



# Exclusive Property Summary

COLLIERS INTERNATIONAL > SAN JOSE CA > INDUSTRIAL/WAREHOUSE

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# EXCLUSIVE LISTINGS

JANUARY 02, 2014

## INDUSTRIAL - FOR LEASE

Property Information		Availability Information		Comments			
<b>1</b> 	<b>1510 Dell Ave, Suite A</b>	<i>Available SF:</i>	13,863	<i>Office SF:</i>	6,472	<i>Agents:</i> Brent Dressen 408-282-3979 Ed Hofer, SIOR 408-282-3819 <i>Lease Comment:</i> End unit. 6,472 SF of office, 7,391 SF of manufacturing/warehouse. Excellent access to Highways 17 and 85. Next to Los Gatos Creek Park, bicycle and jogging paths. Available with 30 days notice. <hr/> <i>Features:</i> Highway Access - 17, 85 Sprinklers	
	<b>Campbell, CA 95008</b>	<i>Min/Max:</i>	13,863-13,863	<i>Amps ; Volts:</i>	600 ; 120/208		
	<i>Type:</i>	Industrial	<i>Avail Date:</i>	Immediate	<i>Clear Ht:</i>		- 17'
	<i>Status:</i>	Existing	<i>Unit/Suite</i>	1510/A	<i>Park Ratio:</i>		2.40 /1000
	<i>Bldg SF:</i>	22,904	<i>Avail Type:</i>	Lease	<i>DH Doors:</i>		0
	<i>Avail ID:</i>	1016125863	<i>TI Allow:</i>	TBD	<i>GL Doors:</i>		2
			<i>Expenses:</i>	TBD	<i>Columns:</i>		
		<i>Rental Rate:</i>	\$1.25 GR				



<b>2</b> 	<b>541 Division St</b>	<i>Available SF:</i>	35,400	<i>Office SF:</i>	15,100	<i>Agents:</i> Brent Dressen 408-282-3979 <i>Lease Comment:</i> Rare West Valley Industrial/Flex building for lease. 1.96 acre lot with fenced yard and parking available. 40% office buildout with dock and grade level access. <hr/> <i>Features:</i> Sprinklers Yard - Fenced	
	<b>Campbell, CA 95008</b>	<i>Min/Max:</i>	35,400-35,400	<i>Amps ; Volts:</i>	1,200 ; 120/208		
	<i>Type:</i>	R&D	<i>Avail Date:</i>	Immediate	<i>Clear Ht:</i>		16' - 18'
	<i>Status:</i>	Existing	<i>Unit/Suite</i>		<i>Park Ratio:</i>		2.50 /1000
	<i>Bldg SF:</i>	35,434	<i>Avail Type:</i>	Lease	<i>DH Doors:</i>		1
	<i>Avail ID:</i>	1016150090	<i>TI Allow:</i>	TBD	<i>GL Doors:</i>		5
	<i>APN:</i>	424-33-113	<i>Expenses:</i>	TBD	<i>Columns:</i>		
		<i>Rental Rate:</i>	\$0.90 NNN				



## Property Information

## Availability Information

## Comments

3



**583 Division St**  
**Campbell, CA 95008**

Type: Industrial  
Status: Existing  
Bldg SF: 9,600  
Avail ID: 1016149552

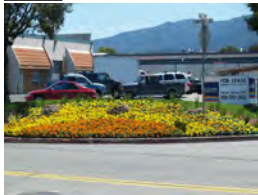
Available SF: 3,200  
Min/Max: 3,200-3,200  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$1.25 GR

Office SF: 1,440  
Amps ; Volts: 600 ; 120/240  
Clear Ht: 14' - 14'  
Park Ratio: 1.80 /1000  
DH Doors: 0  
GL Doors: 5  
Columns:

Agents:  
Ed Hofer, SIOR 408-282-3819  
Brent Dressen 408-282-3979  
Lease Comment: Industrial/flex unit for lease with 100% HVAC.  
Features:  
Highway Access - 17, 85  
HVAC - 100%  
Sprinklers



4



**Sunnyoaks Business Park**  
**1040 Dell Ave**  
**Campbell, CA 95008**

Type: Industrial  
Status: Existing  
Bldg SF: 7,860  
Avail ID: 1016149014  
APN: 424-01-063

Available SF: 3,000  
Min/Max: 3,000-3,000  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$1.50 NNN

Office SF: 1,500  
Amps ; Volts: 200 ; 120/208  
Clear Ht: 14' - 15'  
Park Ratio: 5.00 /1000  
DH Doors: 0  
GL Doors: 1  
Columns:

Agents:  
Steve Zamudio, CCIM 408-282-3824  
Michael Johnson, SIOR 408-282-3852  
Lease Comment: Former Grand Dell Saloon. Full kitchen in space. Tenant improvement dollars avail. Open / flexible floor plan. Additional bonus 1,200 SF mezzanine space upstairs. 5/1,000 parking.  
Features:  
Highway Access - 17, 85



5



**37399 Centralmont PI**  
**Fremont, CA 94536**

Type: Industrial  
Status: Existing  
Bldg SF: 59,000  
Avail ID: 1016137442  
APN: 501-0350-002-21

Available SF: 59,000  
Min/Max: 59,000-59,000  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.08  
Rental Rate: \$0.45 NNN

Office SF: 11,800  
Amps ; Volts: 1,200 ; 480  
Clear Ht: 18' - 18'  
Park Ratio: 1.50 /1000  
DH Doors: 1  
GL Doors: 5  
Columns:

Agents:  
John Serex 408-282-3803  
Lease Comment: Freestanding building. Renovations just complete. New paving; great freeway access. ±20% office. Sprinklered and fully insulated. Extensive, distributed power and air lines. Air compressor. Ideal for machining, sheet metal fabrication, manufacturing. Call to tour.  
Sale Comment: See lease notes.  
Features:  
Highway Access - 880, 84  
Sprinklers



## Property Description

Freestanding building on ±2.36 acre parcel. Renovations just complete. New paving; great freeway access. ±20% office. Sprinklered and fully insulated. Extensive, distributed power and air lines. Air compressor. Ideal for machining, sheet metal fabrication, manufacturing.

## Property Information

## Availability Information

## Comments

6



**37427 Centralmont PI**  
**Fremont, CA 94536-6536**

**Type:** Industrial  
**Status:** Existing  
**Bldg SF:** 40,000  
**Avail ID:** 1016107480  
**APN:** 501-0350-002-11

**Available SF:** 40,000  
**Min/Max:** 21,000-40,000  
**Avail Date:** Immediate  
**Unit/Suite:**  
**Avail Type:** Lease  
**TI Allow:** TBD  
**Expenses:** TBD  
**Rental Rate:** \$0.45 GR

**Office SF:** 4,900  
**Amps ; Volts:** 800 ; 110/240  
**Clear Ht:** 18' - 18'  
**Park Ratio:** 2.65 /1000  
**DH Doors:** 0  
**GL Doors:** 8  
**Columns:**

**Agents:**  
 John Serex 408-282-3803  
**Lease Comment:** Large side and rear fenced & paved lot for yard area or parking.



7



**47400 Kato Rd Development**  
**Fremont, CA 47400**

**Type:** Industrial  
**Status:** Development (12 mos out)  
**Bldg SF:** 310,000  
**Avail ID:** 1016150037  
**APN:** 519-1742-001

**Available SF:** 310,000  
**Min/Max:** 50,000-310,000  
**Avail Date:** TBD  
**Suite:**  
**Avail Type:** Lease  
**TI Allow:** TBD  
**Expenses:** TBD  
**Rental Rate:** TBD

**Office SF:**  
**Amps ; Volts:**  
**Clear Ht:** 30' - 32'  
**Park Ratio:**  
**DH Doors:**  
**GL Doors:**  
**Columns:**

**Agents:**  
 Kevin Hatcher 510-433-5818  
 Mark Maguire 510-433-5835  
 Michael Rosendin, SIOR, CCIM 408-282-3900  
 Craig Fordyce, SIOR, CCIM 408-282-3911  
**Lease Comment:** Build-to-suit opportunity. Flexible site plan for buildings from ±50,000 SF to 310,000 SF. Multiple points of ingress/egress. Parking ratio TBD.  
**Features:**  
 Freeway Visibility -  
 Highway Access - 880, 92  
 Sprinklers - ESFR



8



**233 Whitney PI**  
**Fremont, CA 94539**

**Type:** Industrial  
**Status:** Existing  
**Bldg SF:** 18,000  
**Avail ID:** 1016146769  
**APN:** 519-1682-004-00

**Available SF:** 5,168  
**Min/Max:** 5,168-5,168  
**Avail Date:** Immediate  
**Unit/Suite:**  
**Avail Type:** Lease  
**TI Allow:** TBD  
**Expenses:** \$0.14  
**Rental Rate:** \$0.65 NNN

**Office SF:** 1,500  
**Amps ; Volts:** 400 ; 120/208  
**Clear Ht:** 16' - 16'  
**Park Ratio:** 1.85 /1000  
**DH Doors:** 0  
**GL Doors:** 2  
**Columns:**

