

# GATEWAY BUSINESS CENTER

48500-48560 FREMONT BLVD • FREMONT, CA 94538



- Easy Access to I-880 & I-680
- Near Warm Springs BART station
- Located in the prestigious Bayside Industrial Park

## Property Summary

AVAILABLE SF	22,730-22,730 SF
BUILDING SIZE	95,126 SF
RENOVATED	2024
MARKET	Oakland / East Bay

For more information, please contact:

### COLBY MIKULICH

LEASING CONTACT

P. 510.370.2864

E. CMIKULICH@BKMMGMT.COM

### SHERMAN CHAN

LEASING AGENT

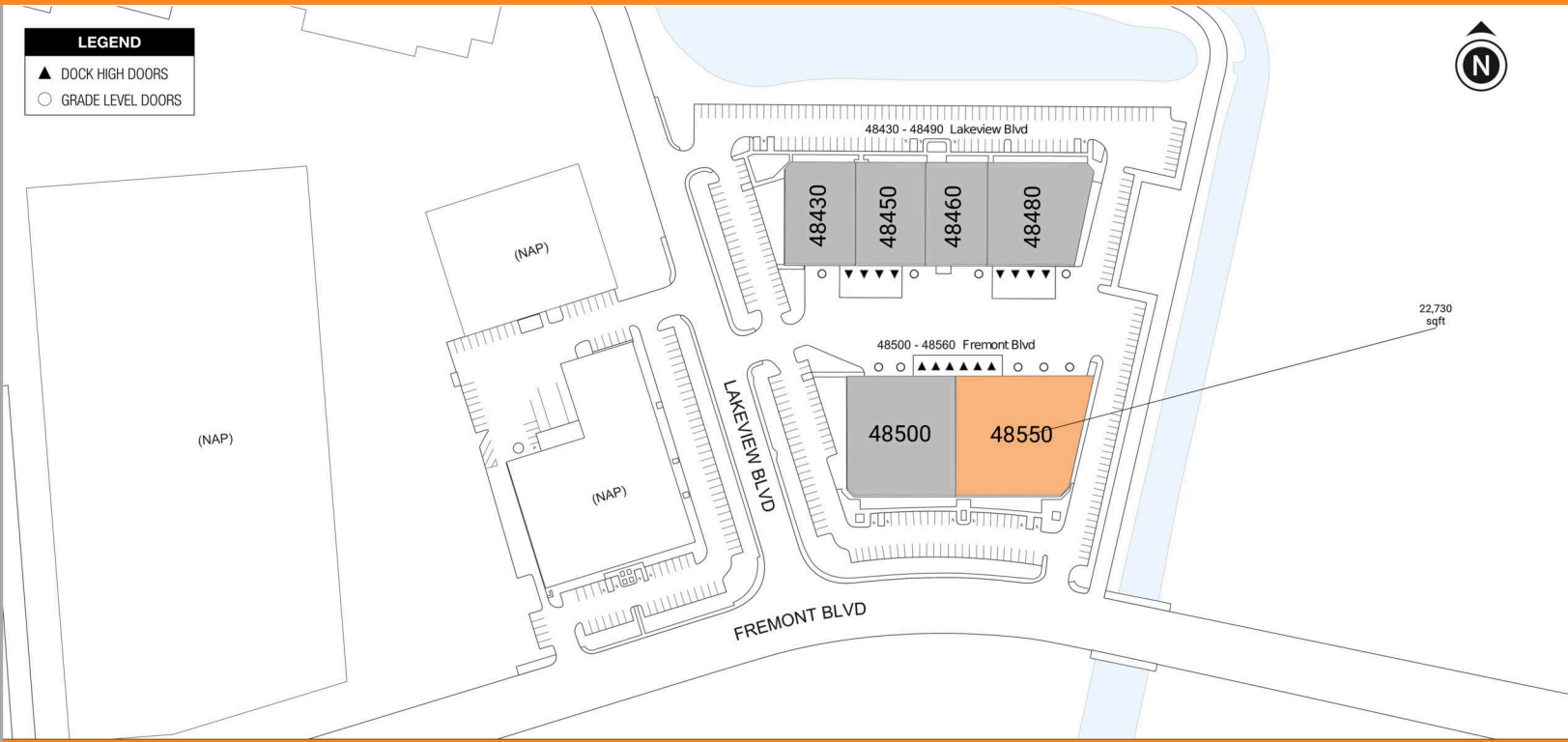
CBRE

P. 408-453-7488

E. SHERMAN.CHAN@CBRE.COM

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■ AVAILABLE ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
48550	48550	22,730	6,621	29	IND	18	1	3

