

SAN JOSE, CA 14,500 S.F.

For Lease

1699 S. 10th Street
At Phelan Avenue



Property Highlights

- Please do NOT disturb Tenant.
Call Agent to tour: 408-410-5695
- Large Gated Yard Space
- 3 Grade Level loading doors
- 2,400 sf of Office Suites
- AC in offices
- Conference Rooms
- Customer Showroom / Reception Area
- 2 Private Restrooms
- Kitchen

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PROPERTY SUMMARY

Heavy Industrial Lease
1699 S. 10th Street | San Jose, CA 95112



Property Summary

Available SF:	14,500
Building Size:	14,500
Lease Rate:	\$15.00 NNN
Ceiling Height:	12.5' - 14.0'
Dock Doors:	4
Lot Size:	39,204 Sq. Ft.
Type:	Industrial - Warehouse
Lot:	39,200 sf
Year Built:	1950
Zoning:	Heavy Industrial

Property Overview

Freestanding warehouse distribution building on a large 39,200 sf lot with 4 GLD, Lease rate does not include utilities, property expenses or building services. ±14,500sf (± 75% warehouse / 25% Office), ±12.5' – 14' Clear Height. All information provided to be independently verified. Landlord nor Broker warrant condition or information provided. S.F. is estimated.

Location Overview

The Silicon Valley industrial market remains one of the most competitive and top performing in the nation. The North San Jose submarket in which the project is positioned accounts for roughly 10% of the overall industrial net rentable area in Silicon Valley. Split almost evenly between warehouse and manufacturing buildings, the northern market is known for its ideal geography and accessibility to the Bay Area's most important highways. This has created competition and thus increased values in the market for a diverse array of tenants seeking space. The tenancy profile consists of Building Materials Construction, Technology/Software, and general manufacturing which have absorbed more than 1/3 of available square feet since 2016.

PROPERTY DESCRIPTION

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Property and Location

This property features 3 roll up doors, open warehouse, interior offices, Single Phase Power with 320 AMPs (200 AMP panel), 240 volt. Fully fenced lot with private parking and 2 large, gated entrances on both 10th Street and Phelan Ave.

Perfect for many uses such as Recycling, Industrial Supply CO., Contractors Storage, Manufacturing, Distribution Hub and much more...

Excellent location just minutes from Hwy 280, Hwy 880 and Hwy 87! Easy commute and access to all major Hwy's!

The City of San Jose has more than 2,500 high-tech companies and 90,000 jobs are located here. We have easy access to the Bay Area and beyond, space to grow and a talent pool of one in five residents with degrees in science, engineering, technology and math. It's no wonder San Jose is known as one of the world's great innovation clusters to live and work.

