

# LION INDUSTRIAL PARK SAN JOSE FOR LEASE



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# PROPERTY HIGHLIGHTS

Strategically located in San Jose easy access to Highways 101, 87, and Downtown San Jose, this high-demand industrial property offers exceptional visibility and convenience for a wide range of businesses.

## Key Highlights

- High ceilings ideal for warehouse and light industrial use
- Combination of grade-level and dock-high roll-up doors for flexible loading
- Unique, one-of-a-kind property in the surrounding area

## Flexible Use Opportunities:

- The property features adaptable layouts suitable for:
  - Warehouse and distribution
  - Light industrial operations
  - Afterschool programs or educational use
  - Creative or mixed-use commercial needs



<b>Rental Rate</b>	<b>\$1.65</b>
Days Available	May 1, 2026
Service type	NNN(\$0.21)
Space USE	Mixed Used
Lease Term	Negotiable

# UNIT HIGHLIGHTS



- Ready-to-go commercial space designed to jumpstart your operations from day one.

## Key Features:

- Private Access
- Mostly warehouse
- High Ceiling.
- Private Bathrooms
- (1) Grade level. Access to 480 V

# AVAILABLE UNITS

## 395-B E. TAYLOR ST

385-395 E Taylor St



 Roll-Up Door