



# Fully Leased Multi-Tenant Industrial For Sale Fremont, CA



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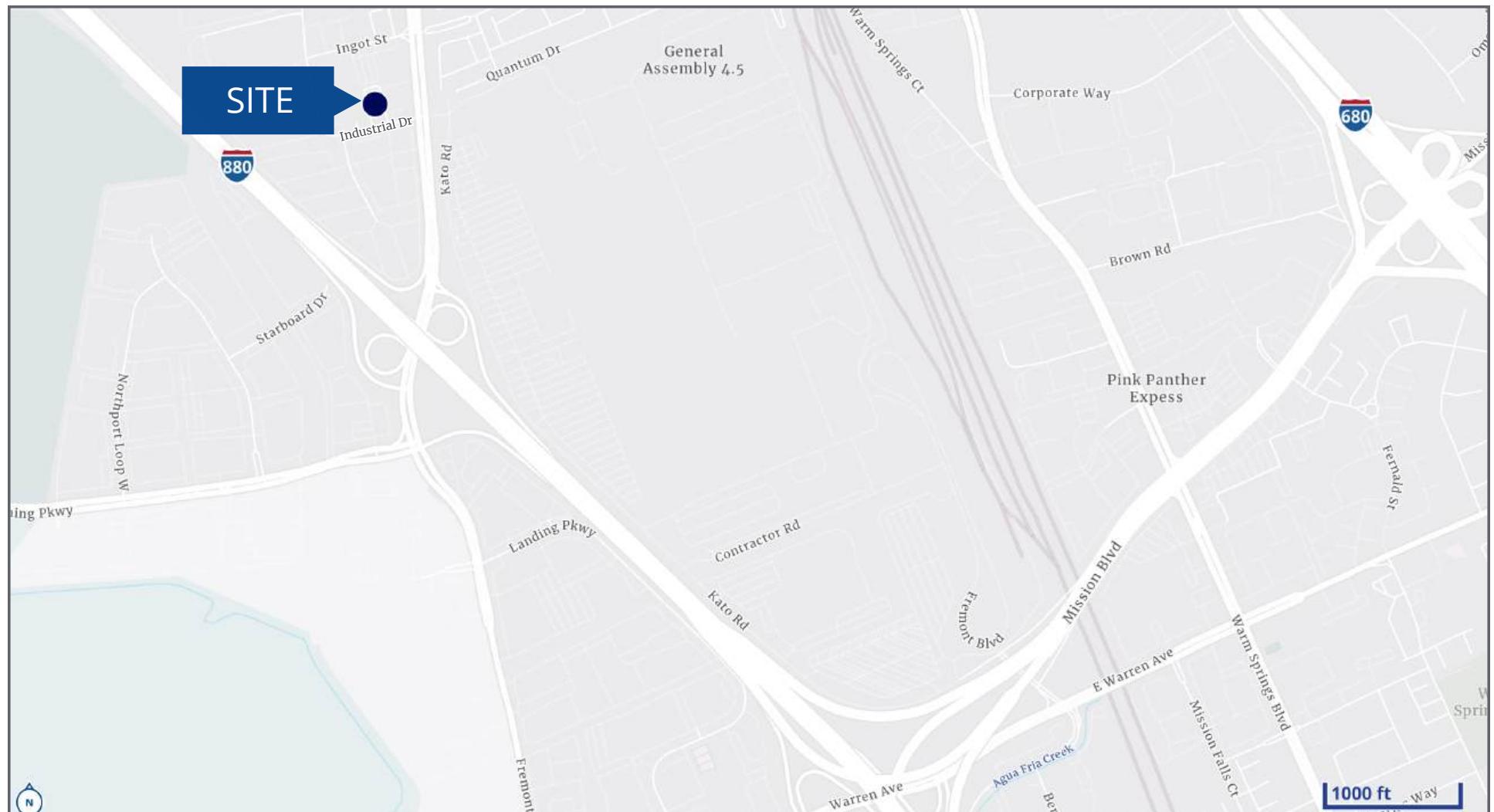
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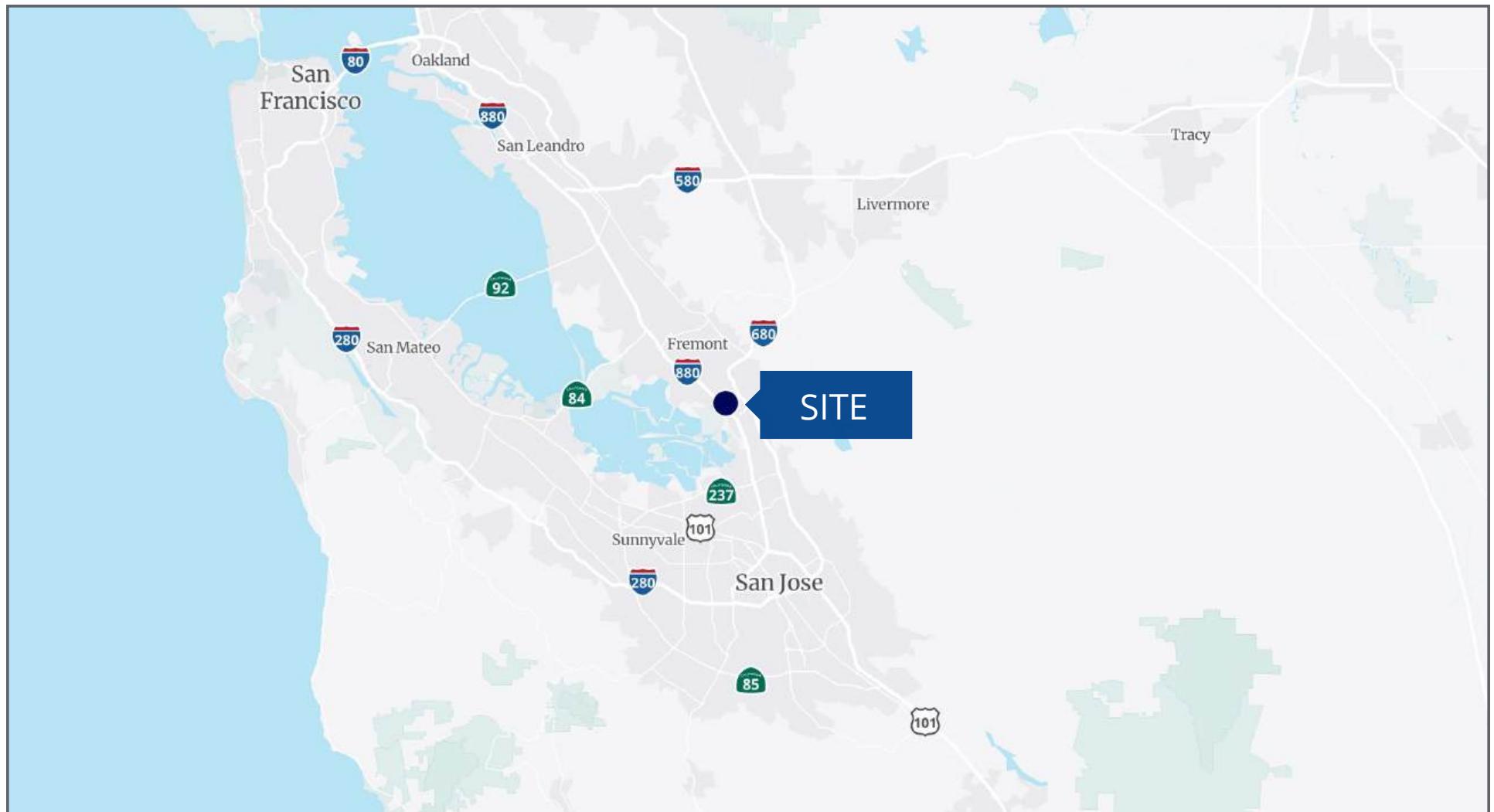