**Agents:**  
 Terry Healy 408-282-3826  
 Mark Zamudio 408-282-3822  
**Lease Comment:** Ceiling insulation. Good power and airline distribution.  
**Features:**  
 Skylights -  
 Sprinklers -



## Property Information

## Availability Information

## Comments

9



**Christy Business Center**  
**41960 Christy St**  
**Fremont, CA 94538**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 26,516  
*Avail ID:* 1016143828

*Available SF:* 13,364  
*Min/Max:* 13,364-26,496  
*Avail Date:* Immediate  
*Unit/Suite*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.20  
*Rental Rate:* \$0.59 NNN

*Office SF:* 8,019  
*Amps ; Volts:* 800 ; 120/208  
*Clear Ht:* 17' - 17'  
*Park Ratio:* 4.00 /1000  
*DH Doors:* 0  
*GL Doors:* 3  
*Columns:*

*Agents:*  
 Paige DeSmet 408-282-3918  
 Dave Schmidt, SIOR 408-282-3814  
 Craig Walsh 650-486-2230  
*Lease Comment:* 1 private office. 1 conference room. 3 grade level doors. Open office area for cubes. Break room. Warehouse with open insulated ceiling, incandescent lighting, sealed cement. Air conditioned. Large open area with epoxy flooring. 60% office/lab. 40% warehouse. 2 grade level doors.  
*Features:*  
 Sprinklers



10



**Christy Business Center**  
**41960-41970 Christy St, Suite**  
**Combo**  
**Fremont, CA 94538**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 26,516  
*Avail ID:* 1016151504

*Available SF:* 26,496  
*Min/Max:* 13,132-26,496  
*Avail Date:* Immediate  
*Suite* Combo  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.20  
*Rental Rate:* \$0.59 NNN

*Office SF:*  
*Amps ; Volts:* 800 ; 120/208  
*Clear Ht:* 17' - 17'  
*Park Ratio:* 4.00 /1000  
*DH Doors:*  
*GL Doors:* 4  
*Columns:*

*Agents:*  
 Paige DeSmet 408-282-3918  
 Dave Schmidt, SIOR 408-282-3814  
 Craig Walsh 650-486-2230  
*Lease Comment:* Combo listing for 41960 & 41970 Christy Street. 30% dropped ceiling office, 60% dropped ceiling assembly/manufacturing area, 10% lab. 4 grade level doors.  
*Features:*  
 Sprinklers



11



**Christy Business Center**  
**41970 Christy St**  
**Fremont, CA 94538**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 26,516  
*Avail ID:* 1016141646

*Available SF:* 13,132  
*Min/Max:* 13,132-26,496  
*Avail Date:* Immediate  
*Unit/Suite*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.20  
*Rental Rate:* \$0.59 NNN

*Office SF:* 3,939  
*Amps ; Volts:* 400 ; 120/208  
*Clear Ht:* 17' - 17'  
*Park Ratio:* 4.00 /1000  
*DH Doors:* 0  
*GL Doors:* 1  
*Columns:*

*Agents:*  
 Paige DeSmet 408-282-3918  
 Dave Schmidt, SIOR 408-282-3814  
 Craig Walsh 650-486-2230  
*Lease Comment:* 50% assembly/manufacturing. 30% office. 20% lab. 8 private offices. 1 conference room. Large lab. Break area. 1 grade level door. Large assembly/manufacturing space with small lab.  
*Features:*  
 Lab Space -  
 Sprinklers



Property Information

Availability Information

Comments

12



**Mission Business Park**

**843 Auburn Ct  
Fremont, CA 94538**

Type: R&D  
Status: Existing  
Bldg SF: 60,312  
Avail ID: 1016141332  
APN: 519-1680-010



Available SF: 60,312  
Min/Max: 60,312-60,312  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.24  
Rental Rate: \$0.55 NNN

Office SF: 18,336  
Amps ; Volts: 2,000 ; 277/480  
Clear Ht: 26' - 26'  
Park Ratio: 3.00 /1000  
DH Doors: 8  
GL Doors: 2  
Columns:

Agents:  
Dave Schmidt, SIOR 408-282-3814  
Ed Hofer, SIOR 408-282-3819  
Lease Comment: Easy access to I-880 & I-680. ±1 acre of fenced parking/yard. Full fee to procuring broker on all new deals. Available 1/1/2014. Call to tour.  
Features:  
Highway Access - 880, 680  
Yard

13



**Scott Creek Business Park**

**448 Kato Terrace  
Fremont, CA 94539**

Type: R&D  
Status: Existing  
Bldg SF: 60,836  
Avail ID: 1016139985  
APN: 519-1010-139



Available SF: 16,756  
Min/Max: 16,756-16,756  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.20  
Rental Rate: \$0.65 NNN

Office SF: 6,700  
Amps ; Volts: 1,200 ; 277/480  
Clear Ht:  
Park Ratio: 4.30 /1000  
DH Doors: 1  
GL Doors: 1  
Columns:

Agents:  
Dave Schmidt, SIOR 408-282-3814  
Ed Hofer, SIOR 408-282-3819  
Lease Comment: 40% office, 25% lab/assembly, 35% warehouse. Space going through "market ready". Full fee to procuring broker on all new deals. Combo R-E-F.  
Features:  
Highway Access - 680, 880  
Lab Space  
Sprinklers

Property Description

Base Add.

14



**7620 Egleberry St, Suite C**

**Gilroy, CA 95020**

Type: Industrial  
Status: Existing  
Bldg SF: 5,960  
Avail ID: 1016153760



Available SF: 600  
Min/Max: 600-3,500  
Avail Date: Immediate  
Unit/Suite: 7620/C  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: TBD

Office SF:  
Amps ; Volts: 60 ;  
Clear Ht:  
Park Ratio: 3.00 /1000  
DH Doors:  
GL Doors: 1  
Columns:

Agents:  
Jeff Barnes 408-218-3366  
Matt van Keulen 408-842-7000  
Lease Comment: Can be combined for a total of 3,500 SF. Unit C has 60 AMPs single phase unit.

## Property Information

## Availability Information

## Comments

15

Building Photo  
Not on File

**7620 Egleberry St, Suite D**  
**Gilroy, CA 95020**

Type: Industrial  
Status: Existing  
Bldg SF: 5,960  
Avail ID: 1016153816

Available SF: 600  
Min/Max: 600-3,500  
Avail Date: Immediate  
Unit/Suite: 7620/D  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: TBD

Office SF:  
Amps ; Volts: 60 ;  
Clear Ht:  
Park Ratio: 3.00 /1000  
DH Doors:  
GL Doors: 1  
Columns:

Agents:  
Jeff Barnes 408-218-3366  
Matt van Keulen 408-842-7000  
Lease Comment: Can be combined for a total of 3,500 SF. Unit D has 60 Amps 3 phase.

16

Building Photo  
Not on File

**7620 Egleberry St, Suite E**  
**Gilroy, CA 95020**

Type: Industrial  
Status: Existing  
Bldg SF: 5,960  
Avail ID: 1016153817

Available SF: 2,300  
Min/Max: 2,300-3,500  
Avail Date: Immediate  
Unit/Suite: 7620/E  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: TBD

Office SF:  
Amps ; Volts: 60 ;  
Clear Ht:  
Park Ratio: 3.00 /1000  
DH Doors:  
GL Doors: 1  
Columns:

Agents:  
Jeff Barnes 408-218-3366  
Matt van Keulen 408-842-7000  
Lease Comment: Can be combined for a total of 3,500 SF. Unit E is has 100 AMPs 3 Phase Power. Available January 1, 2014.

17



**6290 Monterey Rd**  
**Gilroy, CA 95020**

Type: Industrial  
Status: Existing  
Bldg SF: 5,500  
Avail ID: 1016154652  
APN: 841-14-019, 841-14-070

Available SF: 5,500  
Min/Max: 5,500-5,500  
Avail Date: Immediate  
Unit/Suite:  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$1.364 GR

Office SF:  
Amps ; Volts:  
Clear Ht:  
Park Ratio:  
DH Doors:  
GL Doors:  
Columns:

Agents:  
Mark Sanchez 408-842-7000  
Lease Comment: Retail showroom with large yard. Great for RV, Auto, Boat or equipment rental. Zoned HC (highway commercial).  
Features:  
Yard -

## Property Information

## Availability Information

## Comments

18

**5750 Obata Way, Suite D, E & A**  
**Gilroy, CA 95020**



Type: Industrial  
 Status: Existing  
 Bldg SF: 16,800  
 Avail ID: 1016030770

Available SF: 7,400  
 Min/Max: 1,700-7,400  
 Avail Date: Immediate  
 Unit/Suite: 5750/D, E & A  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.65 GR

Office SF: 812  
 Amps ; Volts: 400 ; 408  
 Clear Ht: 20' - 20'  
 Park Ratio: 3.00 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Mark Sanchez 408-842-7000  
 Jeff Barnes 408-218-3366  
 Lease Comment: 5750 Obata, Unit D: 1,700 SF  
 5750 Obata, Unit E: 2,500 SF  
 575 Southside Drive, Unit A: 3,200 SF  
 Zone M-2 – Heavy Industrial.



