



LEASED INVESTMENT OPPORTUNITY

*±6,200 SF Building
situated on 0.49 acres
with a Fenced Yard*

980 NORTH 11TH ST SAN JOSE, CA 95112

980 NORTH 11TH ST

Property Highlights

±6,200 SF situated on 0.49 Acres (±21,438 SF)

Secured fenced yard with razor wire

±15,000 SF yard

Two ingress/egress entrances to property

±1,000 SF bonus mezzanine space
(not included in SF)

Includes dock high loading

400 amps, 220 volt, 3 phase (tenant verify)

10% office balance

Great freeway access to Hwy 101 & I-880

\$2,500,000

ASKING PRICE



980 NORTH 11TH ST



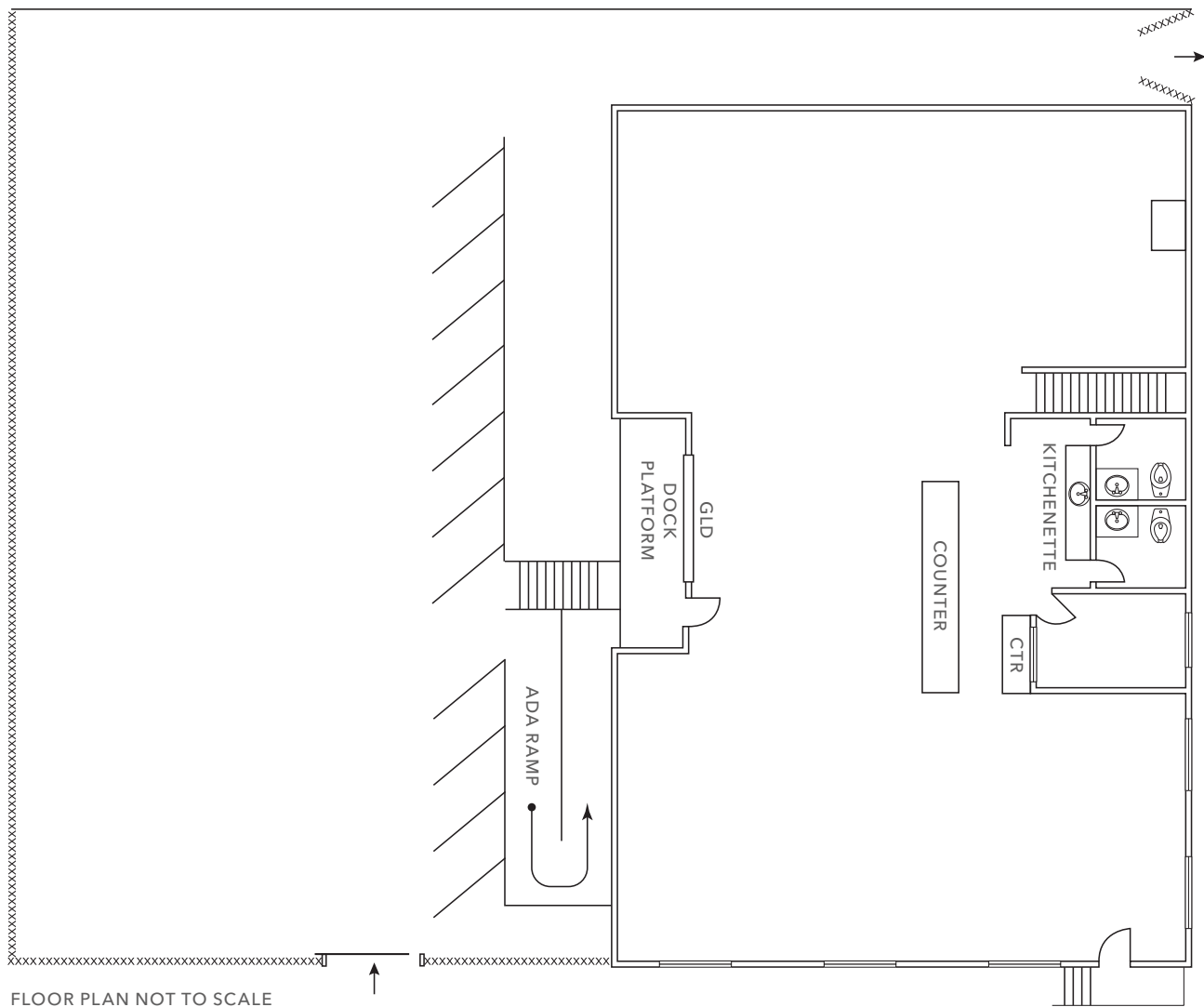
Leased Investment Summary

BUILDING SIZE	± 6,200 SF
PARCEL	0.49 Acres (± 21,438 SF)
TENANT	Applied Airfilters
LEASE TYPE	Gross lease
LEASE COMMENCEMENT	02/01/2023
LEASE EXPIRATION	04/01/2030
