

COMPASS
COMMERCIAL

B

AMAZING
Packaging Supplies, Inc.
Packaging • Facilities Maintenance • Clean Room

WILL CALL



**INDUSTRIAL
R&D CONDO**

FOR LEASE
±25,458 RSF AVAILABLE

OFFERING MEMORANDUM

2071

**RINGWOOD AVE.
SAN JOSE, CA 95131 STE B**

JALILI
COMMERCIAL GROUP

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PROPERTY INFORMATION



EXECUTIVE SUMMARY

2071 Ringwood Avenue, Suite B, presents a ±25,458 square foot industrial warehouse opportunity in the highly desirable North San Jose industrial corridor. The property offers a functional mix of warehouse and office space, ideal for distribution, light manufacturing, R&D, or technology-oriented users seeking proximity to Highway 880, Highway 101, and Montague Expressway. Its strategic location provides immediate access to major Silicon Valley employment centers and logistics routes, making it well-suited for companies requiring efficient regional connectivity.

The building features a versatile layout with a substantial warehouse component complemented by dedicated office area, allowing for both operational efficiency and administrative functionality under one roof. With strong surrounding tenant demand, established industrial infrastructure, and close proximity to San Jose International Airport, this asset offers an excellent opportunity for an owner-user or investor seeking a well-located industrial property in one of the Bay Area's most supply-constrained submarkets.

PROPERTY TYPE: Industrial Condominium

ADDRESS: 2071 RINGWOOD AVE B, SAN JOSE, CA 95131

APN: 244-22-038

BUILDING SIZE: 25,458SF

LOT SIZE: 1.09 AC

YEAR BUILT: 1981

NUMBER OF UNITS:

1 (individual condo unit within a larger industrial condominium project)

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THE SPACE



HIGHLIGHTS

- RENT \$1.60/SF/Month NNN
- ±25,458 RSF FLEX SPACE
- ±1.09 AC LOT
- 400 AMPS 277/480V 3P
- READY USE CONDITION
- OPEN FLOOR PLAN
- PRIVATE RESTROOM
- PARKING
- 4/1,000 SF PARKING RATIO
- NATURAL LIGHTING
- STORAGE RACKS
- DOCK HIGH POSITION LOADING

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**RINGWOOD AVE.
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EXTERIOR



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RINGWOOD AVE.
SAN JOSE, CA 95131 STE B

EXTERIOR



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**RINGWOOD AVE.
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**EXTERIOR
8 DOCK LEVEL DOORS**



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RINGWOOD AVE.
SAN JOSE, CA 95131 STE B