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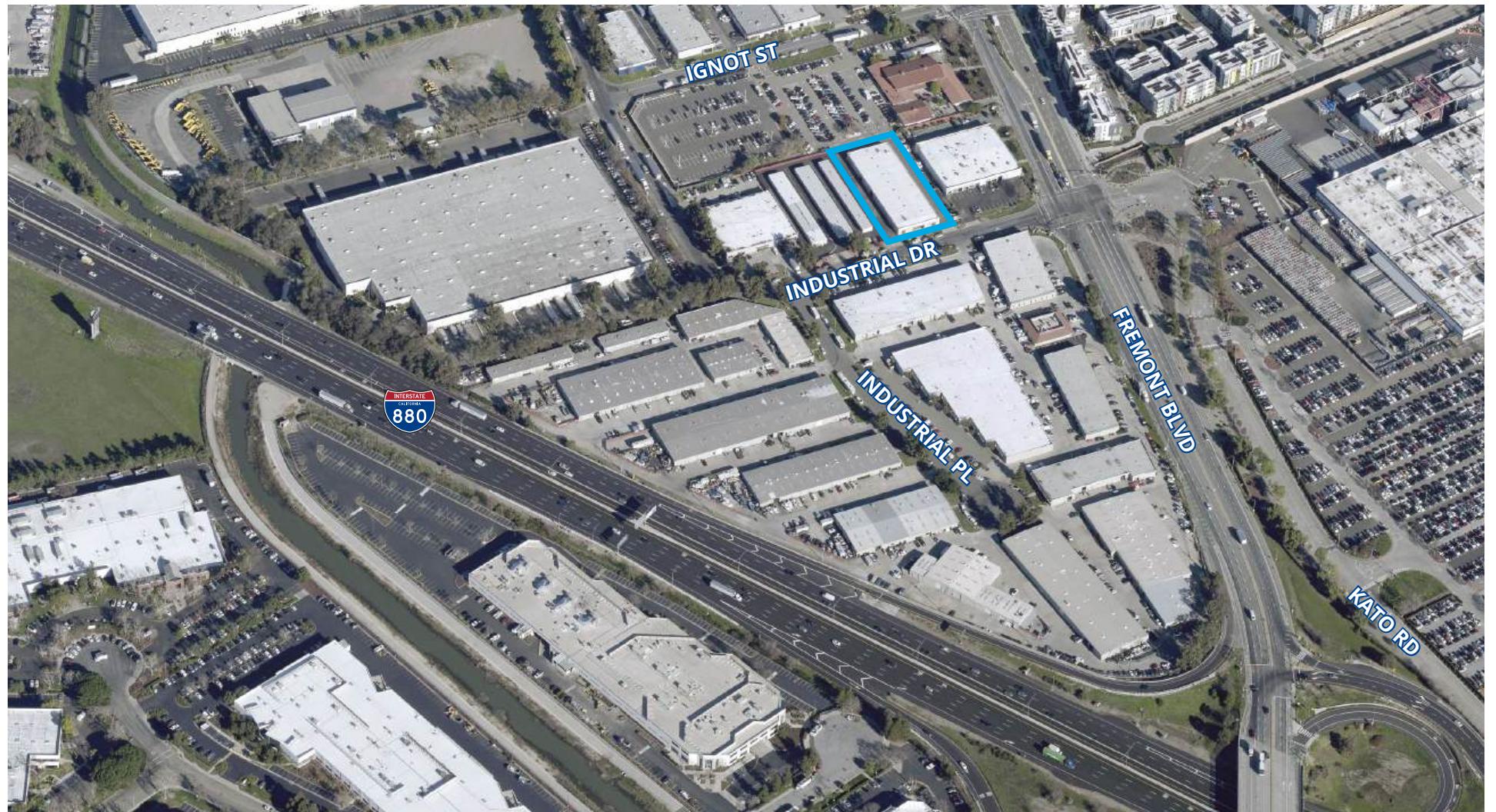
# Local Map



