

EP

EDENVALE INDUSTRIAL PARK

550-650 PIERCY ROAD
6480 HELLYER AVENUE
SAN JOSE, CALIFORNIA



AVAILABLE SPRING 2025

±71,673 SF – ±635,833 SF

New Construction - Industrial Buildings for Lease

Hines CBRE

ARRIVING SPRING 2025

Edenvale Industrial Park features flexible parking, build-to-suit office space and more dock-high doors per building than others in the market.



FLEXIBLE USE

Ready for logistics or advanced manufacturing



EFFICIENT DESIGN

Built for easy delivery and distribution - inside and out




SITED FOR SUCCESS


Reach consumers, customers, talent and labor from an exceptional, central site




HIGH CAPACITY. HIGH EFFICIENCY.

 ±44.82 Acre Site

 To Suit Office


 2.5% Skylights Ratio


 ESFR Sprinklers

 Up to 4,000 Amps per Building

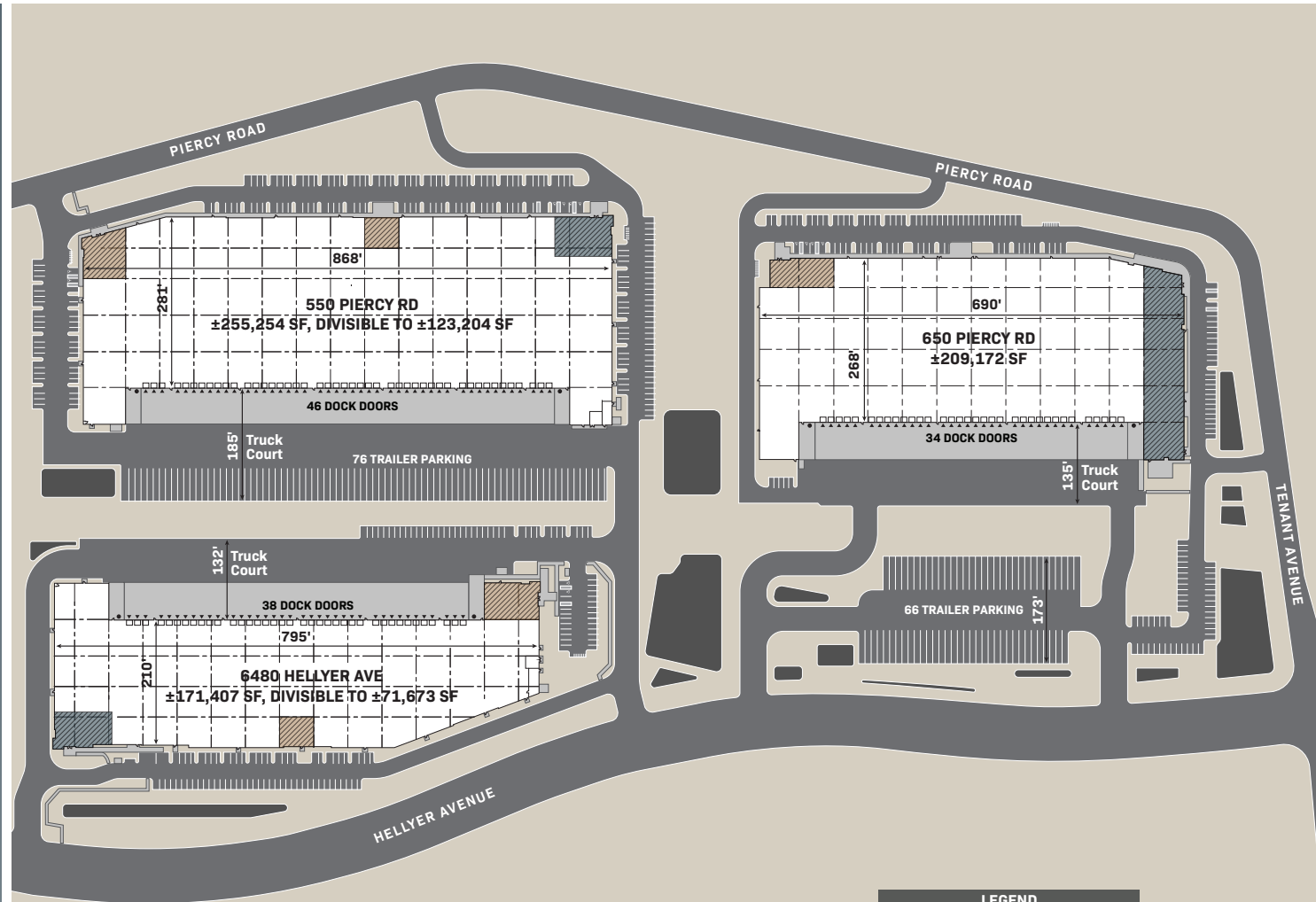
 Dock and Grade Loading

 ±36' Clear Height

 Industrial Park (IP) Zoning

 Great Access to Hwy 101 and Hwy 85

 Available Spring 2025

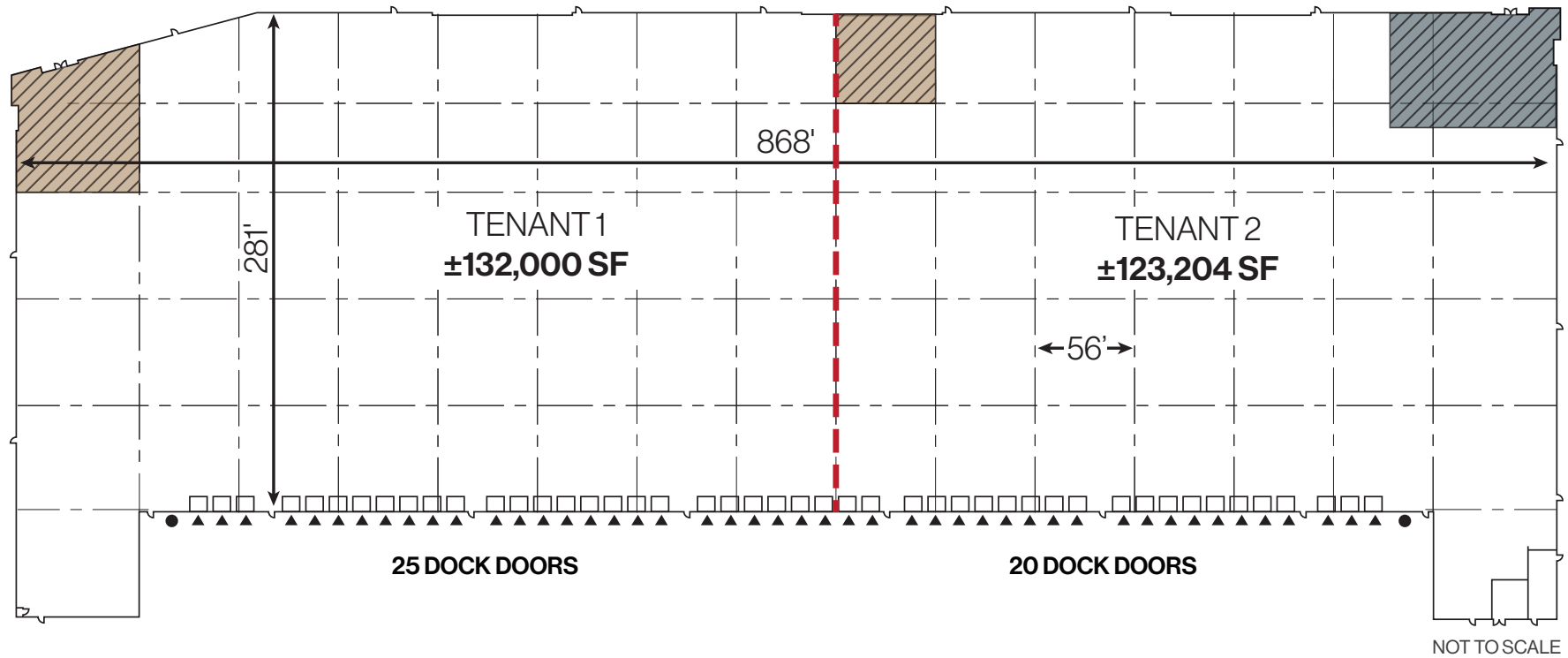


| LEGEND | |
|---|---------------------------------|
|  | DOCK HIGH DOORS |
|  | GRADE LEVEL DOORS |
|  | POTENTIAL OFFICE |
|  | POTENTIAL OFFICE WITH MEZZANINE |

