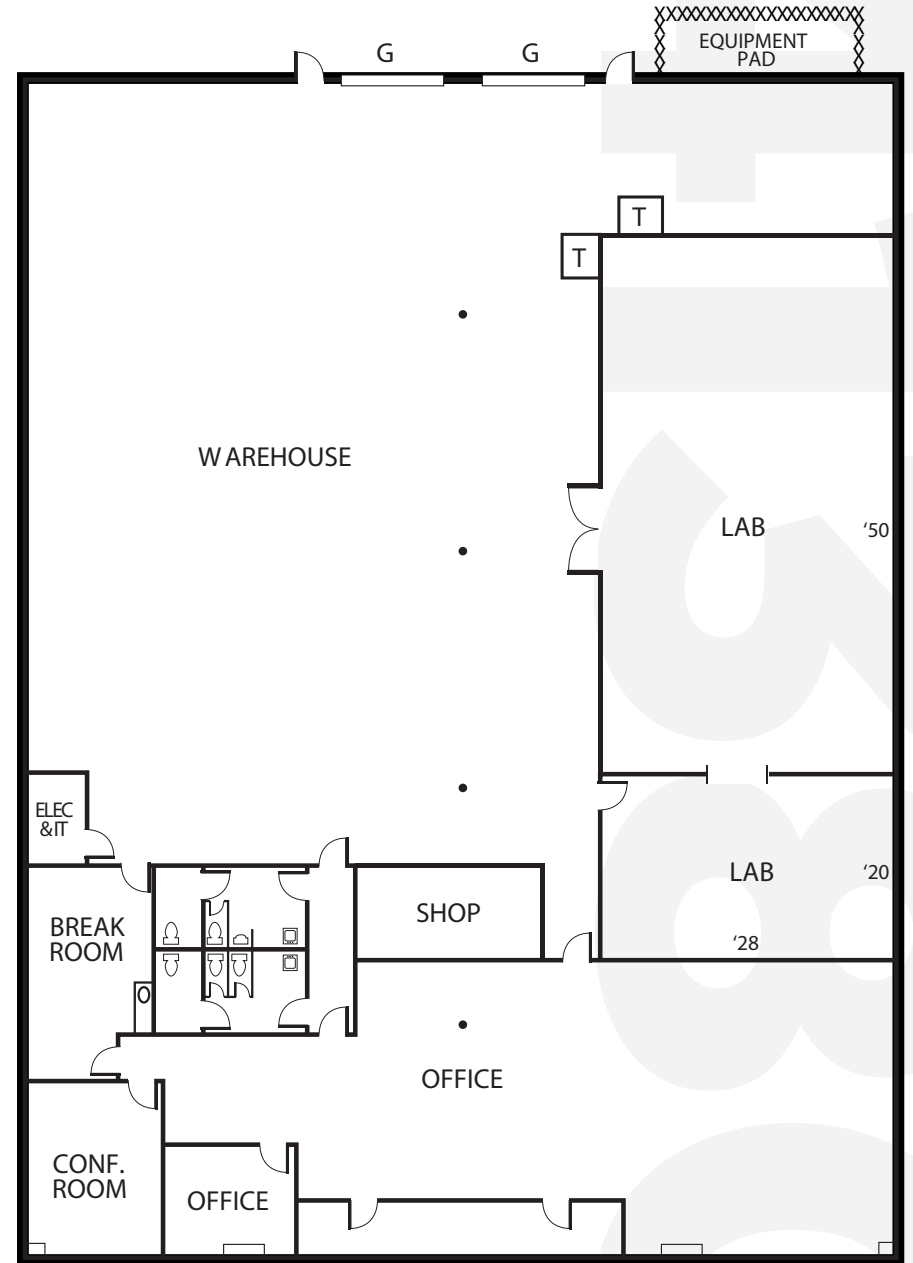
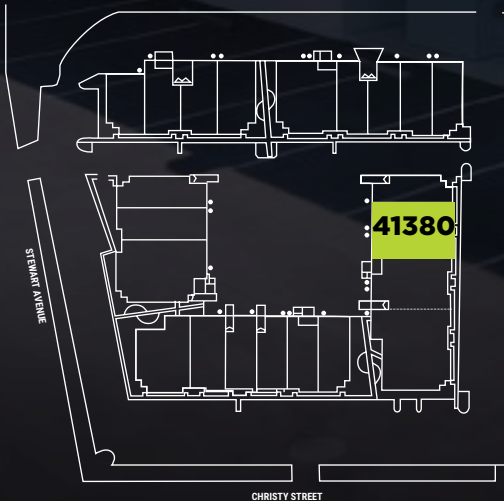
Two (2) Grade-Level Doors