# Regional Map



# Aerial



# Property Profile

Address	<b>45260-45278 Industrial Drive</b>
City/State	<b>Fremont, CA</b>
APN	<b>519-850-69</b>
Improvements	<b>±20,072 Multi-Tenant Single Story Industrial Building</b>
Land	<b>±0.98 Acres / ±42,736 Sq. Ft</b>
Access	<b>Signalized Intersection of Fremont Blvd and Industrial Drive</b>



# Rent Roll

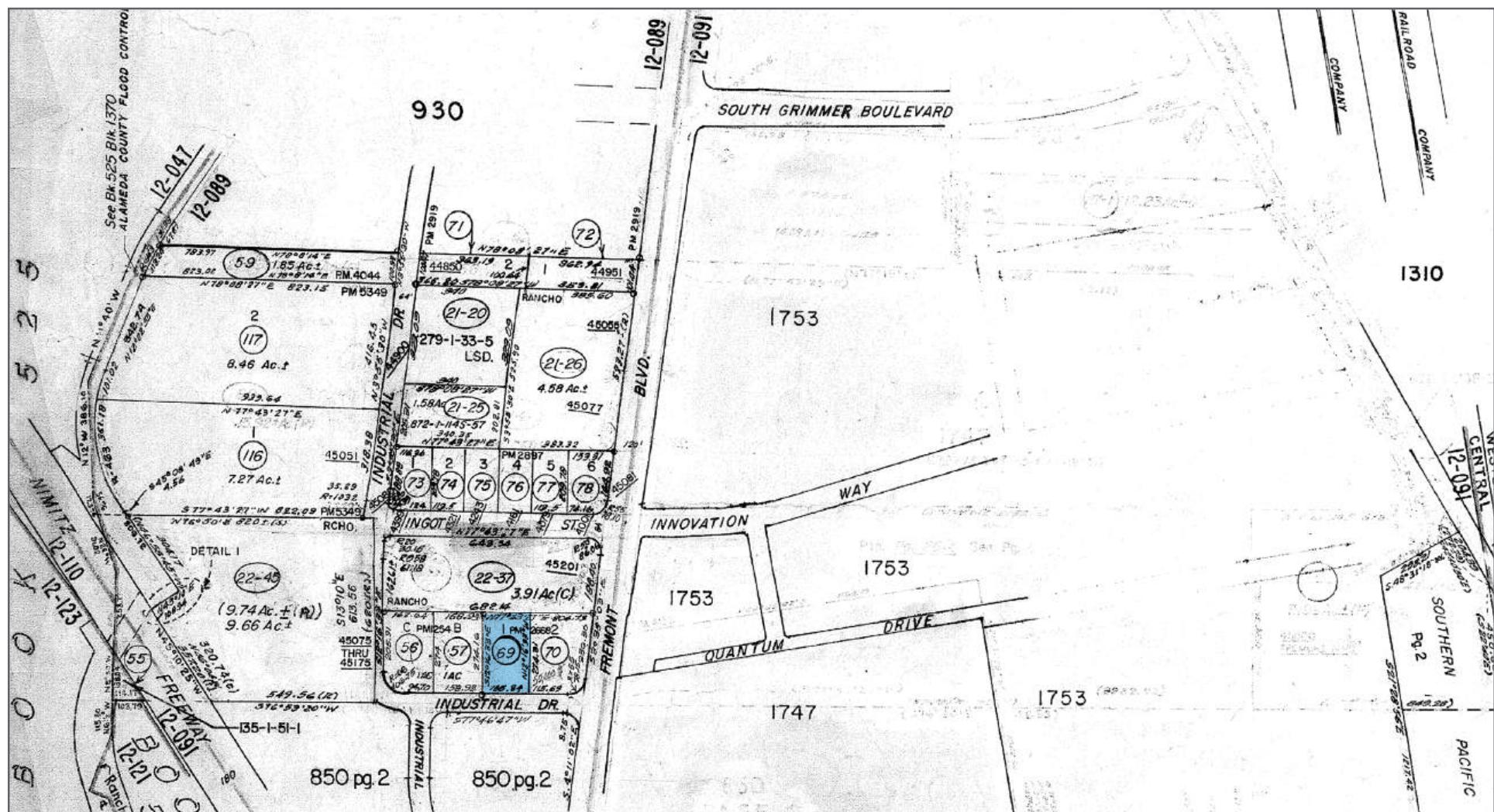
## Fremont Business Center

<b>Unit Reference Number</b>	<b>Occupant Name</b>	<b>Monthly Rent</b>	<b>Square Feet</b>	<b>Rent Per Square Feet</b>	<b>Lease Starting Date</b>	<b>Lease Exp Date</b>
1057-45260	Neil Beckett	3,100.00	1,636	22.74/yr; 1.89/mth	1/01/2023	12/31/2025
1057-45262	A & M'S TOOL REPAIR	2,372.20	1,636	17.40/yr; 1.45/mth	7/01/2020	Month to Month
1057-45264	BALTEJ SRA	3,119.00	2,100	17.82/yr; 1.49/mth	8/01/2022	7/31/2025
1057-45266	ACTION ALCHEMY CORP.	3,465.00	2,100	19.80/yr; 1.65/mth	3/01/2024	2/28/2026
1057-45268	ALL ASSET RECOVERY	2,835.00	2,100	16.20/yr; 1.35/mth	5/01/2023	4/30/2026
1057-45270	ALL ASSET RECOVERY	2,835.00	2,100	16.20/yr; 1.35/mth	5/01/2023	4/30/2026
1057-45272	PARAGON MANUFACTURING GROUP	3,675.00	2,100	21.00/yr; 1.75/mth	2/01/2025	1/31/2028
1057-45274	THE ROCCA GROUP	3,465.00	2,100	19.80/yr; 1.65/mth	10/01/2024	9/30/2027
1057-45276	THE ROCCA GROUP	3,465.00	2,100	19.80/yr; 1.65/mth	10/01/2024	9/30/2027
1057-45278	JOMAR MACHINING, INC	2,950.00	2,100	16.86/yr; 1.40/mth	11/01/2019	Month to Month

### Property Totals:

Total Occupied Rents	<b>\$31,281.20</b>
Total Vacant Rents	<b>\$0.00</b>
Total Gross Rents	<b>\$31,281.20</b>
Total Square Footage	<b>20,072</b>
Average Rent/Sq. Ft. /Yr.	<b>\$18.70</b>
Average Rent/Sq. Ft. /Mth	<b>\$1.56</b>

# Parcel Map



# Property Analysis

The Subject Property is a Single Story Multi-Tenant Industrial Building with ±20,072 square feet of rentable space.