LEASE TERM	7 years
RENEWAL OPTION	N/A
PURCHASE PRICE	\$2,500,000
BUYERS CAP RATE	5.3%
PRICE PER SF	\$403/SF
PRICE PER SF (LAND)	\$116.61/SF
SELLERS TAXES	\$15,605

NET OPERATING INCOME CALCULATION

GROSS RENTAL INCOME	\$152,760
LESS: PROPERTY TAXES (BUYER TAX BILL)	\$31,250
TENANT REIMBURSEMENT - TAX INCREASE	\$15,645
LESS: INSURANCE	\$5,009
LESS: MAINTENANCE	\$0
NET OPERATING INCOME	\$132,146

FLOOR PLAN



FLOOR PLAN NOT TO SCALE

$\pm 6,200$ SF

BUILDING

± 0.49 ACRE

PARCEL

4 YEARS

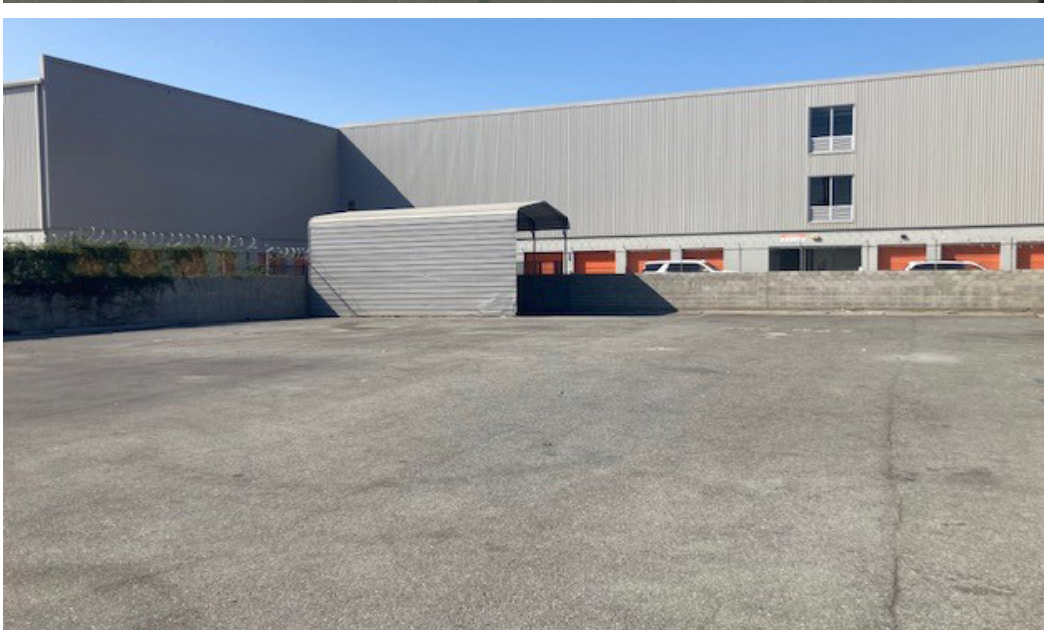
REMAINING TERM

\$132,146

NET OPERATING INCOME

\$2,500,000

ASKING PRICE





For more information, contact

JAMES VISO
 408.970.9400
 james.viso@kidder.com
 LIC N° 01751851

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

