

# GATEWAY BUSINESS CENTER

48500-48560 Fremont Blvd Fremont, CA 94538



Available SF  
**22,730-22,730 SF**

Renovated  
**2024**

Clear Height  
**13'-21'**

Location  
**FREMONT, CA**



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

## FOR MORE INFORMATION

### Colby Mikulich

Leasing Contact  
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### Sherman Chan

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### Vincent J. Machado

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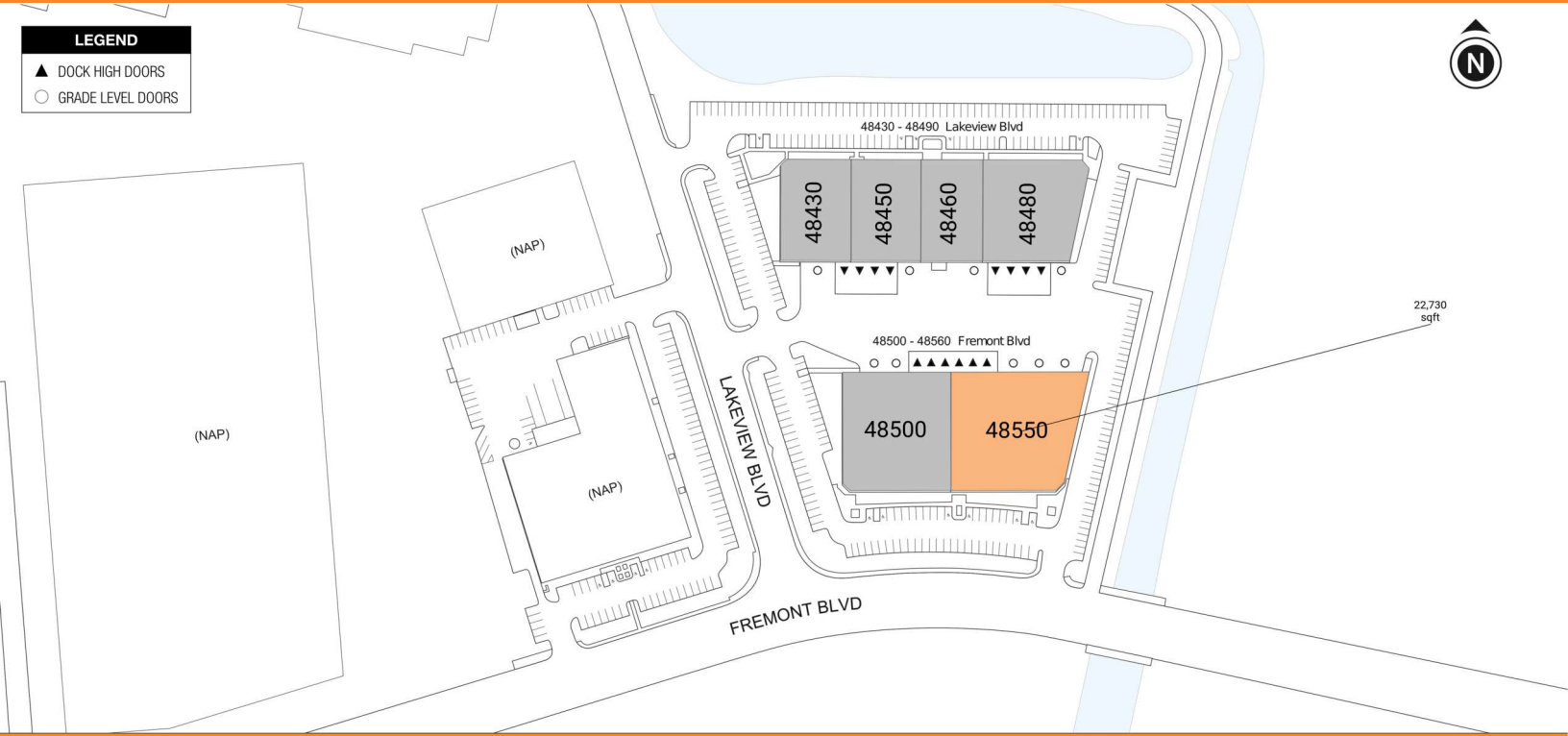
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LEGEND