550 PIERCY ROAD

| | |
|-----------------------|---------------------------------------|
| BUILDING SIZE | ±255,254 SF, Divisible to ±123,204 SF |
| LAND AREA | ±16.27 Acres |
| OFFICE | To Suit |
| CLEAR HEIGHT | ±36' |
| COLUMN SPACING | 56' Typical |
| POWER | Up to 4,000 Amps, 277/480V |

| | |
|------------------------|-------------------------------|
| LOADING | 46 Dock-High / 2 Grade-Level |
| TRUCK COURT | 130' with 55' Trailer Storage |
| SPEED BAY | 60' |
| SPRINKLERS | ESFR |
| AUTO PARKING | 211 Stalls |
| TRAILER PARKING | 76 Stalls |

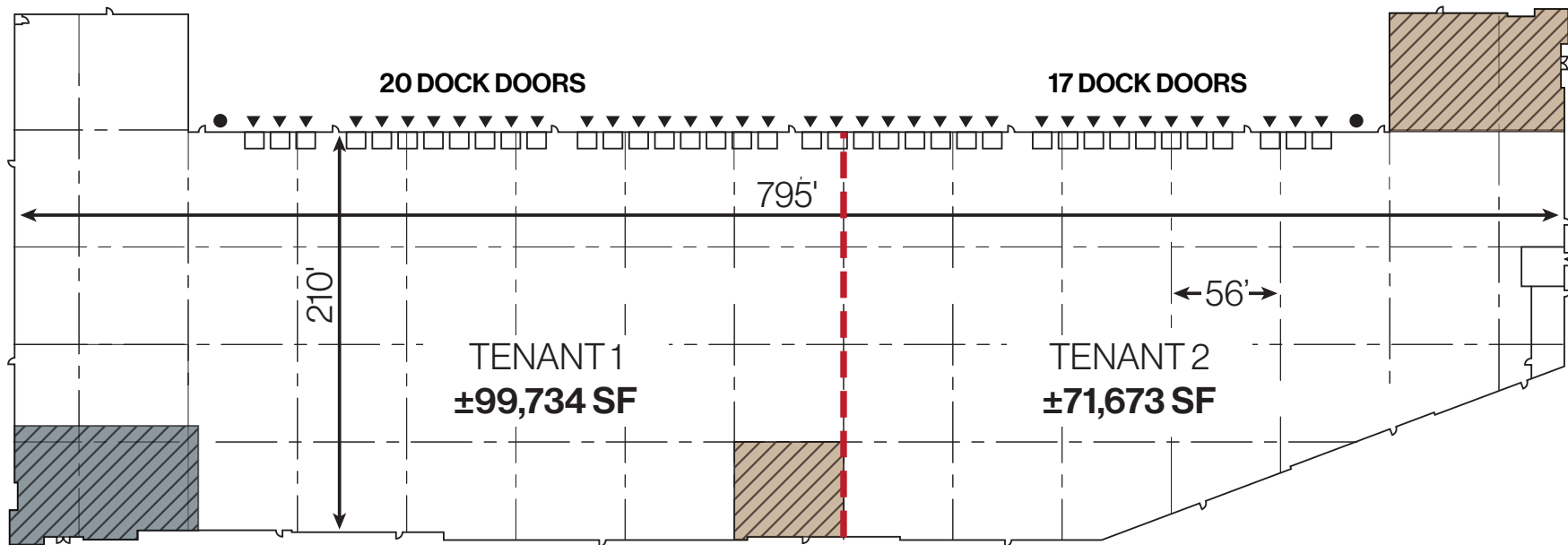


- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▨ POTENTIAL OFFICE WITH MEZZANINE

