



FOR SALE

±3.2 ACRES OF LAND WITH
FIVE (5) BUILDINGS TOTALING
±32,650 SF @ **FREMONT
WARM SPRINGS BART**



Warm Springs Blvd

Warm Springs Ct

Corporate Wa

Boggs Ave

Brown Rd

Warm Springs Blvd

Agua Caliente Creek



262

262

Agua Fria Creek

Tesla Test

2000 - 2060

WARM SPRINGS CT.

FREMONT, CA

CBRE

PROPERTY OVERVIEW



- **±32,650 Square Feet of Multi Tenant Industrial Space** comprised of 1,200 SF Bays with 12 month to month occupants provides: Developer interim cash flow; Owner / User ability to occupy all or part of complex; or Investor to move tenants to market rents with new term leases.
- **Walk to BART Fremont Warm Spring Station**
 - » 48 minutes to Oakland City Center Station
 - » 52 minutes to Embarcadero Station, San Francisco
- **Prominent location within Warm Springs Innovation District**
- **Zoned Warm Springs Innovation District (WSI-10) which allows a number of Industrial/R&D/Office Uses**
- **Development Opportunity**
 - » Industrial/R&D minimum FAR 0.50
 - » Office/Hotels minimum FAR 1.50





2000 - 2060
WARM SPRINGS CT.



48 Minutes via BART to
 Oakland City Center
 52 Minutes via BART to
 Embarcadero, San Francisco

 **BART line**

SURROUNDING NEIGHBORHOOD



2000 WARM SPRINGS CT, BUILDING 1
APN 519-0850-004-00
Size: 7,200 Sq. Ft.



2060 WARM SPRINGS CT, BUILDING 2
APN 519-0850-004-00
Size: 6,000 Sq. Ft.



2030 WARM SPRINGS CT, BUILDING 3
APN 519-0850-004-00
Size: 8,400 Sq. Ft.



2020 WARM SPRINGS CT, BUILDING 4
APN 519-0850-004-00
Size: 4,800 Sq. Ft.



2050 WARM SPRINGS CT, BUILDING 5
APN 519-0850-004-00
Size: 6,250 Sq. Ft.

RENT ROLL SUMMARY

**5 METAL BUILDINGS OF ±32,650 SQ. FT.
ON 3.25 ACRES (25% FAR)**

CONSTRUCTED IN 1971

16' CLEAR HEIGHT

GRADE LEVEL LOADING

**DIVISIBLE TO 1,200 SF
INCUBATOR BAYS**

**ALL LEASES ARE
MONTH TO MONTH**

RENT ROLL DETAILS

	Bay	Tenant	Use	Sq. Ft.	Schedule	Move-In Date	Security Deposit
 2000 WARM SPRINGS CT. BUILDING 1 7,200 Sq. Ft.	1	Katherine G. Woodward	Storage	1,200	950	4/19/03	\$750
	2	Allstate Water Heater	Plumber	1,200	950	4/01/04	\$700
	3	Moving Supplies Bay Area	Storage	1,200	900	2/08/19	\$900
	4	Nick Rodini	Storage	1,200	875	6/01/12	\$1,600
	5	Joe Dutra	Landscape Storage	1,200	850	10/01/09	\$1,200
	6	Joe Dutra	Landscape Storage	1,200	850	10/01/99	Outside light on 6's Meter
 2060 WARM SPRINGS CT. BUILDING 2 6,000 Sq. Ft.	1	Moving Supplies Bay Area	Storage	1,200	900	2/14/19	\$900
	2	Jordan, Curtis	Restore	1,200	950	12/01/06	\$775
	3	Moving Supplies Bay Area	Storage	1,200	875	1/17/16	\$850
	4	HiqiangPu/ AD&C Signs	Fabricate Signs	1,200	925	12/01/09	\$1,575
	5	HiqiangPu/ AD&C Signs	Fabricate Signs	1,200	950	06/16/14	\$775
 2030 WARM SPRINGS CT. BUILDING 3 8,400 Sq. Ft.	1	George Kenney	Custom Auto Sup.	1,200	925	2/29/12	\$1,550
	2	George Kenney	Custom Auto Sup.	1,200	925	2/29/12	-
	3	George Kenney	Custom Auto Sup.	1,200	925	10/16/14	\$1,000
	4	George Kenney	Custom Auto Sup.	1,200	925	4/16/13	\$775
	5	Indy Beruman	Auto Body	1,200	925	12/07/12	\$775
	6	Indy Beruman	Auto Body	1,200	925	1/01/95	\$900
	7	Indy Beruman	Auto Body	1,200	925	1/01/95	-
 2020 WARM SPRINGS CT. BUILDING 4 4,800 Sq. Ft.	1	P & L Construction plus fenced yard	Contractor Office	1,200	700	8/01/98	\$0
	2	P & L Construction	Contractor Storage	1,200	700	8/01/98	\$0
	3	P & L Construction	Contractor Storage	1,200	700	-	\$0
	4	P & L Construction	Contractor Storage	1,200	700	1/01/13	\$0
 2050 WARM SPRINGS CT. BUILDING 5 6,250 Sq. Ft.	1	RAV Services from Bldg. 5 Bay 4 6/16/10	Storage	1,250	950	6/16/10	\$750
	2	P & L Construction	Storage	1,250	850	-	-
	3	P & L Construction	Storage	1,250	850	-	-
	4	P & L Construction	Storage	1,250	850	-	-
	5	P & L Construction	Storage	1,250	950	-	-

LOCATION

2000, 2020, 2030, 2050, 2060
WARM SPRINGS CT.
FREMONT, CA

WARM SPRINGS CT

WARM SPRINGS BLVD

Warm Springs Blvd

2050

2060

2030

2000

2020





2000 - 2060

WARM SPRINGS CT.

FREMONT, CA

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