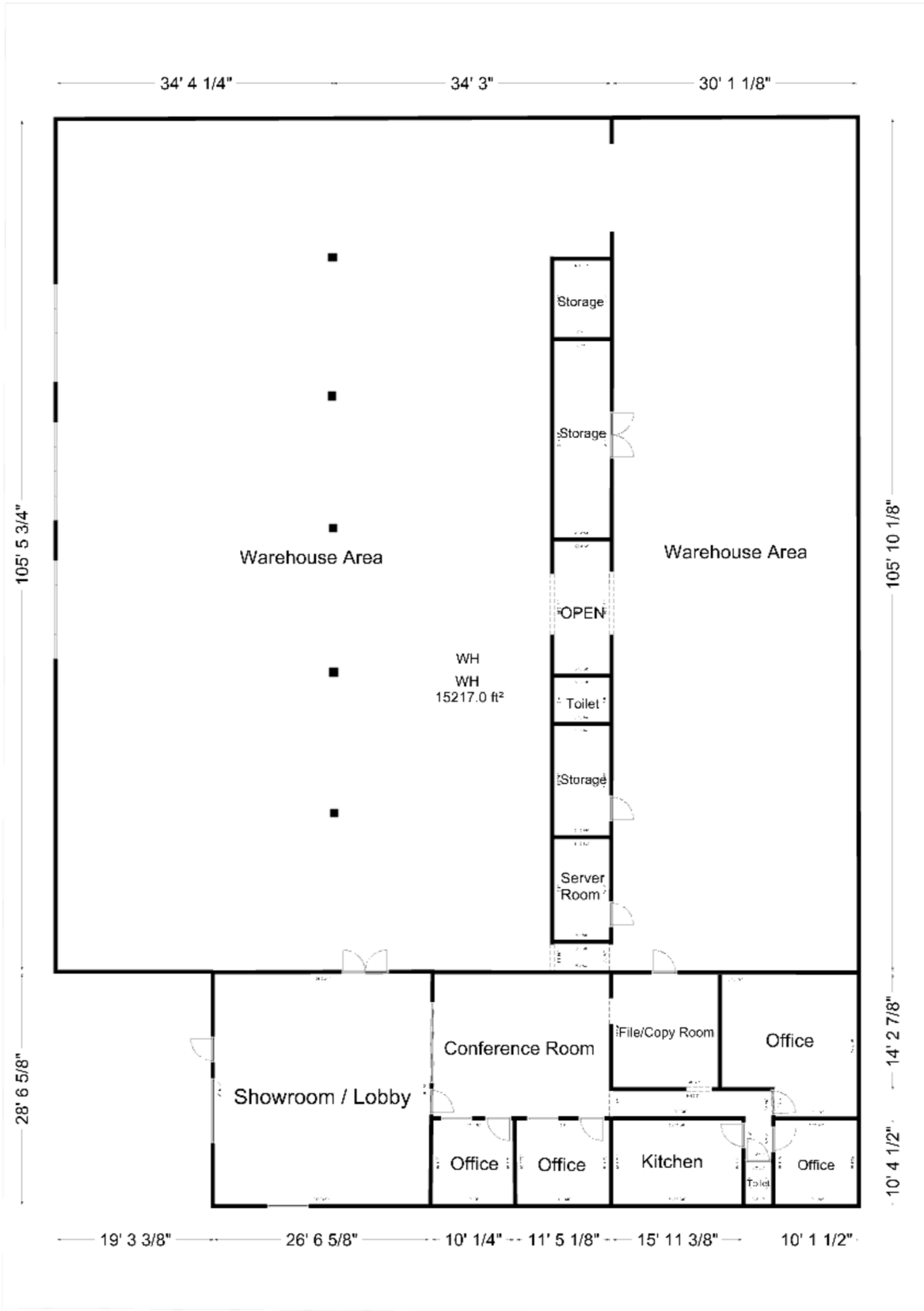
PROPERTY PHOTOS

Heavy Industrial Lease