19

**530 Rossi Ct**  
**Gilroy, CA 95020**



Type: Industrial  
 Status: Existing  
 Bldg SF: 26,071  
 Avail ID: 1016043484  
 APN: 841-72-012

Available SF: 8,787  
 Min/Max: 8,787-8,787  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.95 GR

Office SF:  
 Amps ; Volts: 400 ; 480  
 Clear Ht: 20'  
 Park Ratio: 2.50 /1000  
 DH Doors:  
 GL Doors: 4  
 Columns:

Agents:  
 Mark Sanchez 408-842-7000  
 Jeff Barnes 408-218-3366  
 Lease Comment: New Construction. Zoned M-2 Heavy Industrial. Great Power. 10% Office area. There is a tenant leasing this space on a month to month basis currently.



20

**275 Welburn Ave, Suite A & B**  
**Gilroy, CA 95020**



Type: Industrial  
 Status: Existing  
 Bldg SF: 11,108  
 Avail ID: 1016145189  
 APN: 790-28-030

Available SF: 2,100  
 Min/Max: 2,100-2,100  
 Avail Date: Immediate  
 Unit/Suite: 275/A & B  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.04  
 Rental Rate: \$0.86 NNN

Office SF:  
 Amps ; Volts:  
 Clear Ht: 16' - 18'  
 Park Ratio:  
 DH Doors:  
 GL Doors: 1  
 Columns:

Agents:  
 Mark Sanchez 408-842-7000  
 Matt van Keulen 408-842-7000





## Property Information

## Availability Information

## Comments

21



**Obata Business Park**  
**5810 Obata Way, Suite 7**  
**Gilroy, CA 95020**

Type: Industrial  
 Status: Existing  
 Bldg SF: 11,800  
 Avail ID: 1016122816

Available SF: 3,450  
 Min/Max: 3,450-3,450  
 Avail Date: Immediate  
 Unit/Suite: 5810/7  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.75 GR

Office SF: 500  
 Amps ; Volts: 200 ; 220  
 Clear Ht: 18'  
 Park Ratio: 2.00 /1000  
 DH Doors: 0  
 GL Doors: 2  
 Columns:

Agents:  
 Mark Sanchez 408-842-7000  
 Jeff Barnes 408-218-3366  
 Lease Comment: Zoned M2. Small office with rollup.  
 Features:  
 Highway Access - 101  
 Sprinklers



22



**605 University Ave**  
**Los Gatos, CA 94032**

Type: Industrial  
 Status: Existing  
 Bldg SF: 3,415  
 Avail ID: 1016150688

Available SF: 3,415  
 Min/Max: 3,415-3,415  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$2.10 GR

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio: 2.00 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Mike Miller 408-282-3842  
 Lease Comment: Fenced yard / parking lot.  
 Features:  
 Highway Access - 9, 17



23



**646 University Ave**  
**Los Gatos, CA 95032**

Type: Industrial  
 Status: Existing  
 Bldg SF: 2,400  
 Avail ID: 1016153821  
 APN: 529-10-033

Available SF: 2,330  
 Min/Max: 2,330-2,330  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$2.15 GR

Office SF: 720  
 Amps ; Volts: 200 ; 120/208  
 Clear Ht: 16' - 16'  
 Park Ratio: 2.60 /1000  
 DH Doors: 0  
 GL Doors: 2  
 Columns:

Agents:  
 Emerson DiNapoli 408-282-3841  
 Brent Dressen 408-282-3979  
 Lease Comment: Rare Los Gatos free standing industrial building with fenced yard. 30% office, 1 (14ft) roll up door, 1 (6ft) roll up door. Automotive OK.  
 Features:  
 Automotive -  
 HVAC - 100%  
 Yard - Fenced



## Property Information

## Availability Information

## Comments

24



**871-891 Ames Ave**  
**Milpitas, CA 95035**

Type: Industrial  
Status: Existing  
Bldg SF: 12,528  
Avail ID: 1016148099

Available SF: 2,743  
Min/Max: 2,743-2,743  
Avail Date: Immediate  
Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$1.05 GR

Office SF: 565  
Amps ; Volts: 200 ; 110/208  
Clear Ht:  
Park Ratio: 3.00 /1000  
DH Doors:  
GL Doors: 1  
Columns:

Agents:  
John Kovaleski 408-282-3844  
Dion Campisi, SIOR 408-282-3875  
Lease Comment: 2 private offices. 2 restrooms.  
Reception area. End unit available now. Great glassline.  
Warehouse skylights. 20% office. Grade level door.  
Features:  
Highway Access - 680  
Skylights  
Sprinklers



25



**Ames Business Park**  
**745 Ames Ave**  
**Milpitas, CA 95035**

Type: Industrial  
Status: Existing  
Bldg SF: 11,234  
Avail ID: 1016154093

Available SF: 1,815  
Min/Max: 1,815-1,815  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.146  
Rental Rate: \$0.90 IG

Office SF: 700  
Amps ; Volts: 200 ; 120/208  
Clear Ht: 14' - 14'  
Park Ratio: 3.20 /1000  
DH Doors:  
GL Doors: 1  
Columns:

Agents:  
Dave Evans 408-282-3825  
Lease Comment: Reception, 2 offices, and 1 restroom  
with rear grade level door.  
Features:  
Highway Access - 237, 680, 880  
Sprinklers - Insulated



26



**Ames Business Park**  
**747 Ames Ave**  
**Milpitas, CA 95035**

Type: Industrial  
Status: Existing  
Bldg SF: 11,234  
Avail ID: 1016154094

Available SF: 1,741  
Min/Max: 1,741-1,741  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.146  
Rental Rate: \$0.90 IG

Office SF: 400  
Amps ; Volts: 200 ; 120/208  
Clear Ht: 14' - 14'  
Park Ratio: 3.20 /1000  
DH Doors:  
GL Doors:  
Columns:

Agents:  
Dave Evans 408-282-3825  
Lease Comment: Reception with 1 office and 1 restroom.  
ASVB lockbox at 745 Ames.  
Features:  
Highway Access - 237, 680, 880  
Sprinklers - Insulated



## Property Information

## Availability Information

## Comments

27

**Ames Business Park****755 Ames Ave  
Milpitas, CA 95035**

Type: Industrial  
 Status: Existing  
 Bldg SF: 11,234  
 Avail ID: 1016144013

Available SF: 1,815  
 Min/Max: 1,815-1,815  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.14  
 Rental Rate: \$0.90 IG

Office SF: 400  
 Amps ; Volts: 200 ; 120/208  
 Clear Ht: - 14'  
 Park Ratio: 3.20 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents: Dave Evans 408-282-3825  
 Lease Comment: Reception, 1 office, 1 restroom.  
 Features: Highway Access - 237, 680, 880  
 Insulation  
 Sprinklers



28

**Ames Business Park****757 Ames Ave  
Milpitas, CA 95035**

Type: Industrial  
 Status: Existing  
 Bldg SF: 11,234  
 Avail ID: 1016154095

Available SF: 1,013  
 Min/Max: 1,013-1,013  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.146  
 Rental Rate: \$1.05 IG

Office SF: 500  
 Amps ; Volts: 100 ; 120/208  
 Clear Ht: 14' - 14'  
 Park Ratio: 3.20 /1000  
 DH Doors:  
 GL Doors: 1  
 Columns:

Agents: Dave Evans 408-282-3825  
 Lease Comment: Reception with 2 offices and 1 rest room.  
 Features: Highway Access - 237, 680, 880  
 Sprinklers - Insulated



29

**16035 Caputo Dr, Suite A****Morgan Hill, CA 95037**

Type: Industrial  
 Status: Existing  
 Bldg SF: 13,000  
 Avail ID: 1016154002

Available SF: 1,875  
 Min/Max: 1,875-1,875  
 Avail Date: 1/15/2014  
 Unit/Suite: 16035/A  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.22  
 Rental Rate: \$1.00 NNN

Office SF: 1,000  
 Amps ; Volts: 80 ;  
 Clear Ht: 13' - 16'  
 Park Ratio: 4.00 /1000  
 DH Doors:  
 GL Doors: 1  
 Columns:

Agents: Tom de Jong 408-282-3829  
 Brent Dressen 408-282-3979  
 Lease Comment: 2 private offices and kitchen area. May be combined with units B (2,052 SF), C (2,056 SF) or D (2,000 SF)  
 Features: Conference Rooms - Highway Access - 101  
 Sprinklers



## Property Information

## Availability Information

## Comments

30

**16080 Caputo Dr, Suite 130 & 140**  
**Morgan Hill, CA 95037**



Type: Industrial  
 Status: Existing  
 Bldg SF: 14,365  
 Avail ID: 1016134676

Available SF: 4,080  
 Min/Max: 2,040-6,120  
 Avail Date: Immediate  
 Unit/Suite: 16080/130 & 140  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.85 GR

Office SF: 400  
 Amps ; Volts: 200 ; 280  
 Clear Ht: 14'  
 Park Ratio: 2.00 /1000  
 DH Doors:  
 GL Doors: 2  
 Columns:

