



Fully Leased Multi-Tenant Industrial For Sale Fremont, CA



Colliers International

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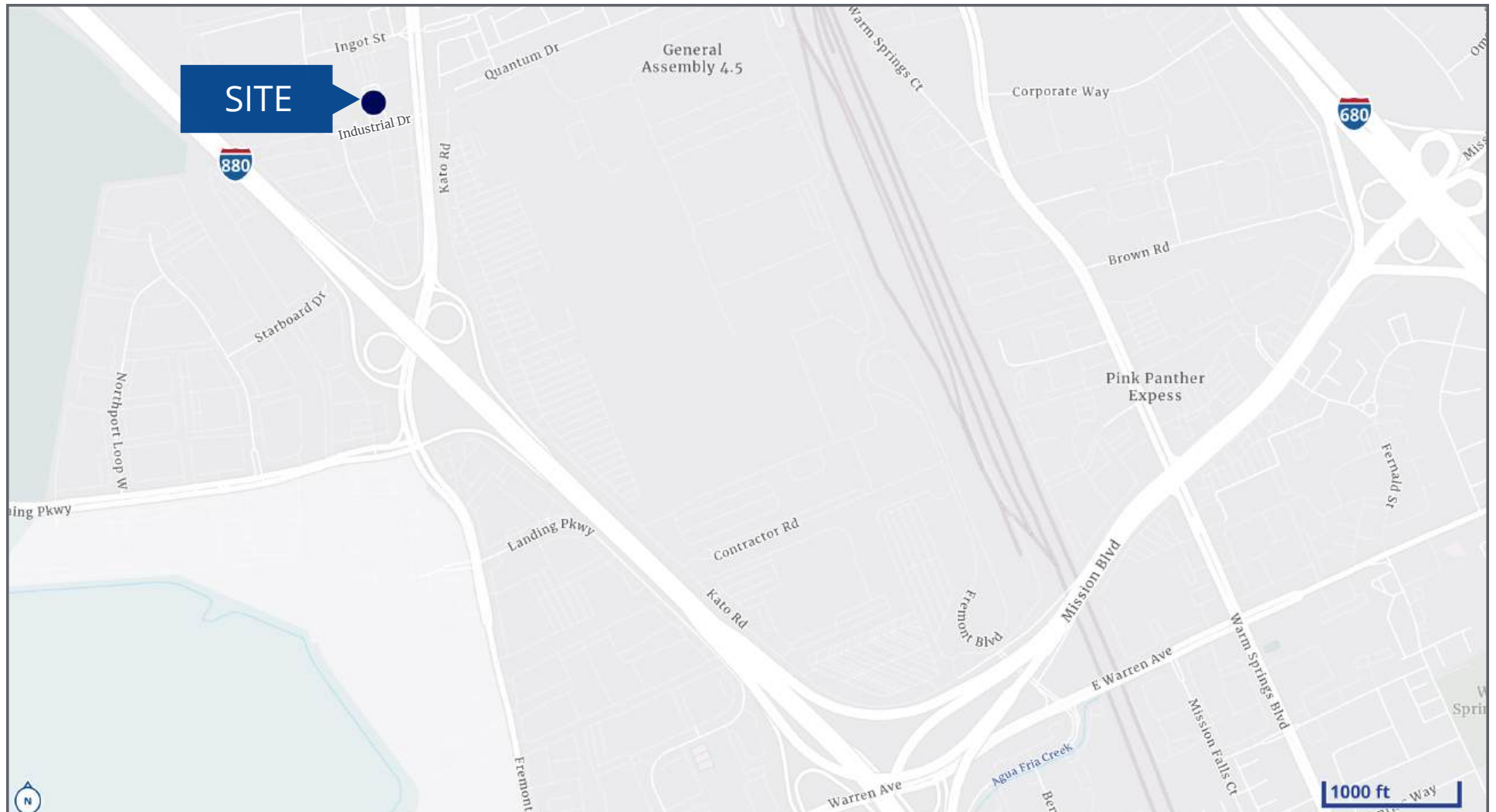
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