



42100 BOSCELL ROAD

Fremont, CA

For Lease

±3,126 SF
Warehouse Unit
on ±0.43 Acres
(±18,748 SF)
Available

For more information,
please contact:

JEFF POWERS

Managing Director

+1 510 891 5821

jeff.powers@cushwake.com

Lic. #02021074



PROPERTY HIGHLIGHTS

42100 BOSCELL ROAD

FREMONT, CA

| | |
|-------------------------|--|
| Space Available: | ±3,126 SF |
| Office Area: | ±1,576 SF Total ±801 SF 1st Floor & 775 SF 2nd Floor |
| Site Area: | ±0.43 Acres (±18,748 SF) Fully Fenced & 100% 6' Concrete Throughout |
| Clear Height: | ±20' |
| Loading: | One (1) 16' x 15' Grade Level Door |
| Power: | 200 Amps (Tenant to Confirm) |
| Year Built: | 1980 |
| Notes: | Additional 'Live In' Unit on 2nd Floor with Kitchenette & Restroom/Shower |
| Lease Rate: | \$10,500/month Industrial Gross, \$0.56 on the Land |

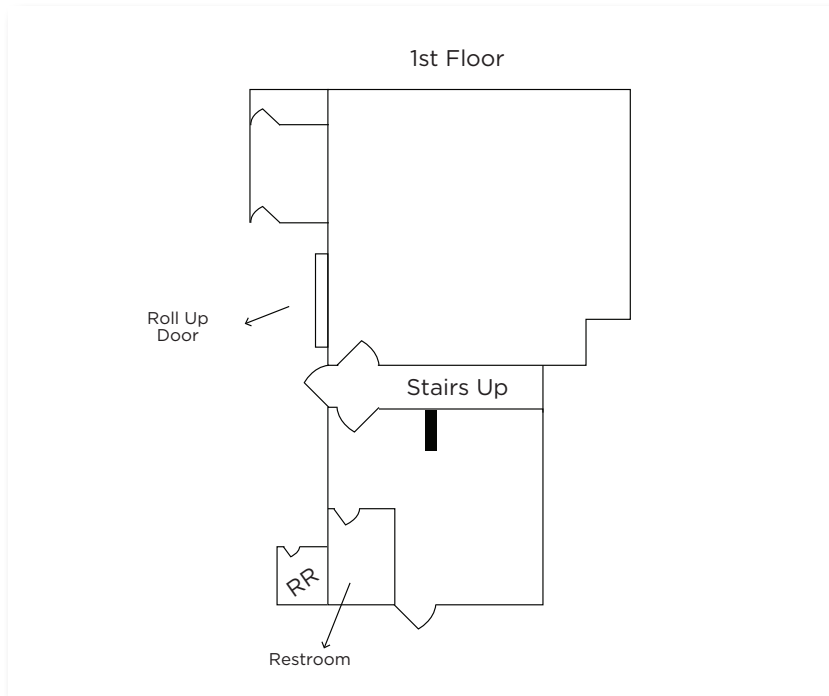


PROPERTY PHOTOS

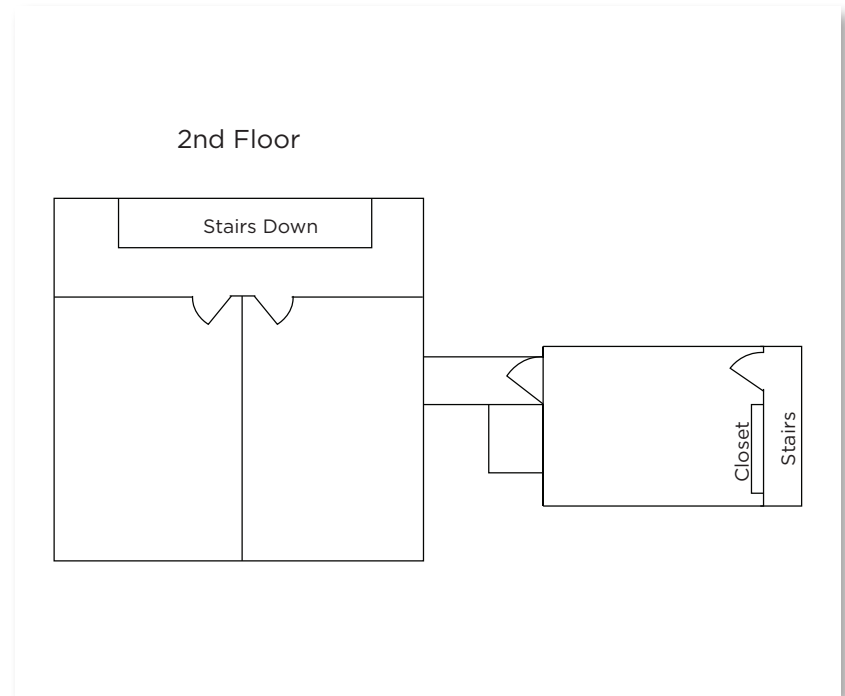
42100 BOSCELL ROAD
FREMONT, CA



FIRST FLOOR



SECOND FLOOR



42100 BOSCELL ROAD

FREMONT, CA



AMENITIES MAP



MT HAMILTON

SEPHORA



amazon



AUTO MALL PKWY

FREMONT BUSINESS PARK

ALBRAE ST



CHRISTY ST



42100 BOSCELL RD
FREMONT, CA

BOSCELL COMMON



BOSCELL RD





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