Agents: Jeff Barnes 408-218-3366  
 Lease Comment: Unit 130 (2,040 SF)  
 Unit 140 (2,040 SF)  
 Unit 120 (2,040 SF)  
 Features: Highway Access - 101  
 Sprinklers



31

**9760 Monterey Rd**  
**Morgan Hill, CA 95037**



Type: Industrial  
 Status: Existing  
 Bldg SF: 41,000  
 Avail ID: 1016134535

Available SF: 2,731  
 Min/Max: 2,731-2,731  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1.48 GR

Office SF:  
 Amps ; Volts: 100 ;  
 Clear Ht: 10' - 12'  
 Park Ratio: 4.00 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents: Dave Evans 408-282-3825  
 Lease Comment: 2,371 SF storage building on .63 acres for \$3,500, .92 acres \$3,500. Divisible. Power and water. Fenced property with baserock. Available now. Call to show.  
 Features: Yard



32

**380 Tennant Ave, Suite 1**  
**Morgan Hill, CA 95037**



Type: Industrial  
 Status: Existing  
 Bldg SF: 20,033  
 Avail ID: 1016126919  
 APN: 817-06-019

Available SF: 3,022  
 Min/Max: 3,022-3,022  
 Avail Date: Immediate  
 Unit/Suite: 380/1  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1.10 GR

Office SF:  
 Amps ; Volts: 200 ; 120/208  
 Clear Ht: 16'  
 Park Ratio: 3.00 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents: Jeff Barnes 408-218-3366  
 Lease Comment: Great exposure on Tennant Ave. with retail visibility. 100% HVAC with roll-up door.  
 Features: HVAC  
 Sprinklers



## Property Information

## Availability Information

## Comments

33



**380 Tennant Ave, Suite 4**  
**Morgan Hill, CA 95037**

Type: Industrial  
 Status: Existing  
 Bldg SF: 20,033  
 Avail ID: 1016139059  
 APN: 817-06-019

Available SF: 3,192  
 Min/Max: 3,192-3,192  
 Avail Date: Immediate  
 Unit/Suite: 380/4  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.75 GR

Office SF:  
 Amps ; Volts: 200 ;  
 Clear Ht:  
 Park Ratio: 3.00 /1000  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Jeff Barnes 408-218-3366  
 Lease Comment: 2 roll up doors, 100% HVAC



34



**Adams Court Business Park**  
**18805 Adams Ct 1**  
**Morgan Hill, CA 95037**

Type: Industrial  
 Status: Existing  
 Bldg SF: 25,000  
 Avail ID: 1016123067

Available SF: 13,098  
 Min/Max: 13,098-13,098  
 Avail Date: Immediate  
 Unit/Suite:  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.60 NNN

Office SF:  
 Amps ; Volts: 2,000 ;  
 Clear Ht:  
 Park Ratio: 2.00 /1000  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Brian Mason 408-282-3959  
 Mark Sanchez 408-842-7000  
 Features:  
 Sprinklers



35



**Morgan Hill Ranch**  
**326 Digital Dr**  
**Morgan Hill, CA 95037**

Type: Industrial  
 Status: Existing  
 Bldg SF: 2,764  
 Avail ID: 1016152391  
 APN: 726-47-003

Available SF: 2,764  
 Min/Max: 2,764-2,764  
 Avail Date: Immediate  
 Unit/Suite:  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1.05 NNN

Office SF: 2,764  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio: 2.00 /1000  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Mark Sanchez 408-842-7000  
 Matt van Keulen 408-842-7000



## Property Description

Industrial condo. 100% office.

## Property Information

## Availability Information

## Comments

36



**Vineyard Center**  
**15750 Vineyard Blvd, Suite 120**  
**Morgan Hill, CA 95037**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 50,400  
*Avail ID:* 1016116760

*Available SF:* 7,575  
*Min/Max:* 7,575-7,575  
*Avail Date:* Immediate  
*Unit/Suite:* 15750/120  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* TBD

*Office SF:* 7,575  
*Amps ; Volts:* 16'  
*Clear Ht:* 3.00 /1000  
*Park Ratio:* 0  
*DH Doors:* 0  
*GL Doors:* 0  
*Columns:*

*Agents:*  
 Mark Sanchez 408-842-7000  
 Jeff Barnes 408-218-3366  
*Lease Comment:* 85% drop ceiling. 100% HVAC.  
 Flexible floor plan.  
*Features:*  
 Highway Access - 101  
 Sprinklers



37



**441 Clyde Ave**  
**Mountain View, CA 94043**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 11,480  
*Avail ID:* 1016123856  
*APN:* 159-43-036

*Available SF:* 11,480  
*Min/Max:* 11,480-11,480  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.10  
*Rental Rate:* \$1.25 NNN

*Office SF:* 2,280  
*Amps ; Volts:* 200 ; 240  
*Clear Ht:* 16' - 16'  
*Park Ratio:* 3.20 /1000  
*DH Doors:* 3  
*GL Doors:* 0  
*Columns:*

*Agents:*  
 Jim Beeger 408-282-3942  
*Lease Comment:* Well maintained freestanding single-story building. 20% office drop ceiling HVAC and 80% warehouse open ceiling. Potential fenced yard. Call to tour. By appointment only. Not for sale.  
*Features:*  
 Highway Access - 237, 85, 101, 280  
 Public Transportation - Light Rail  
 Sprinklers



38



**1880 Dobbin Dr**  
**San Jose, CA 95133**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 11,476  
*Avail ID:* 1016151391

*Available SF:* 11,476  
*Min/Max:* 11,476-11,476  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* \$0.82 GR

*Office SF:* 3,065  
*Amps ; Volts:* 225 ; 120/208  
*Clear Ht:* 19' - 20'  
*Park Ratio:* 1.00 /1000  
*DH Doors:* 0  
*GL Doors:* 2  
*Columns:*

*Agents:*  
 Dave Evans 408-282-3825  
*Lease Comment:* ±3,00 SF HVAC Office. Grade level access. Fenced parking. Enterprise zone.  
*Sale Comment:* Mezzanine office space not included in square footage.  
*Features:*  
 HVAC - Office  
 Skylights -  
 Yard - Fenced



## Property Description

30,400 SF lot

## Property Information

## Availability Information

## Comments

39



**661 Kings Row**  
**San Jose, CA 95112**

Type: Industrial  
 Status: Existing  
 Bldg SF: 5,355  
 Avail ID: 1016151004

Available SF: 5,355  
 Min/Max: 5,355-5,355  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.78 GR

Office SF: 1,300  
 Amps ; Volts:  
 Clear Ht: 12' - 12'  
 Park Ratio: 3.00 /1000  
 DH Doors:  
 GL Doors: 3  
 Columns:

Agents:  
 Dave Evans 408-282-3825  
 Lease Comment: Call to show.  
 Features:  
 Highway Access - 880  
 Yard -



40



**85 Old Tully Rd**  
**San Jose, CA 95111**

Type: Industrial  
 Status: Existing  
 Bldg SF: 7,200  
 Avail ID: 1016154504

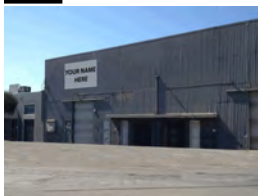
Available SF: 7,200  
 Min/Max: 7,200-7,200  
 Avail Date: 3/01/2014  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1.52 GR

Office SF: 1,100  
 Amps ; Volts: 400 ; 120/240  
 Clear Ht: 12' - 12'  
 Park Ratio: 3.00 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Dave Evans 408-282-3825  
 Lease Comment: 7,200 SF building on 1 acre - \$6,200 Gross.  
 1.09 acre lot - \$4,750 Gross.  
 Can be leased together or separate.  
 Heavy industrial  
 Features:  
 Highway Access - 87, 101, 280  
 Skylights -  
 Yard



41



**437 Queens Ln**  
**San Jose, CA 95112**

Type: Industrial  
 Status: Existing  
 Bldg SF: 29,104  
 Avail ID: 1016150850  
 APN: 237-21-091

Available SF: 29,104  
 Min/Max: 21,904-29,104  
 Avail Date: 3/01/2014  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.59 GR

Office SF: 5,250  
 Amps ; Volts: 1,200 ; 120/240  
 Clear Ht: 15' - 23'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 4  
 Columns:

Agents:  
 Brent Dressen 408-282-3979  
 Dave Evans 408-282-3825  
 Lease Comment: Freestanding building with multiple grade level doors. HVAC office. May divide to 21,904 SF.  
 Tour by appointment only.  
 Features:  
 Highway Access - 101, 880  
 HVAC - Office



## Property Information

## Availability Information

## Comments

42



**1631 Rogers Ave**  
**San Jose, CA 95112**

Type: Industrial  
Status: Existing  
Bldg SF: 33,600  
Avail ID: 1016152774

Available SF: 4,200  
Min/Max: 4,200-4,200  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$0.78 GR

Office SF:  
Amps ; Volts: 100 ; 120/208  
Clear Ht: 14' - 14'  
Park Ratio: 2.00 /1000  
DH Doors:  
GL Doors: 3  
Columns:

