

For Sublease

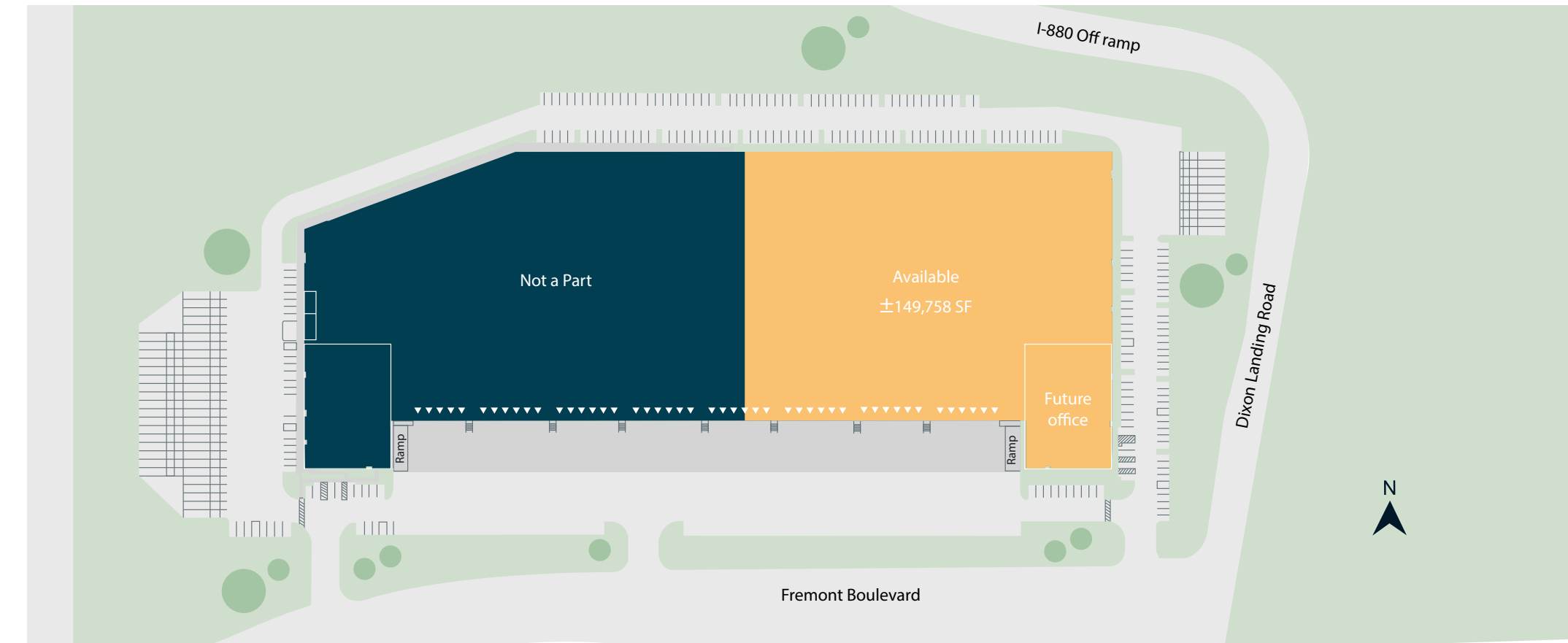
49092 Fremont Blvd. Fremont, CA 94538



150,000 SF High-Image Industrial Building with Fenced Yard
Freeway Signage Possible | LED: 12/15/2029 (longer term available)

Jones Lang LaSalle Real Estate License #01856260

Building Highlights



Premises Area:
±149,758 SF



Interior Ceiling Clearance:
32' Minimum clear height



Column Spacing
50' X 52'



