

# LEASED INDUSTRIAL ASSET

## SILICON VALLEY NORTH



**FOR SALE | 37421-37427**  
**CENTRALMONT PL**  
**FREMONT, CALIFORNIA 94536**

**±40,000 SF on ±1.95 AC**

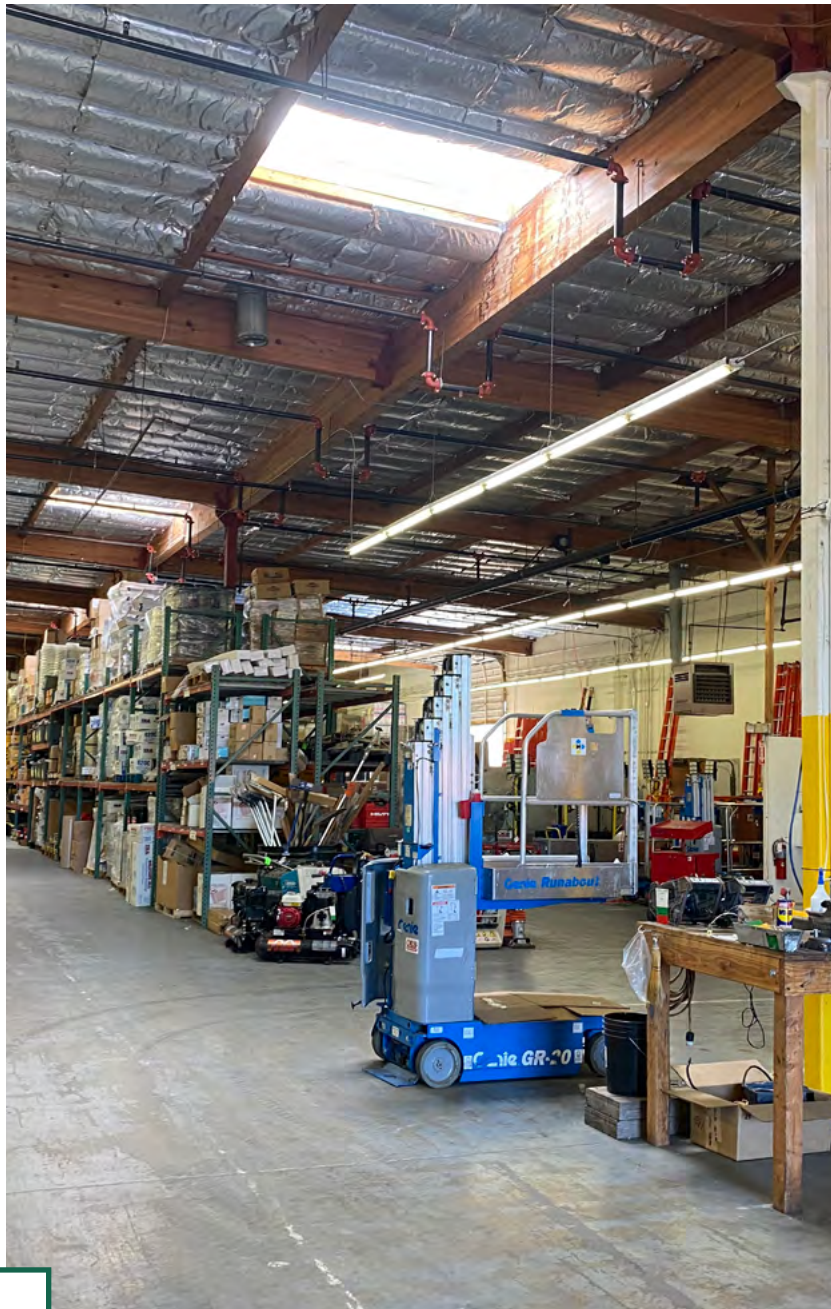
**±0.58 AC of fenced yard space**

**Fully leased to DPR Construction**





# OFFERING OVERVIEW



TRI Commercial Real Estate Services, Inc. is pleased to present 37421-37427 Centralmont Place for sale. The warehouse property has two identical units and is leased to DPR Construction, who has occupied the building for over ten years. It has undergone substantial renovations over the last decade including several hundred thousand dollars in upgrades in the last year. This makes it a key industrial asset in the North Silicon Valley market.