Agents:  
Brent Dressen 408-282-3979  
Dave Evans 408-282-3825  
Lease Comment: End unit 15% office, 3 grade level doors, 14 foot clear. ASVB Lockbox.  
Features:  
Highway Access - 880, 101



43



**Commercial St. Business Center**  
**1070 Commercial St, Suite 101**  
**San Jose, CA 95112**

Type: Industrial  
Status: Existing  
Bldg SF: 105,969  
Avail ID: 1016146440

Available SF: 8,928  
Min/Max: 8,928-8,928  
Avail Date: Immediate  
Unit/Suite: 1070/101  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.225  
Rental Rate: \$0.65 NNN

Office SF: 2,000  
Amps ; Volts: 200 ; 277/480  
Clear Ht: 24' - 24'  
Park Ratio: 2.00 /1000  
DH Doors: 2  
GL Doors: 1  
Columns:

Agents:  
Dave Evans 408-282-3825  
Carla Lindorff 408-282-3908  
Lease Comment: End unit. Insulated/space heat. ±5,400 SF fenced parking available at \$0.15/SF. Tour by appointment only.  
Features:  
Highway Access - 101, 680, 880  
Refrigeration  
Sprinklers



44



**Edenvale Business Park**  
**6280 San Ignacio Ave, Suite E & F**  
**San Jose, CA 95119**

Type: Industrial  
Status: Existing  
Bldg SF: 83,000  
Avail ID: 1016153132

Available SF: 2,716  
Min/Max: 500-2,216  
Avail Date: Immediate  
Unit/Suite: 6280/E & F  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.15  
Rental Rate: \$1.15 GR

Office SF:  
Amps ; Volts: 100 ;  
Clear Ht: 16' - 16'  
Park Ratio: 3.00 /1000  
DH Doors:  
GL Doors: 1  
Columns:

Agents:  
David Mein 408-891-6504  
Lease Comment: 25% office. 75% warehouse. End unit.  
Features:  
Highway Access - 101  
Lab Space  
Sprinklers





## Property Information

## Availability Information

## Comments

45

**Junction Dado Industrial Center**

**540 Dado St**  
**San Jose, CA 95131**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 45,465  
*Avail ID:* 1016149794  
*APN:* 237-18-053



*Available SF:* 27,400  
*Min/Max:* 27,400-27,400  
*Avail Date:* Immediate  
*Unit/Suite*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.17  
*Rental Rate:* \$0.69 NNN

*Office SF:* 4,500  
*Amps ; Volts:* 1,200 ; 277/480  
*Clear Ht:* 16' - 18'  
*Park Ratio:* 2.50 /1000  
*DH Doors:* 3  
*GL Doors:* 4  
*Columns:*

*Agents:*  
Mark Zamudio 408-282-3822  
Samantha Edie 408-282-3823  
*Lease Comment:* End unit with excellent parking, grade level and dock high loading, near new office area and great power – 1,200 amps (277/480V). Available 1/1/14.  
*Please do not disturb existing tenant.*  
*Features:*  
Highway Access - 87, 880  
Lighting - Metal Halide  
Skylights  
Sprinklers

46

**Las Plumas Business Park**

**1650 Las Plumas Ave, Suite C**  
**San Jose, CA 95133**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 62,699  
*Avail ID:* 1016152959  
*APN:* 254-03-032



*Available SF:* 7,200  
*Min/Max:* 7,200-7,200  
*Avail Date:* Immediate  
*Unit/Suite* 1650/C  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.24  
*Rental Rate:* \$0.65 NNN

*Office SF:* 2,570  
*Amps ; Volts:* 600 ; 277/480  
*Clear Ht:* 18' - 18'  
*Park Ratio:* 2.00 /1000  
*DH Doors:* 1  
*GL Doors:* 1  
*Columns:*

*Agents:*  
Ed Hofer, SIOR 408-282-3819  
*Lease Comment:* Fiberoptic service. Located in San Jose Enterprise Zone. Tour by ASVB Lockbox.  
*Features:*  
Highway Access - 101, 680  
Sprinklers

47

**Las Plumas Business Park**

**1650 Las Plumas Ave, Suite G & H**  
**San Jose, CA 95133**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 62,699  
*Avail ID:* 1016142556  
*APN:* 254-03-032



*Available SF:* 20,494  
*Min/Max:* 20,494-20,494  
*Avail Date:* Immediate  
*Unit/Suite* 1650/G & H  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.24  
*Rental Rate:* \$0.55 NNN

*Office SF:* 3,075  
*Amps ; Volts:*  
*Clear Ht:* 18' - 18'  
*Park Ratio:* 2.00 /1000  
*DH Doors:* 3  
*GL Doors:* 3  
*Columns:*

*Agents:*  
Ed Hofer, SIOR 408-282-3819  
*Lease Comment:* 15% office. Located in San Jose Enterprise Zone. Light Industrial (LI) zoning. Minutes from new Berryessa BART station (scheduled completion in 2018).  
*Features:*  
Highway Access - 101, 680  
Sprinklers

## Property Information

## Availability Information

## Comments

48

**Zanker/Charcot Industrial Park**

**2156 Zanker Rd**  
**San Jose, CA 95131**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 43,035  
*Avail ID:* 1016137643

*Available SF:* 7,100  
*Min/Max:* 7,100-7,100  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.17  
*Rental Rate:* \$0.72 NNN

*Office SF:* 2,200  
*Amps ; Volts:* 400 ; 120/280  
*Clear Ht:* 16' - 18'  
*Park Ratio:* 1.00 /1000  
*DH Doors:* 0  
*GL Doors:* 1  
*Columns:*

*Agents:*  
 Ed Hofer, SIOR 408-282-3819  
*Lease Comment:* End unit. Access to dock high loading.  
 100% HVAC. Zoned Industrial Park. Available with 30 days notice.  
*Features:*  
 Highway Access - 101, 880  
 HVAC - 100%  
 Sprinklers



49

**2985-2995 Gordon Ave**

**Santa Clara, CA 95051**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 23,598  
*Avail ID:* 1016137438  
*APN:* 216-34-041

*Available SF:* 12,000  
*Min/Max:* 12,000-12,000  
*Avail Date:* Immediate  
*Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.06  
*Rental Rate:* \$0.65 IG

*Office SF:* 2,400  
*Amps ; Volts:* 400 ; 120/240  
*Clear Ht:* 18' - 18'  
*Park Ratio:* 1.66 /1000  
*DH Doors:* 2  
*GL Doors:* 1  
*Columns:*

*Agents:*  
 Shane Minnis, LEED AP 408-282-3901  
 Michael Rosendin, SIOR, CCIM 408-282-3900  
 Craig Fordyce, SIOR, CCIM 408-282-3911  
*Lease Comment:* Industrial units with docks and grade level loading. 20-25% office, balance production/warehouse area. ASVB lockbox to tour.  
*Features:*  
 Highway Access - 101



50

**3280 Victor St**

**Santa Clara, CA 95054**

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 24,064  
*Avail ID:* 1016147153  
*APN:* 097-40-049

*Available SF:* 6,000  
*Min/Max:* 6,000-12,000  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.08  
*Rental Rate:* \$0.78 IG

*Office SF:* 1,100  
*Amps ; Volts:* 100 ; 120/208  
*Clear Ht:* 14' - 16'  
*Park Ratio:* 2.00 /1000  
*DH Doors:* 1  
*GL Doors:* 1  
*Columns:*

*Agents:*  
 Mark Kuiper 408-282-3850  
*Lease Comment:* 3 private offices. Dock high loading.  
*Features:*  
 Highway Access - 87, 101, 880  
 Skylights -



Property Information

Availability Information

Comments

51



**Central Lawrence Business Park**  
**3079 Lawrence Expwy**  
**Santa Clara, CA 95051**

Type: Industrial  
 Status: Existing  
 Bldg SF: 35,635  
 Avail ID: 1016072823  
 APN: 216-34-052

Available SF: 1,935  
 Min/Max: 1,935-1,935  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.18  
 Rental Rate: \$0.75 NNN

Office SF:  
 Amps ; Volts:  
 Clear Ht: 14' - 14'  
 Park Ratio: 2.00 /1000  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 George Quinn, III 408-282-3912  
 Lease Comment: Unit 3079.  
 Features:  
 Highway Access - 85, 101, 237



Property Description  
 AKA 3553-3565 Ryder

52



**De La Cruz Center**  
**400 Martin Ave**  
**Santa Clara, CA 95050**

Type: Industrial  
 Status: Existing  
 Bldg SF: 11,720  
 Avail ID: 1016145053  
 APN: 230-47-109

Available SF: 2,460  
 Min/Max: 2,460-2,460  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.15  
 Rental Rate: \$0.85 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio: 2.00 /1000  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Brett Taylor 408-282-3889  
 John Machado 408-282-3862  
 Features:  
 Highway Access - 87, 101



53



**San Tomas Commerce Park**  
**2934 Scott Blvd**  
**Santa Clara, CA 95054**

Type: R&D  
 Status: Existing  
 Bldg SF: 158,311  
 Avail ID: 1016154175

Available SF: 1,410  
 Min/Max: 1,410-1,410  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1.40 GR