Lighting:
T-5 Warehouse lighting




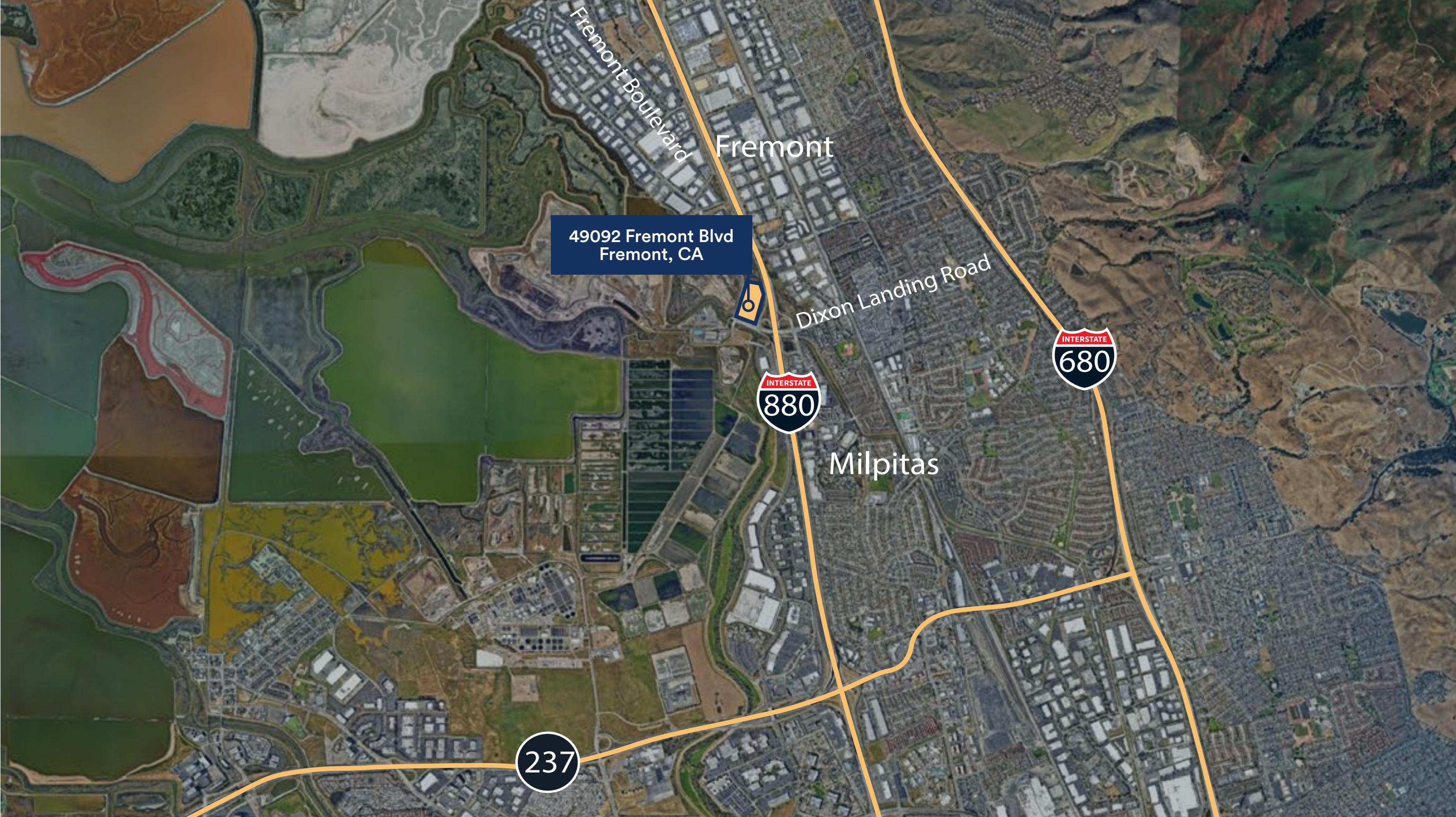
Loading area:

- 120' truck courts
- 21 dock high doors (9' x 10')
- 1 grade level door (12' x 14')
- Additional trailer parking/storage area
- Secured yard



Location map

-  **±1 Mile**
of I-880 frontage (168,000 Traffic count per day)
-  Direct access to I-880 and convenient Highway 237 access
-  **7.5 Miles**
to Mineta San Jose International Airport
-  **23.2 Miles**
to Oakland International Airport
-  **31.1 Miles**
to Port of Oakland
-  **34.1 Miles**
to San Francisco International Airport