6480 HELLYER AVENUE

| | |
|-----------------------|--------------------------------------|
| BUILDING SIZE | ±171,407 SF, Divisible to ±71,673 SF |
| LAND AREA | ±12.63 Acres |
| OFFICE | To Suit |
| CLEAR HEIGHT | ±36' |
| COLUMN SPACING | 56' Typical |
| POWER | Up to 4,000 Amps, 277/480V |

| | |
|------------------------|------------------------------|
| LOADING | 38 Dock-High / 2 Grade-Level |
| TRUCK COURT | 132' |
| SPEED BAY | 60' |
| SPRINKLERS | ESFR |
| AUTO PARKING | 136 Stalls |
| TRAILER PARKING | N/A |



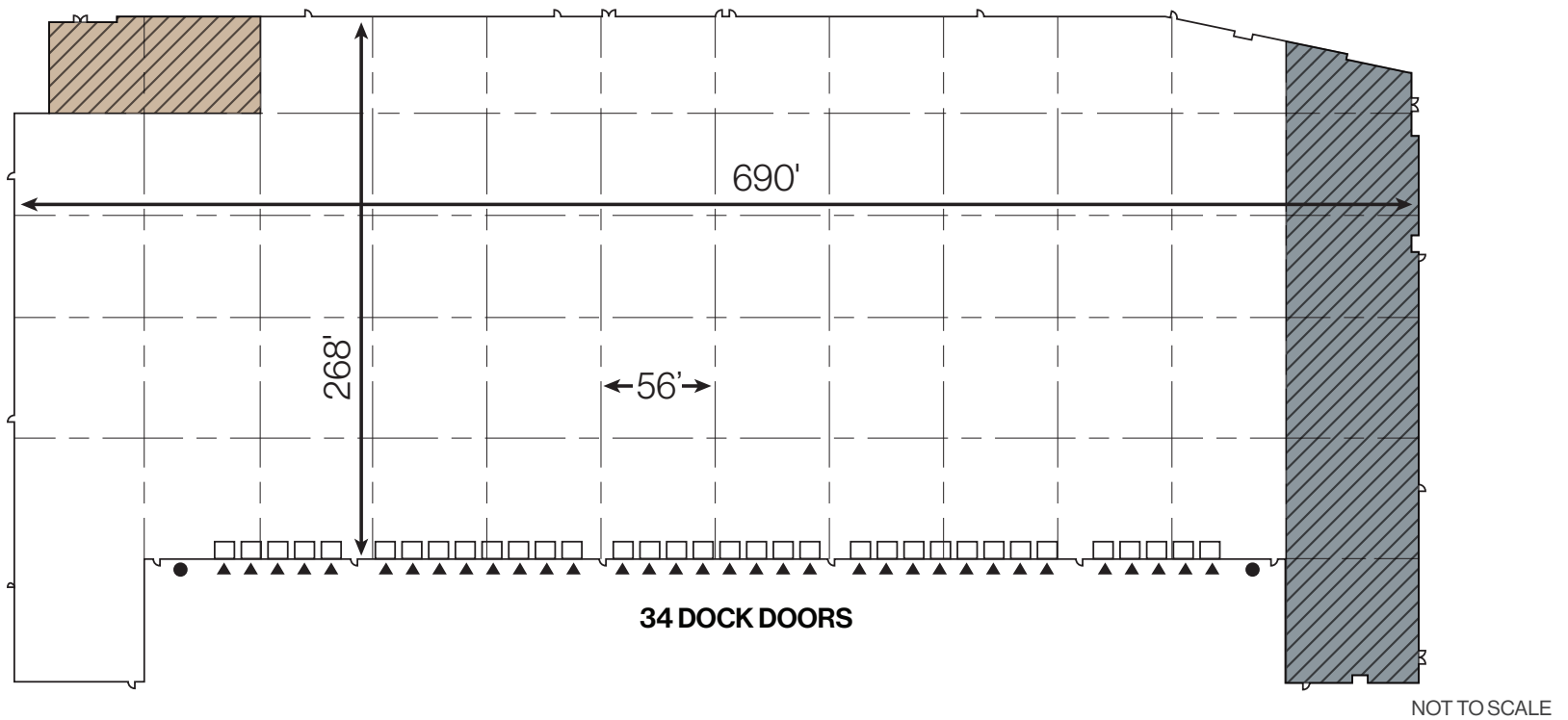
NOT TO SCALE

- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▩ POTENTIAL OFFICE WITH MEZZANINE

650 PIERCY ROAD

| | |
|----------------|----------------------------|
| BUILDING SIZE | ±209,172 SF |
| LAND AREA | ±12.80 Acres |
| OFFICE | To Suit |
| CLEAR HEIGHT | ±36' |
| COLUMN SPACING | 56' Typical |
| POWER | Up to 4,000 Amps, 277/480V |

| | |
|-----------------|------------------------------|
| LOADING | 34 Dock-High / 2 Grade-Level |
| TRUCK COURT | 135' |
| SPEED BAY | 60' |
| SPRINKLERS | ESFR |
| AUTO PARKING | 154 Stalls |
| TRAILER PARKING | 66 Stalls |



- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▩ POTENTIAL OFFICE WITH MEZZANINE

NEIGHBORHOOD CONVENIENCES



- MONTEREY PLAZA**
- City Sports Club
 - Dollar Tree
 - Food Maxx
 - Holder's Country Inn
 - Jade China
 - Little Caesars Pizza
 - McDonald's
 - Taco Bell
 - The Cheese Steak Shop

- ORCHARD TOWN AND COUNTRY**
- Baskin Robbins
 - Bill's Cafe
 - Castillo's Mexican Restaurant
 - Greek Spot
 - Meriwest Credit Union
 - Pizza Hut

- VILLAGE OAKS**
- Bank of America
 - Chase
 - Chipotle
 - Five Guys
 - Marshalls
 - MOD Pizza
 - Panda Express
 - Panera Bread
 - Petco
 - Poki Bowl
 - Safeway
 - Starbucks
 - Target
 - Ulta
 - Vitality Bowl