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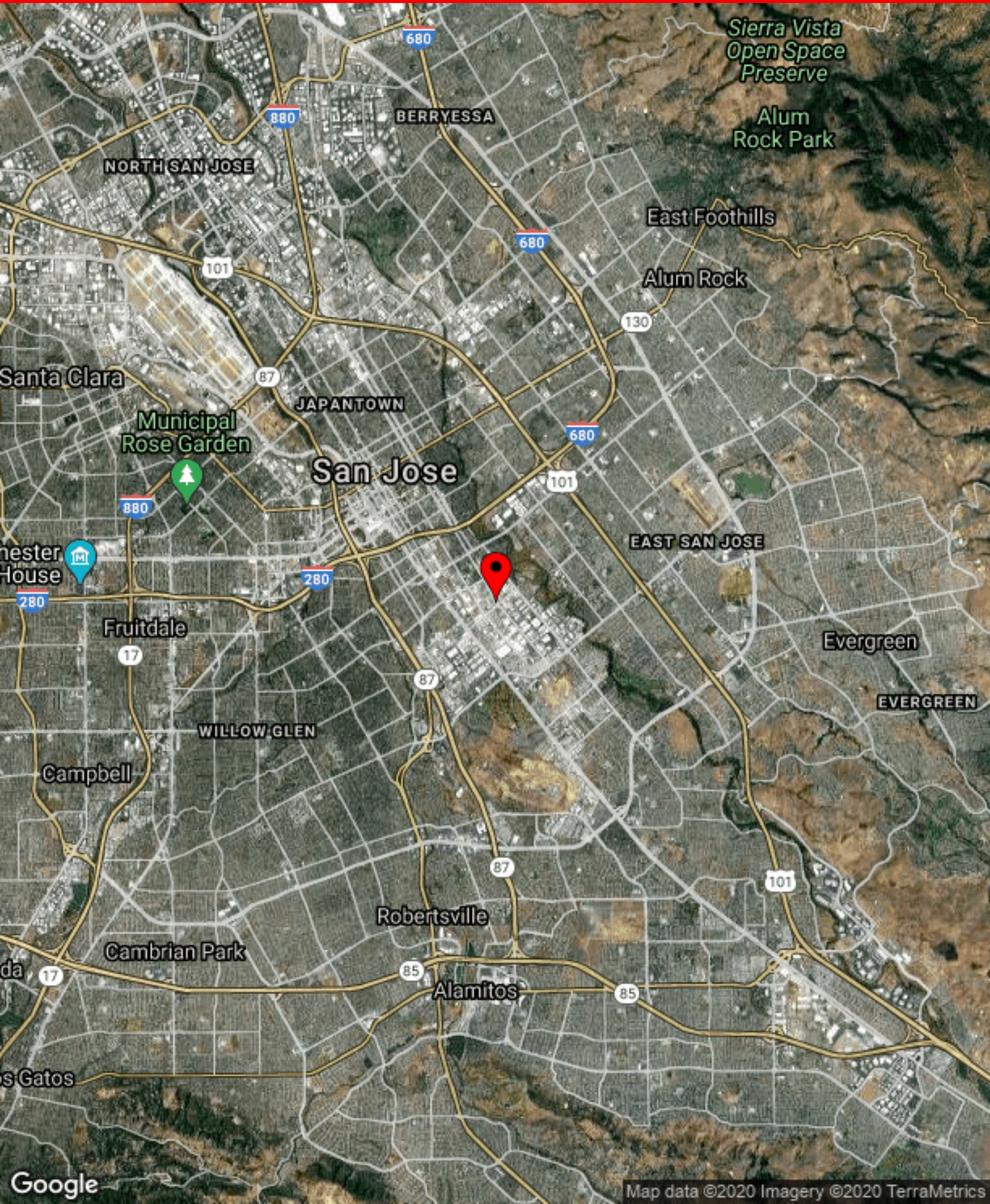
FLOORPLAN