## Property Information

Price	Subject to Offer
Property Type	Industrial Warehouse, Storage
Total Building Size	±40,000 SF (County Record) ±42,400 SF (Measured, includes upstairs office)
Fenced Yard Space	±0.61 Acres
Clear Height	±17-18 ft
Total Land Size	±1.95 Acres
ADA	Parking, Entry, & Bathroom
Number of Units	2 (Both occupied by DPR)
APNs	501-350-11-4, 501-350-2-11
Power	720 amps (buyer to verify)
Construction	Concrete Tilt-Up, Slab Foundation
Year Built	1973
Renovations	2012-2022
Zoning	Industrial - Service
Parking	18 Spaces in Front of Building
Office Area	18% of Total SF, including 2,400 SF upstairs
Doors	8 Grade-Level Roll Up Doors

\* Do not disturb tenant



# 37421-37427 CENTRALMONT PLACE





#### TRI CORPORATE

1777 Oakland Boulevard, Suite 220  
Walnut Creek, CA 94596  
(O)925.296.3300

#### TRI PROPERTY MANAGEMENT

2209 Plaza Drive, Suite 100  
Rocklin, CA 95765  
(O)916.960.5700

#### ROSEVILLE AND TRI LAND SERVICES

532 Gibson Drive, Suite 200  
Roseville, CA 95678  
(O)916.677.8000

#### SACRAMENTO

1515 River Park Drive, Suite 200  
Sacramento, CA 95815  
(O)916.669.4500

#### SAN FRANCISCO

4 Embarcadero Center, Suite 1400  
San Francisco, CA 94111  
(O)415.268.2200

#### SILICON VALLEY

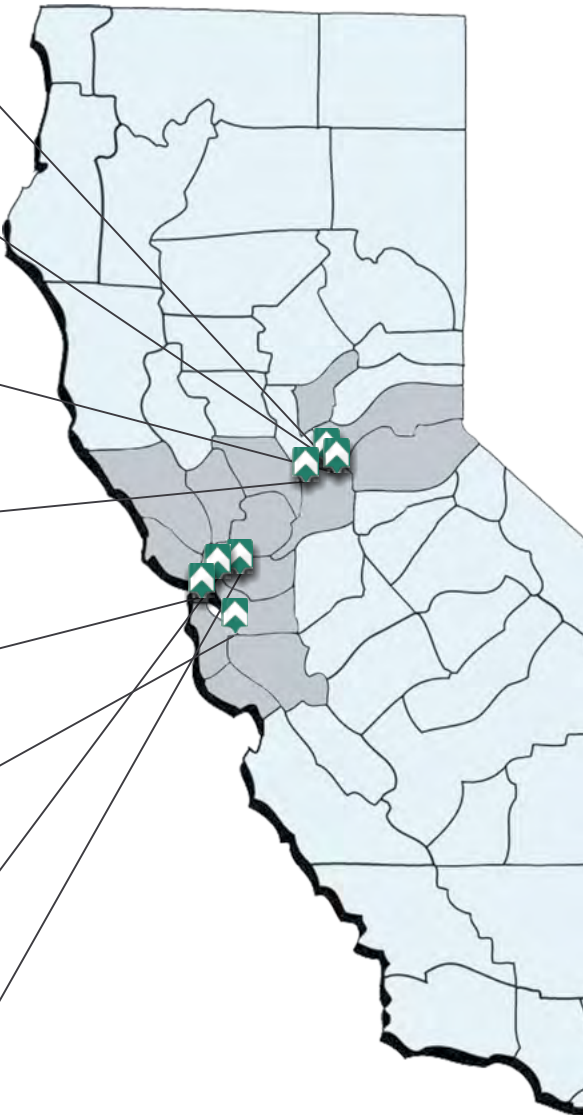
1900 The Alameda, Suite 530  
San Jose, CA 95126  
(O)408.413.3555

#### OAKLAND

1404 Franklin Street, Penthouse  
Oakland, CA 94612  
(O)510.622.8400

#### WALNUT CREEK

1777 Oakland Boulevard, Suite 220  
Walnut Creek, CA 94596  
(O)925.296.3300



## Edward F. Del Beccaro

**Executive Vice President**

**San Francisco Bay Area Regional Manager  
East Bay Investment Properties**

925-296-3333

[ed.delbeccaro@tricommercial.com](mailto:ed.delbeccaro@tricommercial.com)

LIC: #00642167

## Teddy Swain

**Associate**

**Investment Sales**

925-296-3360

[teddy.swain@tricommercial.com](mailto:teddy.swain@tricommercial.com)

LIC: #02067677