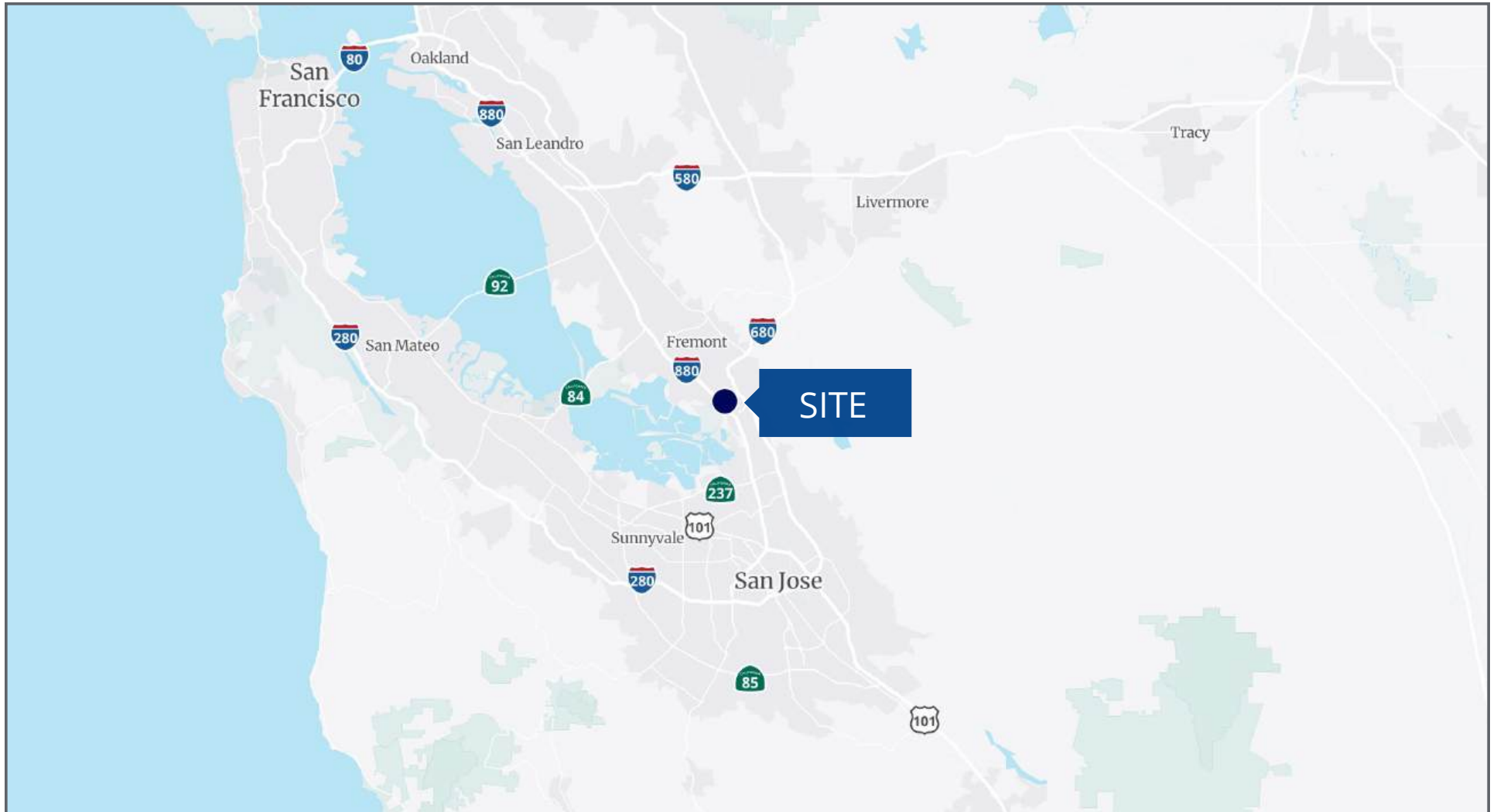
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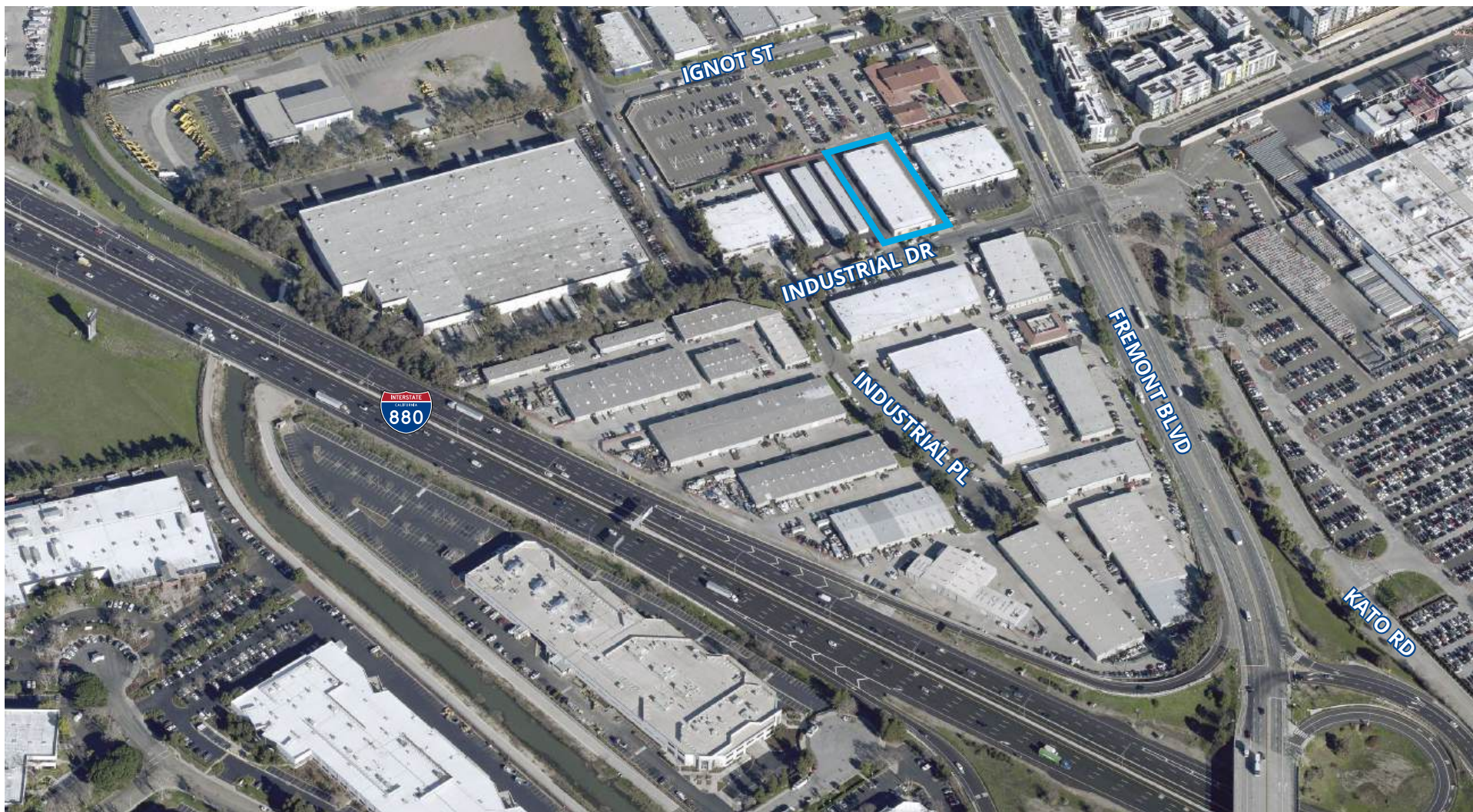
Local Map