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



● AVAILABLE    ● OCCUPIED

## CURRENT AVAILABILITIES

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

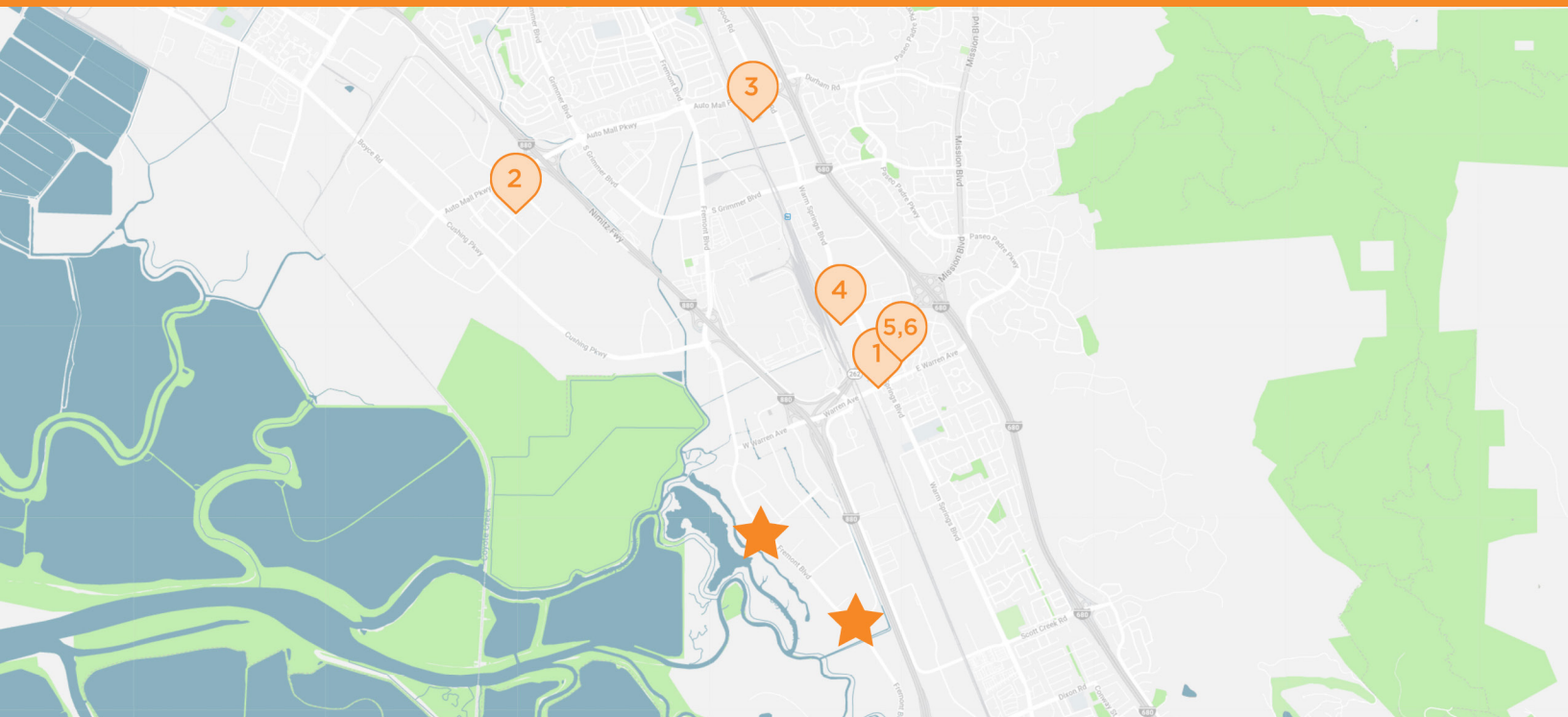
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## SOUTH BAY BUSINESS CENTER

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