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio: 2.30 /1000  
 DH Doors:  
 GL Doors: 1  
 Columns:

Agents:  
 Kevin Moul 408-282-3873  
 Dion Campisi, SIOR 408-282-3875  
 Features:  
 Highway Access - 85, 101, 237, 880  
 Miles To Airport - 3



## Property Information

## Availability Information

## Comments

54



**San Tomas Commerce Park**  
**2954 Scott Blvd**  
**Santa Clara, CA 95054**

Type: R&D  
 Status: Existing  
 Bldg SF: 158,311  
 Avail ID: 1016154176

Available SF: 2,020  
 Min/Max: 2,020-2,020  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1.40 GR

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio: 2.30 /1000  
 DH Doors:  
 GL Doors: 1  
 Columns:

Agents:  
 Kevin Moul 408-282-3873  
 Dion Campisi, SIOR 408-282-3875  
 Features:  
 Highway Access - 85, 101, 237, 880  
 Miles To Airport - 3



55



**310 Coral St**  
**Santa Cruz, CA 95060**

Type: Industrial  
 Status: Existing  
 Bldg SF: 20,800  
 Avail ID: 1016145469

Available SF: 2,682  
 Min/Max: 2,682-2,682  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio: 3.00 /1000  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Kristen Macken, SIOR 408-282-3878  
 Lease Comment: Corner space. Flex space.  
 Features:  
 Highway Access -



56



**1260-1262 Alderwood Ave**  
**Sunnyvale, CA 94089**

Type: Industrial  
 Status: Existing  
 Bldg SF: 10,000  
 Avail ID: 1016139909  
 APN: 104-24-007

Available SF: 10,000  
 Min/Max: 5,000-10,000  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.70 IG

Office SF: 1,000  
 Amps ; Volts: 1,200 ; 220/208  
 Clear Ht: 15' - 16'  
 Park Ratio: 2.50 /1000  
 DH Doors: 0  
 GL Doors: 3  
 Columns:

Agents:  
 Steve Zamudio, CCIM 408-282-3824  
 Lease Comment: Stand alone building with fenced yard.  
 Heavy power. 3 grade level doors. Off of Lawrence  
 Expressway and Highway 101.  
 Features:  
 Highway Access - 237  
 Yard - Fenced



Property Information

Availability Information

Comments

57

**Tasman Station**  
**1257 Tasman Dr, Suite B**  
**Sunnyvale, CA 94089**



*Type:* R&D  
*Status:* Existing  
*Bldg SF:* 17,000  
*Avail ID:* 16026342

*Available SF:* 5,535  
*Min/Max:* 5,535-5,535  
*Avail Date:* Immediate  
*Unit/Suite:* 1257/B  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.25  
*Rental Rate:* \$1.35 NNN

*Office SF:* 5,535  
*Amps ; Volts:* 800 ; 120/208  
*Clear Ht:* 17' - 17'  
*Park Ratio:* 3.50 /1000  
*DH Doors:* 0  
*GL Doors:* 2  
*Columns:* 17'd

*Agents:*  
 Steve Zamudio, CCIM 408-282-3824  
 Michael Johnson, SIOR 408-282-3852  
*Lease Comment:* Suite B 5,535 SF. 100% HVAC.  
 Private offices and open office area. Located at the corner of Tasman Drive and Reamwood Avenue. "POA" area.  
*Features:*  
 Highway Access - 101  
 Sprinklers




# EXCLUSIVE LISTINGS

## INDUSTRIAL - FOR SUBLEASE

JANUARY 02, 2014


Property Information	Availability Information	Comments
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<div style="background-color: black; color: white; padding: 2px; text-align: center; width: 30px; float: left; margin-right: 5px;">1</div> 	<b>45264 Industrial Dr</b> <b>Fremont, CA 94538</b>	<i>Available SF:</i> 5,372 <i>Min/Max:</i> 5,372-5,372 <i>Avail Date:</i> Immediate <i>Unit/Suite:</i> <i>Status:</i> Existing <i>Bldg SF:</i> 19,800 <i>Avail ID:</i> 1016145014	<i>Office SF:</i> 5,372 <i>Amps ; Volts:</i> <i>Clear Ht:</i> <i>Park Ratio:</i> 2.00 /1000 <i>DH Doors:</i> 0 <i>GL Doors:</i> 2 <i>Columns:</i>	<i>Agents:</i> Marty Morici 408-282-3921 Ryan Slater 408-282-3812 <hr/> <i>Lease Comment:</i> Open industrial space. Kitchen and private office. LED 9/30/14.
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**Property Description**

Single story multi tenant building, expansion capabilities, flexible lease terms, responsive & local property management and ownership.

<div style="background-color: black; color: white; padding: 2px; text-align: center; width: 30px; float: left; margin-right: 5px;">2</div> 	<b>41655 Osgood Rd</b> <b>Fremont, CA 94539</b>	<i>Available SF:</i> 11,200 <i>Min/Max:</i> 11,200-11,200 <i>Avail Date:</i> Immediate <i>Unit/Suite:</i> <i>Status:</i> Existing <i>Bldg SF:</i> 11,200 <i>Avail ID:</i> 1016081593 <i>APN:</i> 525-0342-001	<i>Office SF:</i> 4,000 <i>Amps ; Volts:</i> <i>Clear Ht:</i> 12' <i>Park Ratio:</i> 10.00 /1000 <i>DH Doors:</i> 0 <i>GL Doors:</i> 3 <i>Columns:</i>	<i>Agents:</i> John Serex 408-282-3803 <hr/> <i>Lease Comment:</i> 11,200 SF Building on 3.8 Acres. Former United Rentals Facility. Fenced & Paved Yard Has Offices, Showroom, Several Restrooms, and could be divided to allow multiple subtenants on site. Gas & Diesel Fuel on Site. 2 Gate Entrances (1 Electric Opening). Zoned Light Industrial. Alarmed and Fence is Electrically Charged. Please Call to Tour.
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*Features:*  
 Highway Access - 680, 880  
 Yard - Paved

## Property Information

## Availability Information

## Comments

3



**140 S Whisman Rd, Suite D**  
**Mountain View, CA 94043**

Type: Industrial  
 Status: Existing  
 Bldg SF: 25,200  
 Avail ID: 1016148823

Available SF: 2,860  
 Min/Max: 2,860-2,860  
 Avail Date: Immediate  
 Unit/Suite: 140/D  
 Avail Type: Sublease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1.10 GR

Office SF:  
 Amps ; Volts: 90-220 ;  
 Clear Ht:  
 Park Ratio: 2.00 /1000  
 DH Doors:  
 GL Doors: 2  
 Columns:

Agents:  
 Kevin Moul 408-282-3873  
 Kyle Portal 408-282-3954  
 George Quinn, III 408-282-3912  
 Lease Comment: Unit C (2,400 SF) & Unit D (2,860 SF).  
 Can be subleased separately or together. Fully air  
 conditioned & heated.  
 Features:  
 Highway Access - 85, 237  
 Public Transportation - LightRail  
 Skylights



4



**1991 Senter Rd**  
**San Jose, CA 95112**

Type: Industrial  
 Status: Existing  
 Bldg SF: 226,329  
 Avail ID: 1016143274

Available SF: 100,000  
 Min/Max: 100,000-100,000  
 Avail Date: TBD  
 Unit/Suite  
 Avail Type: Sublease  
 TI Allow: TBD  
 Expenses: \$0.11  
 Rental Rate: \$0.49 NNN

Office SF: 21,000  
 Amps ; Volts: 4,000 ; 277/480  
 Clear Ht: 24'  
 Park Ratio: 1.70 /1000  
 DH Doors: 6  
 GL Doors: 2  
 Columns:

Agents:  
 Howard Berry 408-282-3809  
 Mark Zamudio 408-282-3822  
 Lease Comment: Plug & Play office with installed  
 workstations. Heavy power with electrical distribution  
 throughout. Longer term available.  
 Features:  
 Highway Access - 101  
 HVAC - 600 ton cooling tower  
 Plug & Play  
 Sprinklers - Extensive Electrical Distribution



5



**Central Lawrence Business Park**  
**3083 Lawrence Expwy**  
**Santa Clara, CA 95051**

Type: Industrial  
 Status: Existing  
 Bldg SF: 35,635  
 Avail ID: 1016154264

Available SF: 1,943  
 Min/Max: 1,943-1,943  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Sublease  
 TI Allow: TBD  
 Expenses: \$0.18  
 Rental Rate: \$0.85 NNN

Office SF: 967  
 Amps ; Volts:  
 Clear Ht: 14' - 14'  
 Park Ratio: 2.00 /1000  
 DH Doors:  
 GL Doors: 1  
 Columns:

Agents:  
 Kyle Portal 408-282-3954  
 George Quinn, III 408-282-3912  
 Lease Comment: 50% office, 50% warehouse.  
 Features:  
 Highway Access - 85, 101, 237