400 Amps Power

Available January 1, 2021

Large Equipment Pad

Can be combined with 41380 and 41394 Christy for ±47,581 SF



# FLOOR PLANS

**41394** CHRISTY STREET

## UNIT HIGHLIGHTS

**±6,285 SF**

30% Office

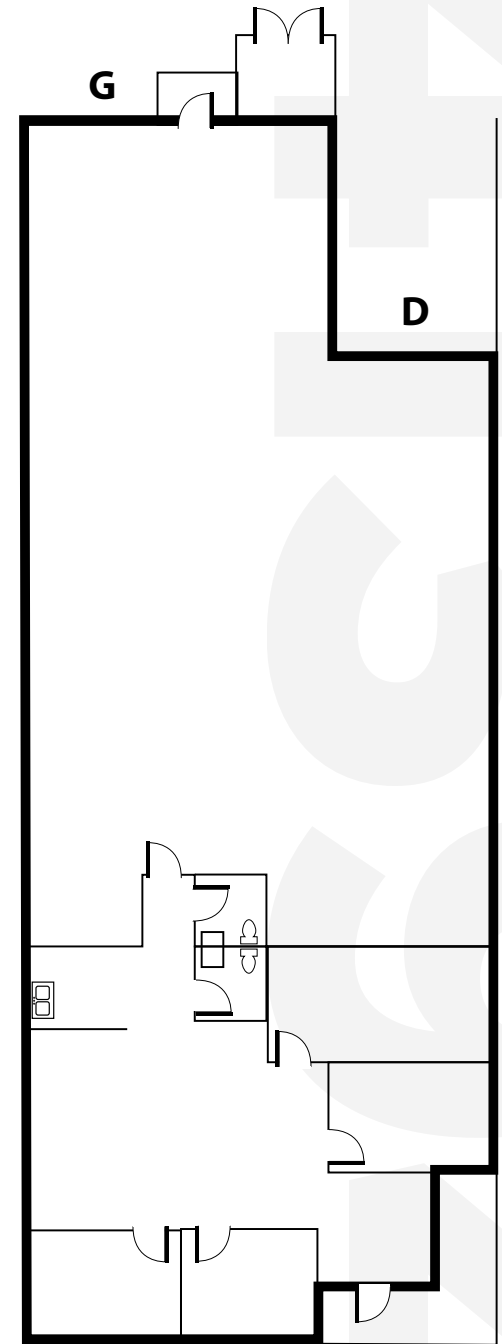
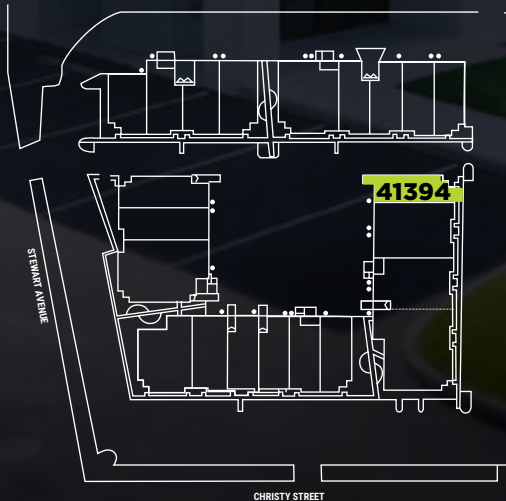
Corner Unit

One (1) Dock Door

One (1) Grade-Level Doors

Available Now

Can be combined with 41380 and 41394 Christy for ±47,581 SF





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5690-98

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NEWMARK

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