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REGIONAL MAP

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AERIAL MAP

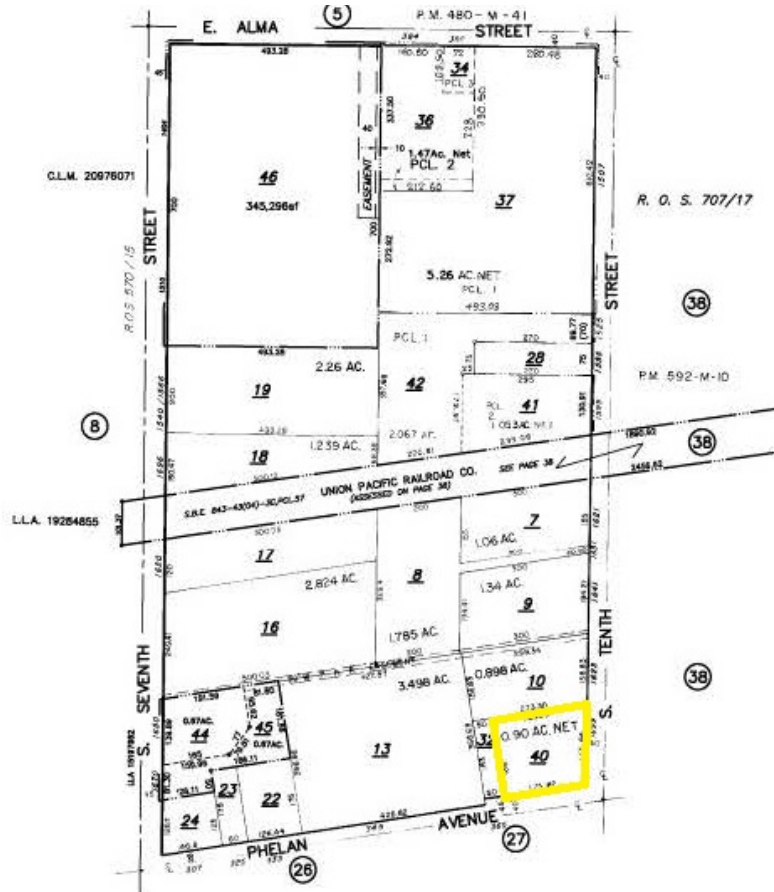
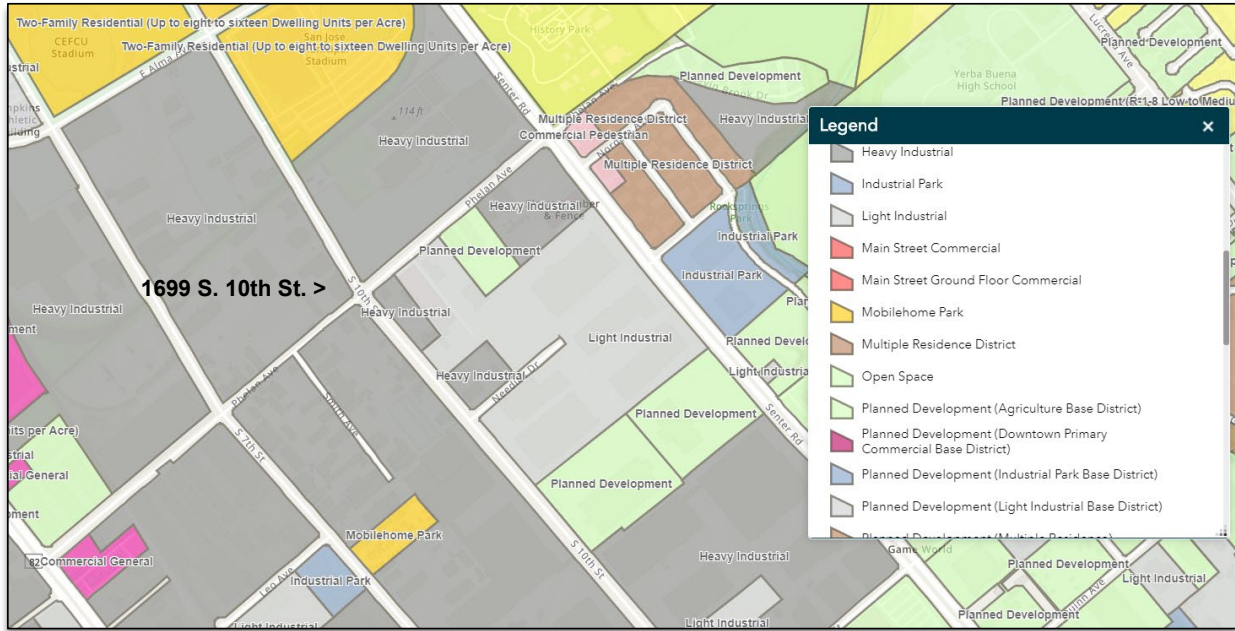
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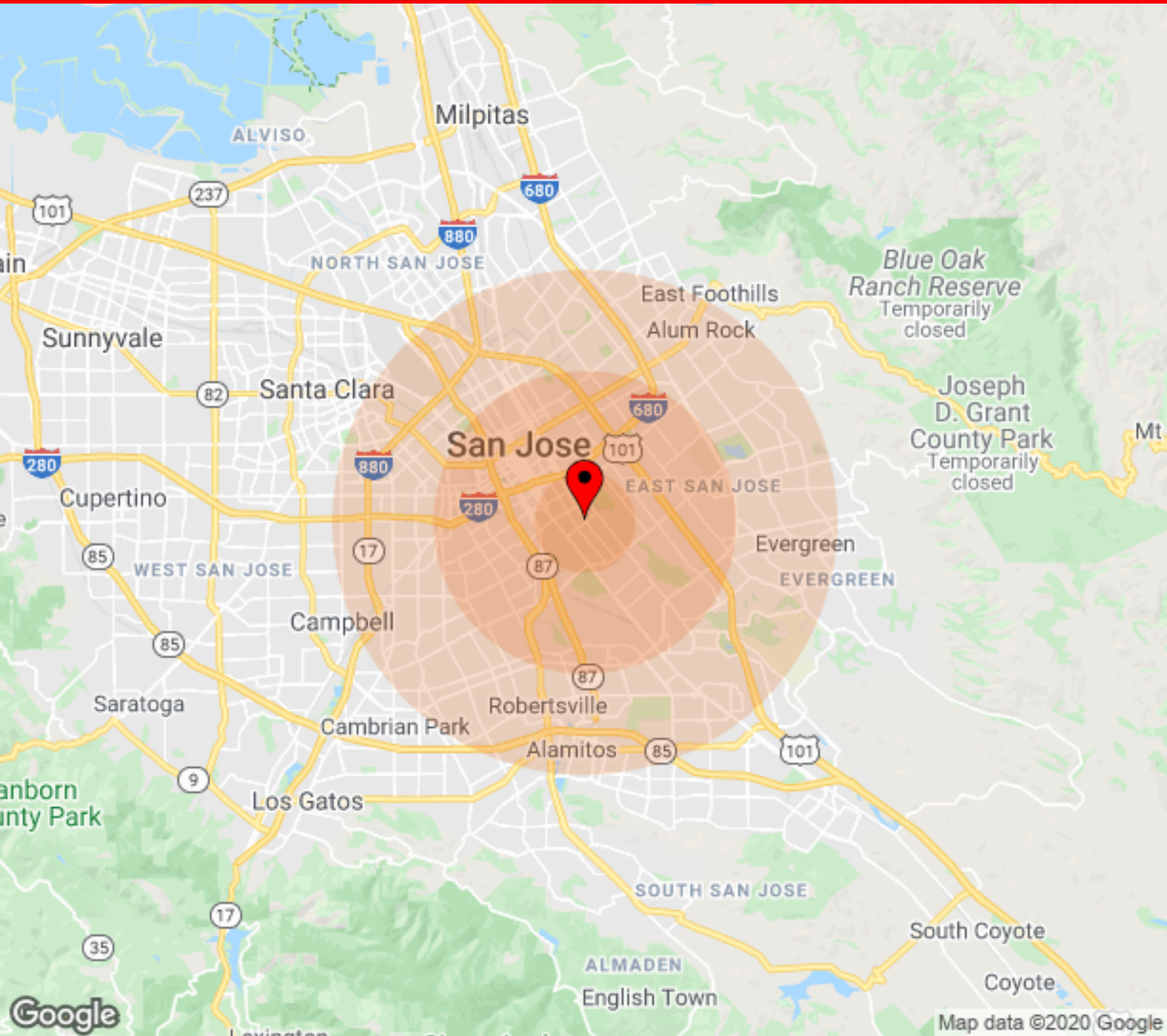
ZONING & PLAT MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	10,391	147,695	357,600	Median	\$54,177	\$57,389	\$71,562
Female	10,308	146,628	351,962	< \$15,000	1,171	10,815	20,290
Total Population	20,699	294,323	709,562	\$15,000-\$24,999	648	9,086	18,012
				\$25,000-\$34,999	760	7,783	16,901
				\$35,000-\$49,999	829	11,066	25,749
				\$50,000-\$74,999	1,035	14,599	36,572
				\$75,000-\$99,999	1,088	11,352	30,462
				\$10,000-\$149,999	549	12,687	37,732
				\$150,000-\$199,999	343	5,713	17,803
				> \$200,000	77	5,086	15,711

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,714	64,846	151,059
Ages 15-24	2,592	37,083	88,801
Ages 55-64	2,106	29,926	78,107
Ages 65+	2,336	34,320	87,175