The building has ±10 units. Two of the 10 units are ±1,636 sq ft rentable. The other 8 units are approx. 2,100 sq ft rentable.

The units are improved as "standard industrial space" and typically include a reception area, 1-2 private offices, and a restroom. The remainder of the space is open ceiling industrial/warehouse use. The units have roll-up doors at the rear to accommodate shipping and delivery.

The Subject Property Land is ±0.98 Acres / ±42,736 square feet in size, a rectangle in shape.

There is landscaping that fronts Industrial Drive with asphalt driveways on 3 sides of the building and concrete sidewalks at entry points.

## Lease Status

The property is 100% leased and occupied by 8 tenants. 2 of the tenants occupy multiple suites.

The tenant leases are what is known in the industry as "industrial gross."

In addition to base rent, each tenant pays their pro-rated share of:

- 1) Operating expenses
- 2) Increases in property tax over base year
- 3) Increases in insurance cost over base year
- 4) Interior maintenance, all utilities separately or jointly metered

## Landlord Cost Expenses

- 1) Base year property tax
- 2) Base year insurance

## Sales Valuation

Based on current income

Base Rent Monthly	\$31,281.20
Base Rent Annual	\$375,374.40

## Expenses Non-Reimbursed from Tenants

Base Year Property Tax:	\$12,297.00
Base Year Insurance:	\$7,059.00
TOTAL	\$19,356.00

## Net Operating Income

\$356,018.40

# Property Offering

Sales Price                    \$6,300,000.00

Price Per Sq. Ft.            \$314.00

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45278

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SEARCHED INDEXED  
SERIALIZED FILED  
THE DAY IT WAS RECEIVED  
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