APN: 216-34-052

## Property Description




AKA 3553-3565 Ryder



# EXCLUSIVE LISTINGS

JANUARY 02, 2014

## INDUSTRIAL - FOR LEASE AND SALE

Property Information		Availability Information		Comments	
<b>1</b>   	<b>555 Mayock Rd</b> <b>Gilroy, CA 95020</b> Type: Industrial Status: Existing Bldg SF: 51,646 Avail ID: 16036369 APN: 841-15-079	Available SF: 51,646 Min/Max: 51,646-51,646 Avail Date: Immediate Unit/Suite Avail Type: Lease and Sale TI Allow: TBD Expenses: \$0.10 Rental Rate: \$0.30 NNN Asking Price: \$3,047,114 Price/SF: \$59.00 Cap Rate Occupied?: No	Office SF: 5,165 Amps ; Volts: 1,000 ; 240 Clear Ht: 20' Park Ratio: 2.00 /1000 DH Doors: 0 GL Doors: 2 Columns:	Agents: Jeff Barnes 408-218-3366 Mark Sanchez 408-842-7000 Lease Comment: Freestanding building. First floor and second floor office space. Skylights. Corner location. Yard space. On site and street parking. Features: Sprinklers Yard	
	<b>2</b>   	<b>8155 Swanston Ln</b> <b>Gilroy, CA 95020</b> Type: Industrial Status: Existing Bldg SF: 16,654 Avail ID: 1016108415 APN: 841-02-052	Available SF: 16,600 Min/Max: 16,600-16,600 Avail Date: Immediate Suite Avail Type: Lease and Sale TI Allow: TBD Expenses: TBD Rental Rate: \$0.45 GR Asking Price: \$1,450,000 Price/SF: \$87.35 Cap Rate Occupied?: No	Office SF: 1,000 Amps ; Volts: 400 ; 480 Clear Ht: 16' - 18' Park Ratio: DH Doors: 0 GL Doors: 7 Columns:	Agents: Jeff Barnes 408-218-3366 Mark Sanchez 408-842-7000 Lease Comment: Zoned CM (Commercial-Industrial). Former food facility with floor drains and insulated cooler section (no equipment). Fenced yard. Also for sale. Sale Comment: Zoned CM (Commercial-Industrial). Former food facility with floor drains and insulated cooler section (no equipment). Fenced yard. Also for lease. Features: Highway Access - 101 Yard



## Property Information

## Availability Information

## Comments

3



**16020 Caputo Dr**  
**Morgan Hill, CA 95037**

**Type:** Industrial  
**Status:** Existing  
**Bldg SF:** 11,485  
**Avail ID:** 1016137005  
**APN:** 817-29-005

**Available SF:** 11,485  
**Min/Max:** 11,485-11,485  
**Avail Date:** Immediate  
**Unit/Suite:**  
**Avail Type:** Lease and Sale  
**TI Allow:** TBD  
**Expenses:** TBD  
**Rental Rate:** \$0.59 NNN  
**Asking Price:** \$1,550,000  
**Price/SF:** \$134.96  
**Cap Rate:**  
**Occupied?:** No

**Office SF:** 3,000  
**Amps ; Volts:** 800 ; 208  
**Clear Ht:** 18' - 20'  
**Park Ratio:** 2.00 /1000  
**DH Doors:** 0  
**GL Doors:** 3  
**Columns:**

**Agents:**  
Jeff Barnes 408-218-3366  
Mark Sanchez 408-842-7000  
**Lease Comment:** 3 private offices. 2 conference rooms. 4 restrooms. Great free-standing building. Fenced yard are in rear.  
**Features:**  
Highway Access - 101  
Sprinklers  
Yard

4



**Adams Court Business Park**  
**18850 Adams Ct 4**  
**Morgan Hill, CA 95037**

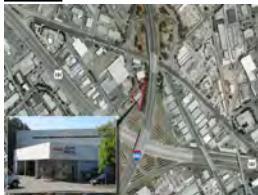
**Type:** Industrial  
**Status:** Existing  
**Bldg SF:** 21,500  
**Avail ID:** 16023739

**Available SF:** 21,500  
**Min/Max:** 10,750-21,500  
**Avail Date:** Immediate  
**Unit/Suite:**  
**Avail Type:** Lease and Sale  
**TI Allow:** TBD  
**Expenses:** \$0.19  
**Rental Rate:** \$0.60 NNN  
**Asking Price:** \$1,913,500  
**Price/SF:** \$89.00  
**Cap Rate:**  
**Occupied?:** No

**Office SF:**  
**Amps ; Volts:** 2,000 ;  
**Clear Ht:** 27'  
**Park Ratio:** 2.00 /1000  
**DH Doors:**  
**GL Doors:**  
**Columns:**

**Agents:**  
Brian Mason 408-282-3959  
Mark Sanchez 408-842-7000  
**Lease Comment:** Freestanding building. Building is connected by conduits to allow a single user to occupy up to four buildings. TI's available.  
**Sale Comment:** Freestanding building. Building is connected by conduits to allow a single user to occupy up to four buildings. TI's available.  
**Features:**  
Highway Access - 101

5



**390 E Gish Rd**  
**San Jose, CA 95112**

**Type:** Industrial  
**Status:** Existing  
**Bldg SF:** 12,700  
**Avail ID:** 1016095182  
**APN:** 237-27-056

**Available SF:** 12,700  
**Min/Max:** 5,400-20,000  
**Avail Date:** Immediate  
**Unit/Suite:**  
**Avail Type:** Lease and Sale  
**TI Allow:** TBD  
**Expenses:** TBD  
**Rental Rate:** \$0.79 MG  
**Asking Price:** \$1,900,000  
**Price/SF:** \$149.61  
**Cap Rate:**  
**Occupied?:** No

**Office SF:** 5,000  
**Amps ; Volts:** 400 ; 120/208  
**Clear Ht:** 13' - 15'  
**Park Ratio:** 3.00 /1000  
**DH Doors:** 0  
**GL Doors:** 5  
**Columns:**

**Agents:**  
Tom de Jong 408-282-3829  
**Lease Comment:** 7,300 SF bonus space also available. Great freeway visibility and access. Fenced parking. LI Zoning, HI general Plan. 1.17 acre lot.  
**Sale Comment:** 7,300 SF bonus space also available. Great freeway visibility and access. Fenced parking. LI Zoning, HI general Plan. 1.17 acre lot. Seller would consider partial leaseback.  
**Features:**  
Highway Access - 101, 880

## Property Information

## Availability Information

## Comments

6

**Phase II****921 Berryessa Rd 2, Suite 102****San Jose, CA 95133***Type:* Industrial*Status:* Existing*Bldg SF:* 5,688*Avail ID:* 1016141812*APN:* 241-08-015*Available SF:* 5,688*Min/Max:* 5,688-5,688*Avail Date:* Immediate*Unit/Suite* 921/102*Avail Type:* Lease and Sale*TI Allow:* TBD*Expenses:* TBD*Rental Rate:* \$1.10 GR*Asking Price:* \$995,000*Price/SF:* \$174.93*Cap Rate:**Occupied?:* No*Office SF:**Amps ; Volts:* 200 ; 277/480*Clear Ht:**Park Ratio:* 2.10 /1000*DH Doors:* 0*GL Doors:* 1*Columns:**Agents:*

Dave Schmidt, SIOR 408-282-3814

*Lease Comment:* 12' drop ceiling. HVAC in office with glass side lights. Fully insulated warehouse with sealed concrete flooring, incandescent lighting and space heat. 1 grade level door. 200 amps @ 277/480v and 125 amps @ 120/208v. 12 reserved parking spaces. Excellent access to Highway 101. Call to tour.

*Sale Comment:* 12' drop ceiling. HVAC in office with glass side lights. Fully insulated warehouse with sealed concrete flooring, incandescent lighting and space heat. 1 grade level door. 200 amps @ 277/480v and 125 amps @ 120/208v. 12 reserved parking spaces. Excellent access to Highway 101. Call to tour.

*Features:*

Drop Ceiling - 12'  
Highway Access - 101  
HVAC - Office  
Sprinklers




# EXCLUSIVE LISTINGS

JANUARY 02, 2014

## INDUSTRIAL - FOR SALE

### Property Information      Availability Information      Comments

**1**





**161-215 Curtner Ave  
Campbell, CA 95008**


**FOR SALE**

<i>Asking Price:</i>	\$2,750,000	<i>Office SF:</i>		<i>Agents:</i>	Dave Schmidt, SIOR      408-282-3814
<i>Sale SF:</i>	9,800	<i>Amps ; Volts:</i>		<i>Agents:</i>	Paige DeSmet      408-282-3918
<i>Price/SF:</i>	\$280.61	<i>Clear Ht:</i>	11' - 20'	<i>Lease Comment:</i> Great owner/user opportunity. Total lot area of ±38,375 SF; 5,000 SF of vacant land available now. Seller will consider a short-term lease back on 161-A Curtner. Call to tour.	
<i>Cap Rate:</i>		<i>Park Ratio:</i>	1.00 /1000	<i>Sale Comment:</i> Great owner/user opportunity. Total lot area of ±38,375 SF; 5,000 SF of vacant land available now. Seller will consider a short-term lease back on 161-A Curtner.	
<i>Occupied?:</i>	Yes	<i>DH Doors:</i>	0	<i>Features:</i>	
<i>Sale Terms:</i>		<i>GL Doors:</i>	5	Highway Access - 17	
		<i>Columns:</i>		Yard	