Regional Map



Aerial



Property Profile

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



Rent Roll

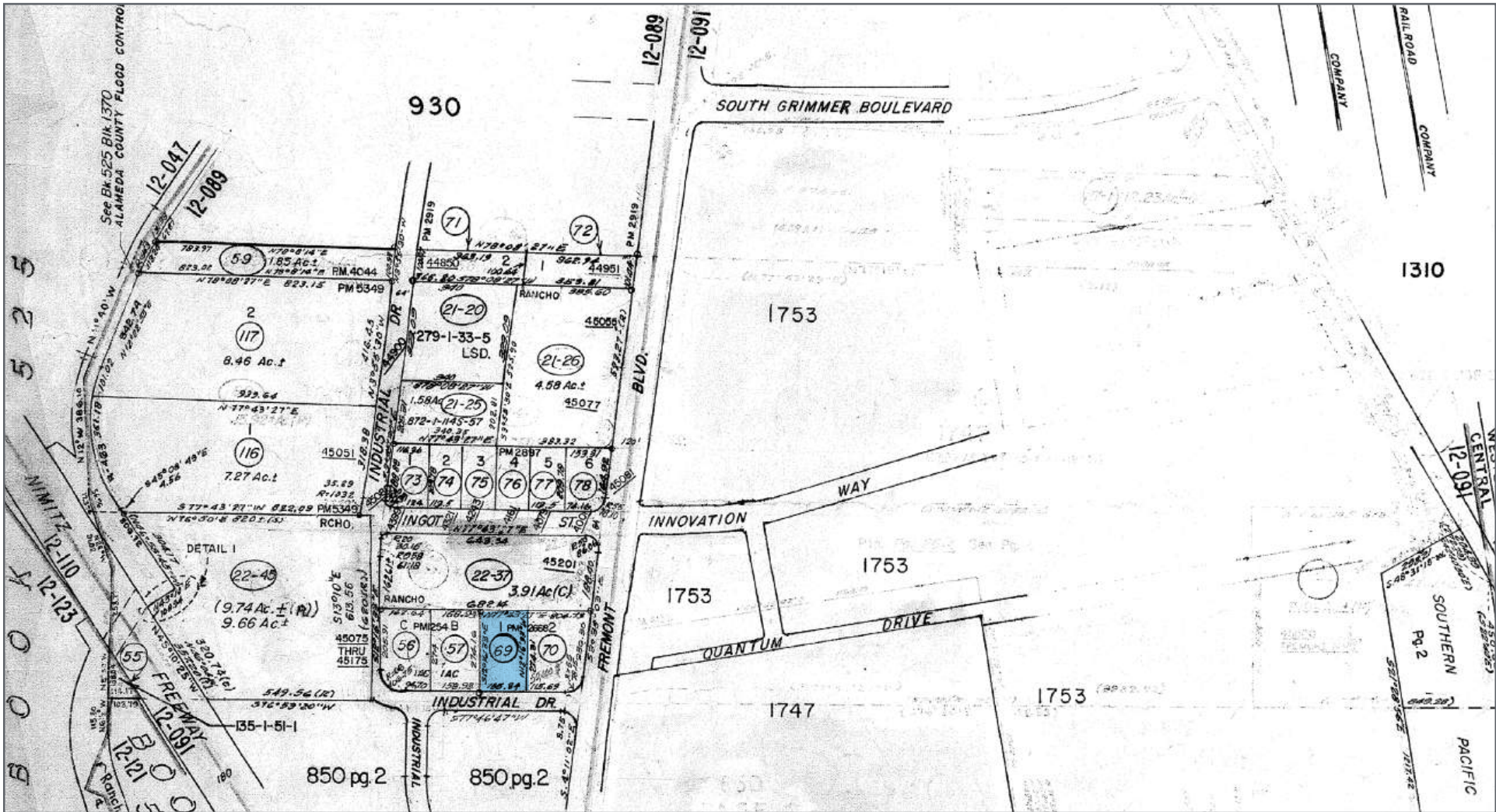
Fremont Business Center

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date
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	\$31,281.20
Total Vacant Rents	\$0.00
Total Gross Rents	\$31,281.20
Total Square Footage	20,072
Average Rent/Sq. Ft. /Yr.	\$18.70
Average Rent/Sq. Ft. /Mth	\$1.56

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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