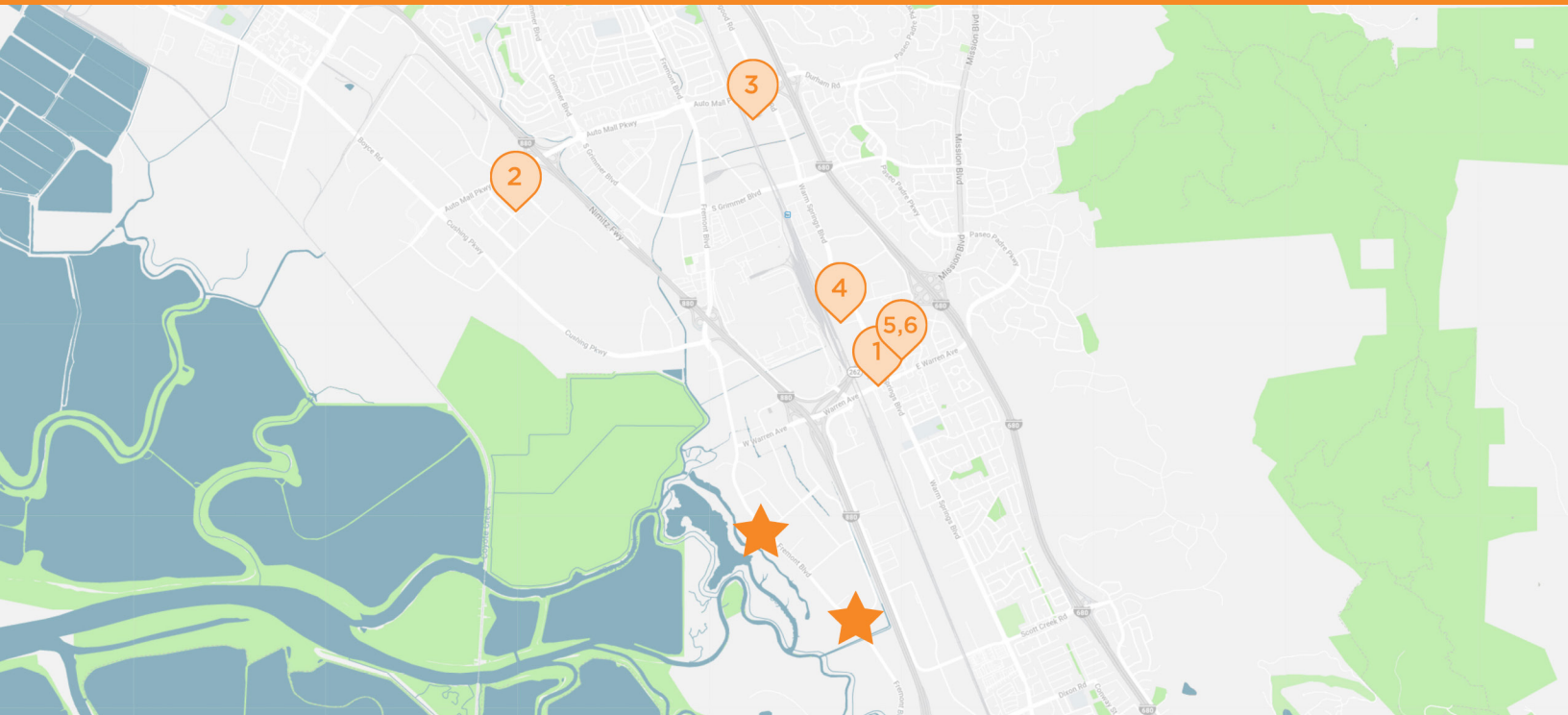
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## SOUTH BAY BUSINESS CENTER

Bayside Business Center • 48500-48560 Fremont Blvd. & 48430-48490 Lakeview Blvd., Fremont, CA 94538

Gateway Corporate Center • 48400 Fremont Blvd., Fremont, CA 94538

Shoreline Business Center • 47703-47737 & 47745-47787 Fremont Blvd., Fremont, CA 94538



### WELLS FARGO BANK

46973 Warm Springs  
Fremont, CA



### LOWES HOME IMPROVEMENT

43612 Pacific Commons  
Fremont, CA



### WALMART

44009 Osgood Rd.  
Fremont, CA



### RECYCLING CENTER

46025 Warm Springs  
Fremont, CA



### US POST OFFICE

240 Francisco Lane  
Fremont, CA



### FEDEX SHIPPING

194 Francisco Lane  
Fremont, CA