INTERIOR



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INTERIOR



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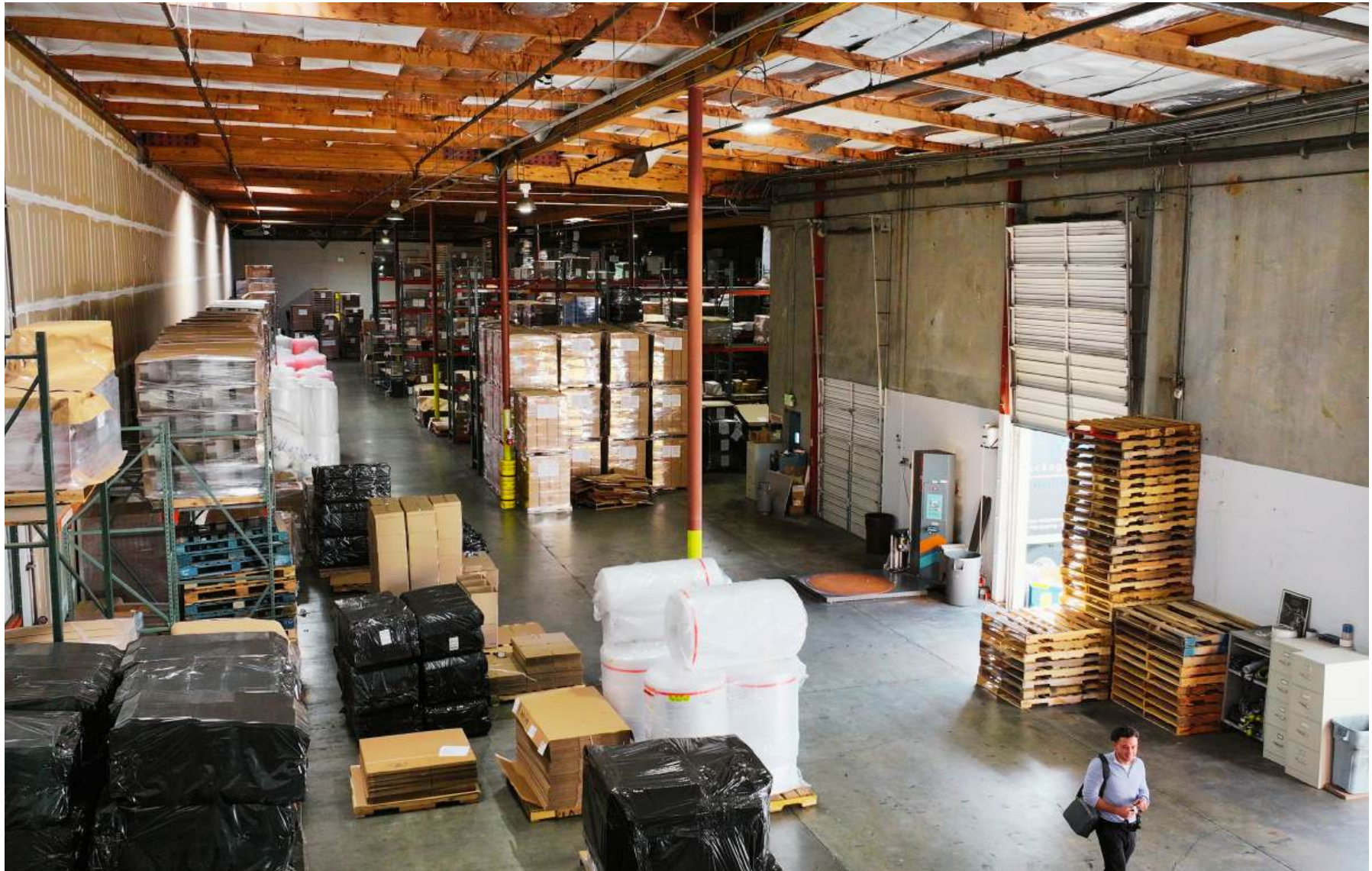
INTERIOR



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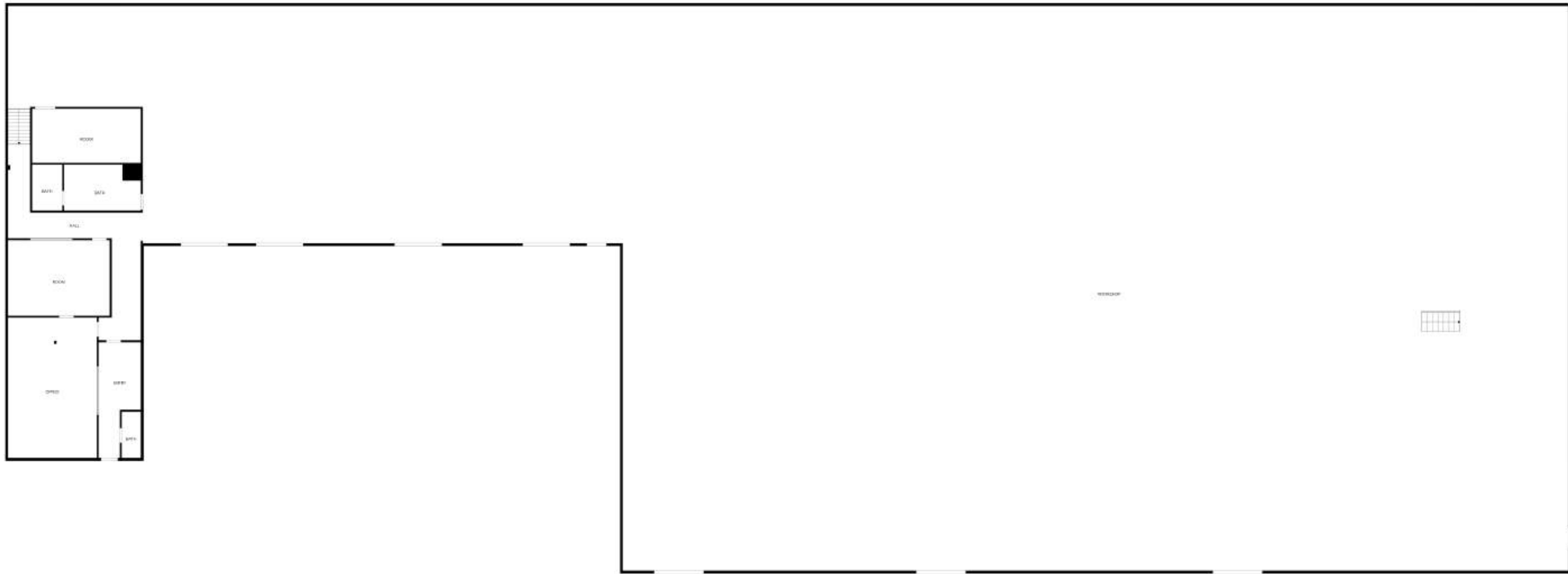
INTERIOR