- AutoZone Auto Parts
- In-N-Out Burger
- Lowe's

- SILVER OAK PLAZA**
- Chick-Fil-A
 - Shell
 - Starbucks

EP
EDENVALE
INDUSTRIAL PARK

- HOTEL**
- Wyndham Garden



SILVER CREEK VALLEY RD

HELLYER AVE



MONTEREY ROAD

RUE FERRARI

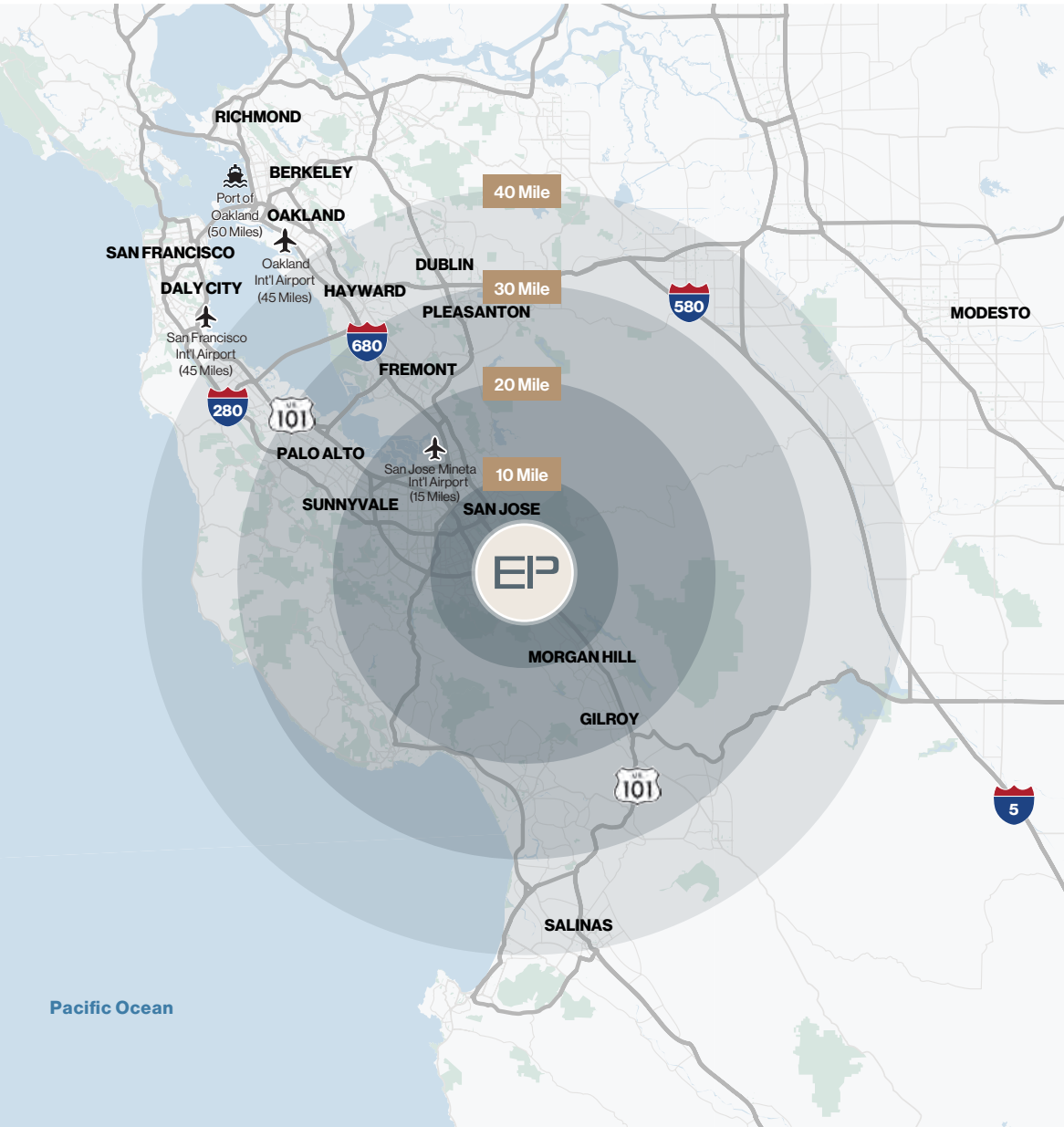
SILICON VALLEY BLVD

±0.5 Miles to Hwy 101

±0.8 Miles to Hwy 85



REGIONAL REACH



5 MILES

10 MILES

30 MILES

40 MILES

2024 POPULATION ESTIMATE

243,094

820,068

2,835,812

4,174,596

2024 MEDIAN HOUSEHOLD INCOME

\$150,839

\$136,586

\$156,179

\$150,170

2024 EMPLOYED POPULATION

48,072

260,527

1,441,748

2,025,105

MANUFACTURING, TRANSPORTATION & WAREHOUSING EMPLOYMENT

24,854

80,347

270,800

372,731

BUILT FOR EFFICIENCY

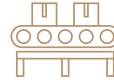
TAILORED TO YOUR OPERATION



Design an assembly or distribution line around 34-46 dock-high doors



Deliver materials directly to where they're needed in the manufacturing or fulfillment process



Install equipment pads with ease and save on fit-out costs



Build-to-suit office gives you the right amount of space for every purpose



Trailer parking can be easily converted to auto parking, depending on tenant need

EQUIPPED FOR EFFICIENCY



Above-average number of dock-high doors in every building means trucks spend less time staging and more



142 trailer parking spots allow for efficient storage and clear truck courts



173' truck court allows for easy maneuverability and uninterrupted loading

WHERE LABOR MEETS DEMAND



Direct access to both directions of US-101



CA-85 connects to customers and talent in the Silicon Valley core



Accessible commute for talent and labor from the north and south





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Hines **CBRE**

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