Corporate Neighbors



WARM SPRINGS BART



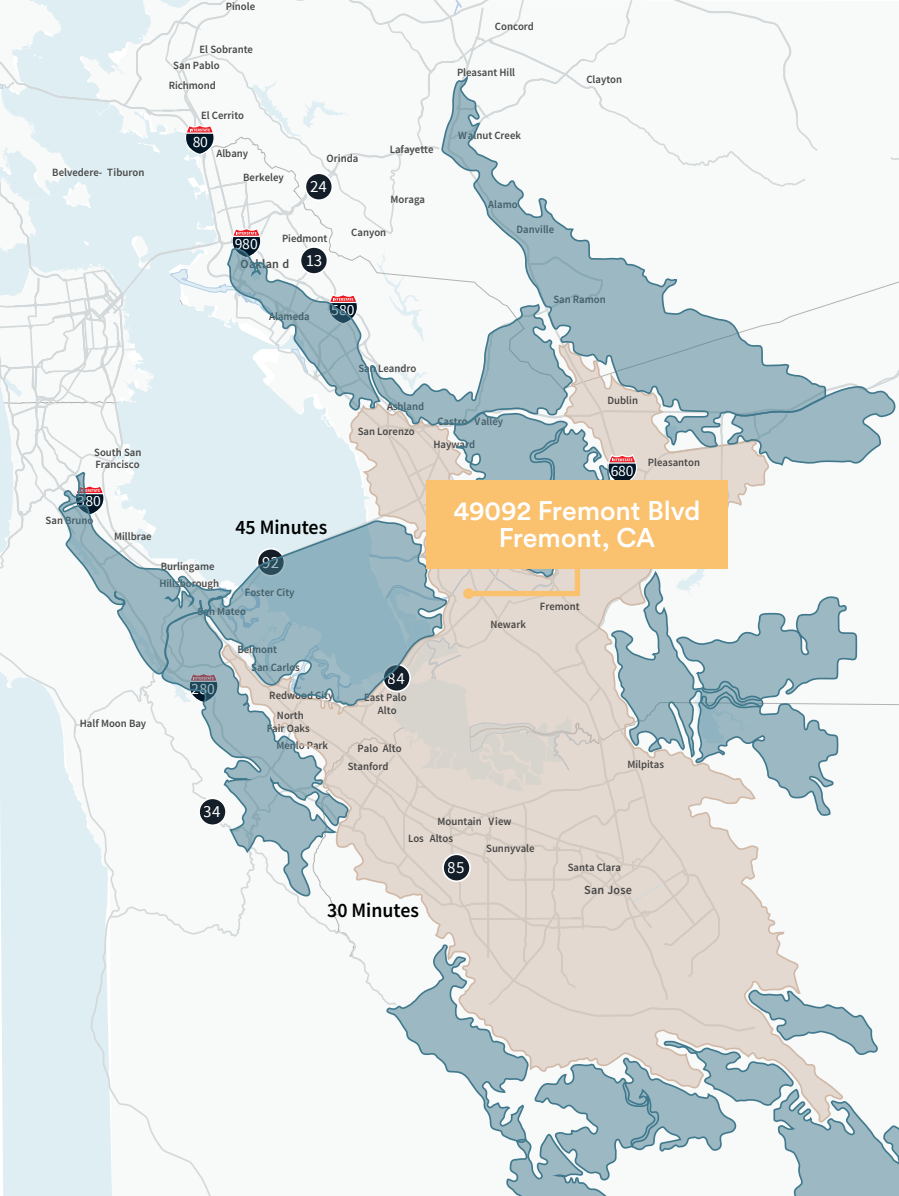
49092 Fremont Blvd
Fremont, CA



Proximity to Consumers

Access to a broad set of consumers and reliable workforce

Total population	
30-min drive	45-min drive
2,719,285	4,252,959
2023 Millennial population	
30-min drive	45-min drive
700,816	1,071,769
2023 Generation x population	
30-min drive	45-min drive
565,115	892,715
Median household income	
30-min drive	45-min drive
\$144,173	\$137,777
Household income of \$100,000 & greater (2023)	
30-min drive	45-min drive
595,045	936,164
Warehouse/distribution workers (2023)	
30-min drive	45-min drive
25,757	49,982





Labor Stats

Labor demographics within a 45-min drive time



Advanced industries jobs
672,873



Stem resident workers
497,142



Engineers
5,530



Avg. Hourly engineering
earnings
\$77.72



Manufacturing resident workers
97,542

Fremont, CA

1.15

Warehouse/Distribution
industry employment
concentration (National
Average is 1)

19%

Warehouse/
Distribution headcount
growth rate
(2013 to 2023)

112,142

Warehouse/
Distribution 2023
resident workers



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