

For Sublease

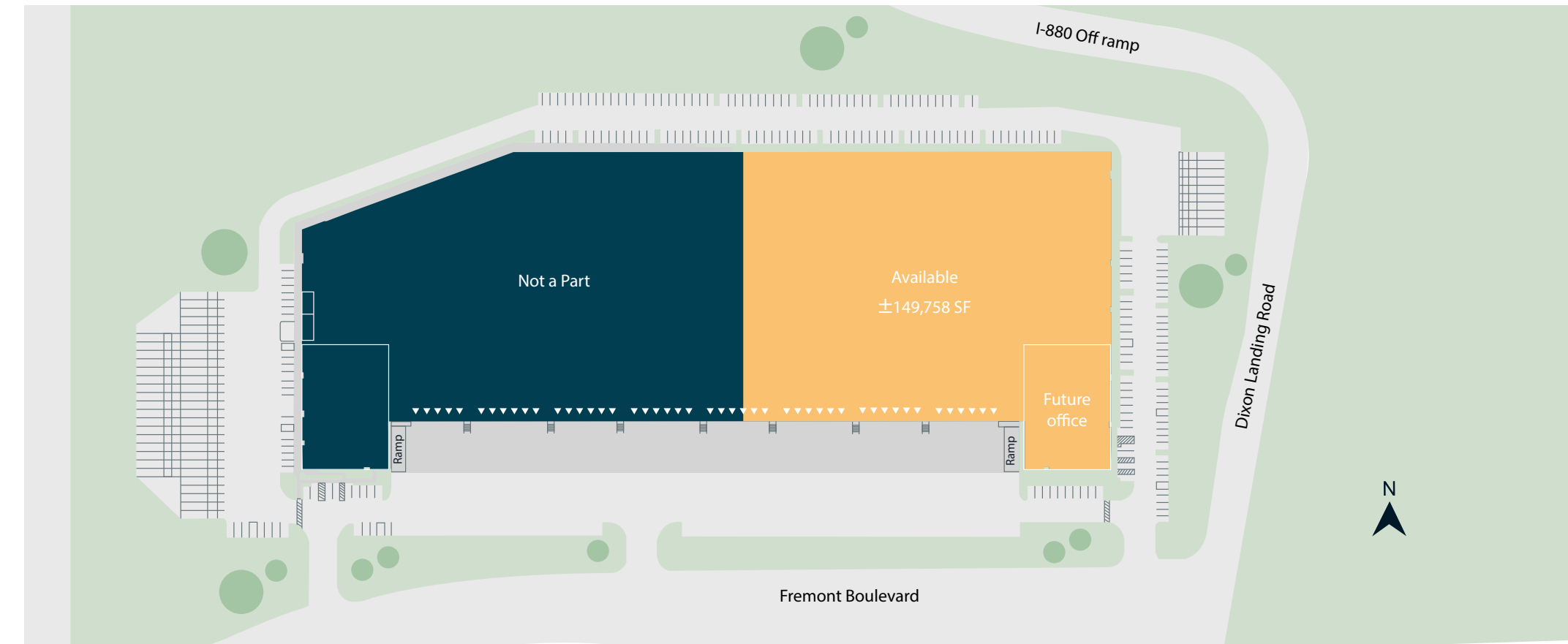
49092 Fremont Blvd. Fremont, CA 94538



**150,000 SF High-Image Industrial Building with Fenced Yard
Freeway Signage Possible**

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



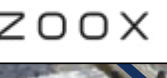
Location map

-  **±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





WARM SPRINGS BART



49092 Fremont Blvd
Fremont, CA



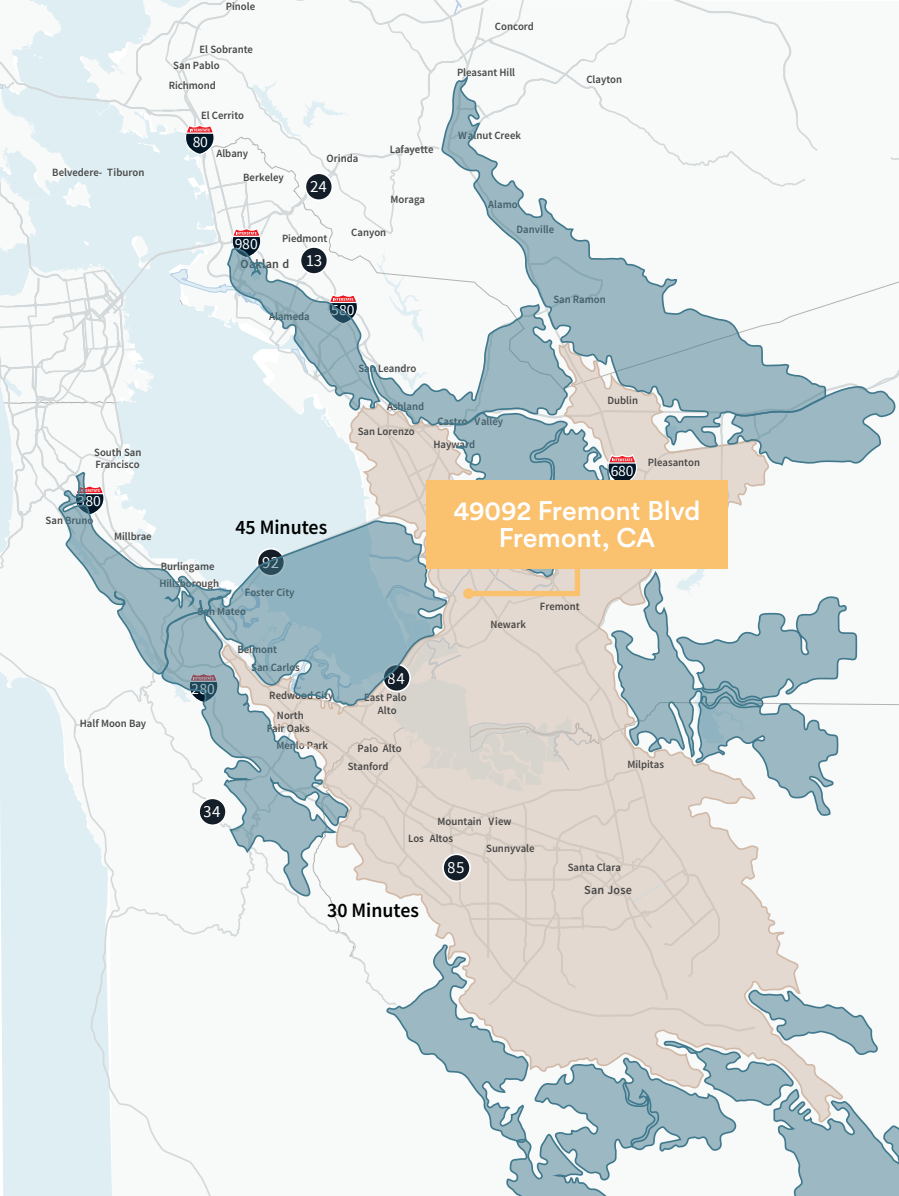
Corporate
Neighbors



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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