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 9,800  
*Avail ID:* 1016133871  
*APN:* 412-33-018

**2**




**37390 Centralmont Pl  
Fremont, CA 94536**

**FOR SALE**

<i>Asking Price:</i>	\$1,998,000	<i>Office SF:</i>	3,500	<i>Agents:</i>	John Serex      408-282-3803
<i>Sale SF:</i>	17,500	<i>Amps ; Volts:</i>	400 ; 110/208	<i>Sale Comment:</i> 20% office. Extensive lighting, skylights and insulated ceilings. Distributed power & air lines. Newer TI's. Building is easily divisible. Fenced and gated rear yard. Call to tour.	
<i>Price/SF:</i>	\$114.17	<i>Clear Ht:</i>	13'	<i>Features:</i>	
<i>Cap Rate:</i>		<i>Park Ratio:</i>	2.00 /1000	Highway Access - 880, 84	
<i>Occupied?:</i>	No	<i>DH Doors:</i>	0	HVAC - 100%	
<i>Sale Terms:</i>		<i>GL Doors:</i>	2	Sprinklers - 100%	
		<i>Columns:</i>		Yard - Fenced	

*Type:* Industrial  
*Status:* Existing  
*Bldg SF:* 17,500  
*Avail ID:* 1016137441  
*APN:* 501-0350-002




Property Information

Availability Information

Comments

**3**

**255 Fitzgerald Ave  
Gilroy, CA 95020**

**FOR SALE**

*Asking Price:* \$1,199,000

*Sale SF:* 22,720

*Price/SF:* \$52.77

*Cap Rate:*

*Occupied?:* No

*Sale Terms:*

*Office SF:*

*Amps ; Volts:*

*Clear Ht:* 16' - 18'

*Park Ratio:*

*DH Doors:* 0

*GL Doors:* 8

*Columns:*

*Agents:*  
Mark Sanchez 408-842-7000  
Jeff Barnes 408-218-3366

*Sale Comment:* AG zoned industrial facility. 2 warehouse buildings: 16,000 SF and 6,720 SF. 1 Pole Barn of 5,625 SF. 1 AC fenced and paved yard. Currently Occupied.

*Features:*  
Highway Access - 101  
Sprinklers  
Yard - 1 Acre, Fenced



*Type:* Industrial

*Status:* Existing

*Bldg SF:* 22,720

*Avail ID:* 1016112755

*APN:* 779-15-010

**4**

**8425 Monterey St  
Gilroy, CA 95020**

**FOR SALE**

*Asking Price:* \$2,120,000

*Sale SF:* 41,100

*Price/SF:* \$35.01

*Cap Rate:*

*Occupied?:* No

*Sale Terms:*

*Office SF:*

*Amps ; Volts:*

*Clear Ht:*

*Park Ratio:* 0.36 /1000

*DH Doors:*

*GL Doors:*

*Columns:*

*Agents:*  
Jeff Barnes 408-218-3366  
Mark Sanchez 408-842-7000

*Sale Comment:* 41,100 SF building on 1.39 acres. Fabulous commercial site at gateway entry to city. Huge traffic counts.

*Features:*  
Highway Access - 101, 152



*Type:* Industrial

*Status:* Existing

*Bldg SF:* 41,100

*Avail ID:* 1016153898

*APN:* 790-27-055

**5**

**230 Old Gilroy St  
Gilroy, CA 95020**

**FOR SALE**

*Asking Price:* \$475,000

*Sale SF:* 3,840

*Price/SF:* \$123.70

*Cap Rate:*

*Occupied?:* No

*Sale Terms:*

*Office SF:*

*Amps ; Volts:*

*Clear Ht:*

*Park Ratio:*

*DH Doors:* 0

*GL Doors:* 2

*Columns:*

*Agents:*  
Mark Sanchez 408-842-7000  
Matt van Keulen 408-842-7000



*Type:* Industrial

*Status:* Existing

*Bldg SF:* 3,840

*Avail ID:* 1016141913

*APN:* 841-11-072

## Property Information

## Availability Information

## Comments

6

**156-166 S Milpitas Blvd**  
**Milpitas, CA 95035**



Type: Industrial  
 Status: Existing  
 Bldg SF: 65,373  
 Avail ID: 1016150549

**FOR SALE**

Asking Price: \$4,977,975  
 Sale SF: 65,373  
 Price/SF: \$75.00  
 Cap Rate:  
 Occupied?: No  
 Sale Terms:

Office SF: 7,000  
 Amps ; Volts: 1,200 ; 277/480  
 Clear Ht: 19' - 19'  
 Park Ratio: 0.90 /1000  
 DH Doors: 6  
 GL Doors: 5  
 Columns:

Agents: Ed Hofer, SIOR 408-282-3819  
 Sale Comment: Freestanding industrial building divided into two units of 39,600 SF and 25,773 SF. Each unit is leased until 2/28/2015.  
 Features: Sprinklers



7

**2108 Bering Dr, Suite C**  
**San Jose, CA 95131**



Type: Industrial  
 Status: Existing  
 Bldg SF: 20,116  
 Avail ID: 1016153271  
 APN: 237-17-160

**FOR SALE**

Asking Price: \$1,453,480  
 Sale SF: 8,013  
 Price/SF: \$181.39  
 Cap Rate:  
 Occupied?: No  
 Sale Terms:

Office SF: 1,200  
 Amps ; Volts: 400 ; 277/480  
 Clear Ht: 16' - 16'  
 Park Ratio: 2.00 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents: Marty Morici 408-282-3921  
 Features: Sprinklers -



8

**662 Giguere Ct**  
**San Jose, CA 95133**



Type: Industrial  
 Status: Existing  
 Bldg SF: 17,027  
 Avail ID: 1016146061  
 APN: 254-54-022

**FOR SALE**

Asking Price: \$2,537,023  
 Sale SF: 17,027  
 Price/SF: \$149.00  
 Cap Rate:  
 Occupied?: No  
 Sale Terms:

Office SF: 2,500  
 Amps ; Volts: 2,000 ; 120/208  
 Clear Ht: 12' - 15'  
 Park Ratio: 2.50 /1000  
 DH Doors:  
 GL Doors: 7  
 Columns:

Agents: Greg Galasso 408-282-3816  
 Steve Zamudio, CCIM 408-282-3824  
 Sale Comment: Multi-tenant building built in 1990. Can divide into 6 separate units. Currently 100% leased to month-to-month tenants (who all wish to stay). Heavy Power. Great owner/user asset with ability for additional income.



## Property Information

## Availability Information

## Comments

9



**1 Live Oak Ave**  
**San Jose, CA 95124**

Type: Industrial  
Status: Existing  
Bldg SF: 6,000  
Avail ID: 1016143127  
APN: 712-07-055

**FOR SALE**

Asking Price: \$2,316,956  
Sale SF: 6,000  
Price/SF: \$9.00  
Cap Rate:  
Occupied?: No  
Sale Terms:

Office SF:  
Amps ; Volts:  
Clear Ht:  
Park Ratio: 1.00 /1000  
DH Doors:  
GL Doors:  
Columns:

Agents:  
Brent Dressen 408-282-3979  
Ryan Slater 408-282-3812  
Sale Comment: 5.91 partially paved lot with 1 office building and 1 metal building. Above ground fuel torch on site. Fenced and lit yard.



10



**2921 Monterey Hwy**  
**San Jose, CA 95111**

Type: Industrial  
Status: Existing  
Bldg SF: 9,324  
Avail ID: 1016130828  
APN: 455-24-038

**FOR SALE**

Asking Price: \$1,299,000  
Sale SF: 9,324  
Price/SF: \$139.32  
Cap Rate:  
Occupied?: Yes  
Sale Terms:

Office SF: 500  
Amps ; Volts:  
Clear Ht: 12' - 12'  
Park Ratio: 1.50 /1000  
DH Doors: 0  
GL Doors: 1  
Columns:

Agents:  
Dave Evans 408-282-3825  
Brian Mason 408-282-3959  
Sale Comment: Monterey exposure and signage. Front and rear parking. Dump A/C in the warehouse. Tour by appointment only. Do not disturb tenant.  
Features:  
Signage  
Skylights



11



**181 Commercial St**  
**Sunnyvale, CA 94086**

Type: Industrial  
Status: Existing  
Bldg SF: 18,000  
Avail ID: 1016148359  
APN: 205-42-003

**FOR SALE**

Asking Price: \$2,970,000  
Sale SF: 18,000  
Price/SF: \$165.00  
Cap Rate:  
Occupied?: No  
Sale Terms:

Office SF: 7,200  
Amps ; Volts: 1,200 ; 277/480  
Clear Ht:  
Park Ratio: 1.50 /1000  
DH Doors: 0  
GL Doors: 4  
Columns:

Agents:  
Michael Rosendin, SIOR, CCIM 408-282-3900  
Brett Taylor 408-282-3889  
Sale Comment: 30% office, 70% production/warehouse. Fire sprinklers throughout. Located directly off Central Expressway.

