



For Lease

±7,200 SF Heavy Industrial Building on 1 AC

85 Old Tully Road, San Jose, CA 95111



LEASE RATE

**\$18,000
PER MONTH**

OFFERING SUMMARY

AVAILABLE SF: ±7,200 SF

LOT SIZE: 1 Acre

YEAR BUILT: 1952

ZONING: HI Heavy Industrial

LEASE TYPE Industrial Gross

PROPERTY HIGHLIGHTS

- Rare Industrial Outdoor Storage (IOS) opportunity featuring approximately 1 acre of fenced and secured yard
- ±7,200 SF industrial building featuring approximately 1,200 SF of office space plus additional mezzanine office/storage
- Functional warehouse improvements, including three grade-level loading doors, 12' clear height, 400 amps of distributed power, and two overhead cranes
- Heavy Industrial (HI) zoning allows for a wide variety of industrial, contractor, manufacturing, fleet, and outdoor storage uses
- Major building upgrades include a new roof installed in 2023 and updated electrical wiring throughout
- Potential to expand into an additional ±1.09 acres of secured industrial yard, creating a rare opportunity for up to approximately ±2.09 acres
- Excellent transportation access with convenient connectivity to Highways 101, 280, 880, and 87, providing quick access throughout Silicon Valley and the Bay Area



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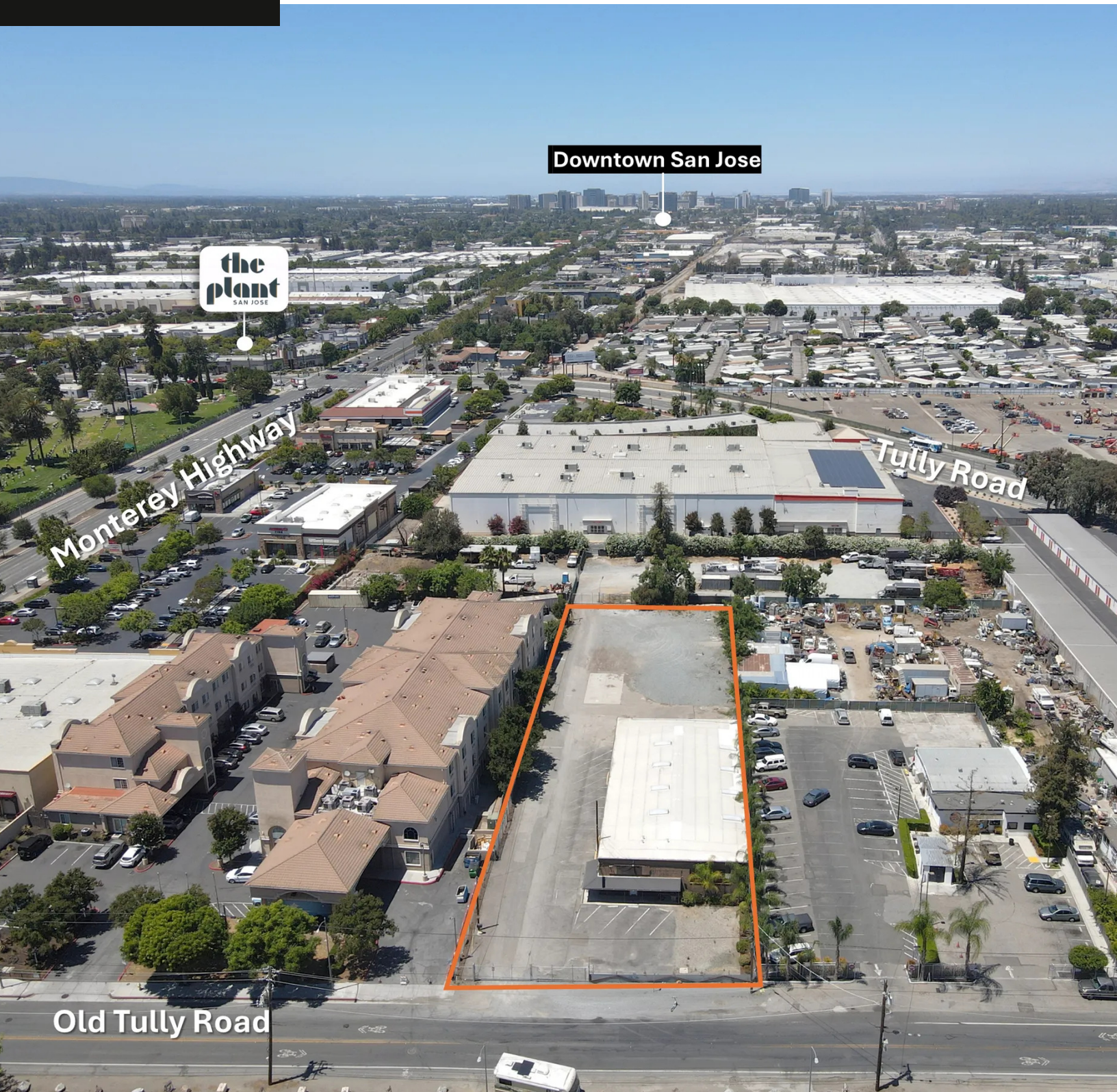




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Old Tully Road



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



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THE FAIR GROUNDS
SANTA CLARA COUNTY

**±7,200 SF Building
on ±1 AC of land**

Available Now

Additional ±1.09 AC

Available by July 2027

Available Now: ±7,200 SF Building on ±1 AC of land
Available by July 2027: Additional ±1.09 AC of land



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	792	3,347	17,857
AVERAGE AGE	37.1	37	37.3
AVERAGE AGE (MALE)	36	36.4	35.7
AVERAGE AGE (FEMALE)	37.9	37.1	38.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	242	1,025	5,470
# OF PERSONS PER HH	3.3	3.3	3.3
AVERAGE HH INCOME	\$142,577	\$147,660	\$132,689
AVERAGE HOUSE VALUE	\$616,995	\$627,058	\$523,006

2023 American Community Survey (ACS)



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