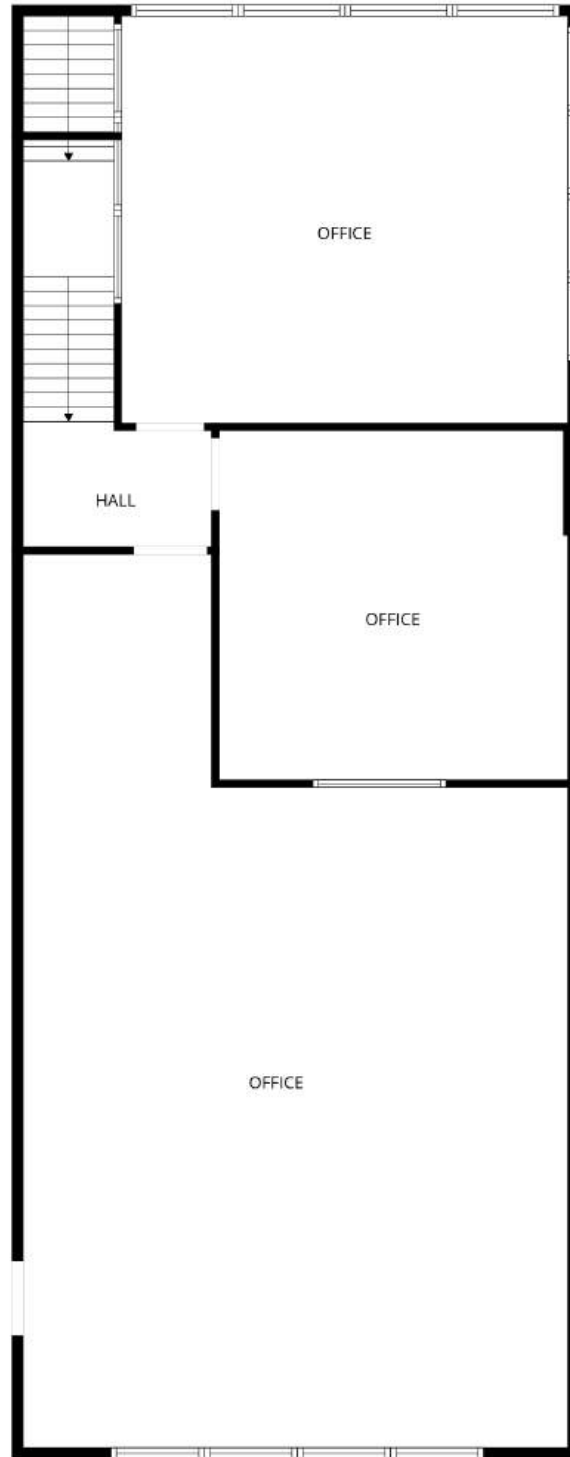


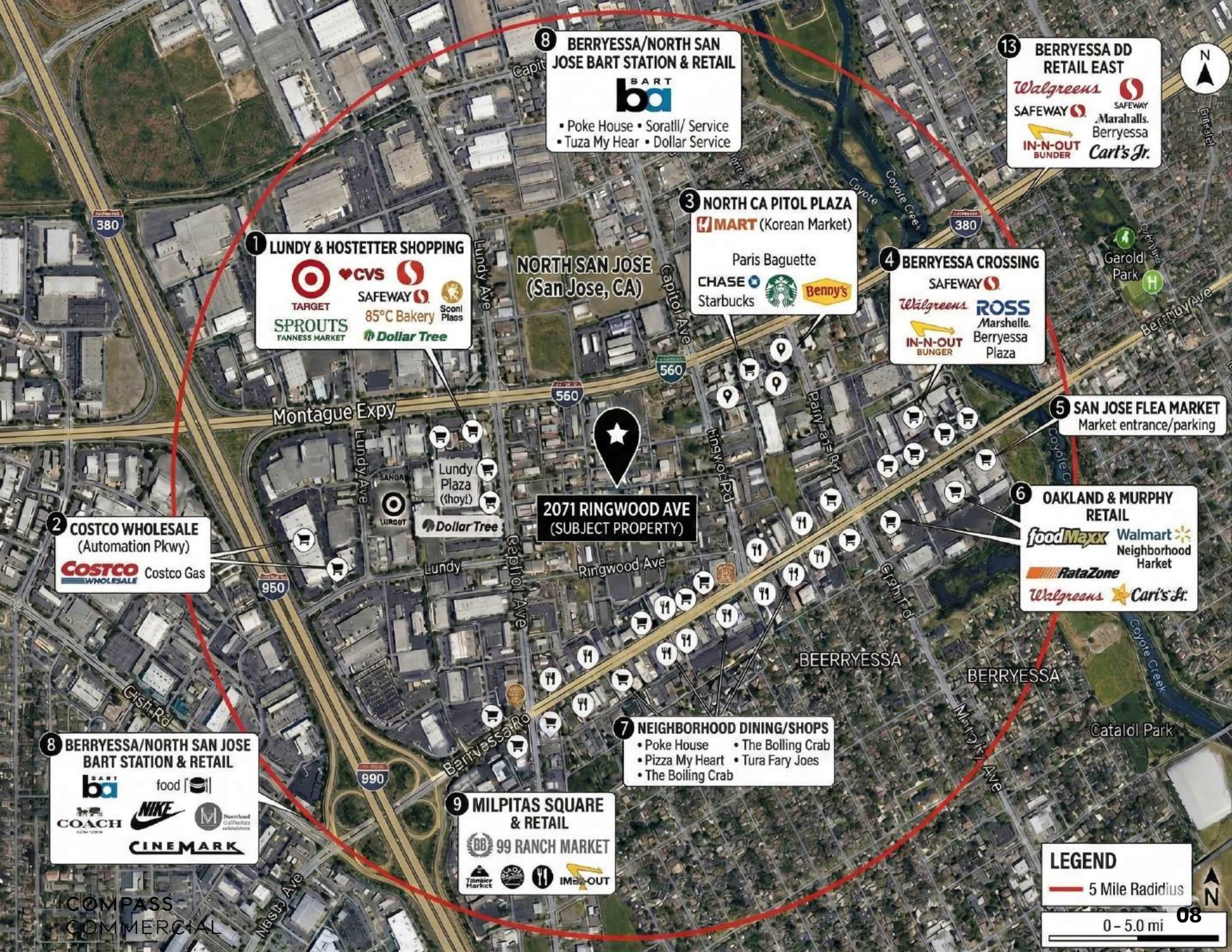
FLOOR PLAN



FLOOR PLAN

2nd Floor Office





8 BERRYESSA/NORTH SAN JOSE BART STATION & RETAIL

BART

- Poke House ▪ Soratl/ Service
- Tuza My Hear ▪ Dollar Service

13 BERRYESSA DD RETAIL EAST

Walgreens SAFEWAY Marshalls Berryessa **Car's Jr.**

IN-N-OUT BUNGER

1 LUNDY & HOSTETTER SHOPPING

TARGET CVS SAFEWAY SPROUTS FANNESS MARKET 85°C Bakery Dollar Tree

3 NORTH CA PITOL PLAZA

MART (Korean Market)

Paris Baguette CHASE Starbucks Benny's

4 BERRYESSA CROSSING

SAFEWAY Walgreens IN-N-OUT BUNGER ROSS Marshelle Berryessa Plaza

5 SAN JOSE FLEA MARKET

Market entrance/parking

2 COSTCO WHOLESALE (Automation Pkwy)

COSTCO WHOLESALE Costco Gas

2071 RINGWOOD AVE (SUBJECT PROPERTY)

6 OAKLAND & MURPHY RETAIL

foodMaxx Walmart Neighborhood Market RataZone Walgreens Car's Jr.

7 NEIGHBORHOOD DINING/SHOPS

- Poke House ▪ The Bolling Crab
- Pizza My Heart ▪ Tura Fary Joes
- The Boiling Crab

8 BERRYESSA/NORTH SAN JOSE BART STATION & RETAIL

BART food | Nike CINEMARK

9 MILPITAS SQUARE & RETAIL

99 RANCH MARKET

Tommy's Market

LEGEND

— 5 Mile Radius

0 - 5.0 mi

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