

±23,500 SF INDUSTRIAL BUILDING FOR LEASE WITH SHOWROOM FLOOR



PROPERTY FEATURES

Fully renovated in 2016

±23,500 SF building situated on ±0.91 acres

±5,000 SF two-story office & showroom floor

Break room, meeting room, and three restroom cores

1,400 amps at 240 volt power, 2 panel service (tenant to verify)

18' to 20' clear height

2 grade level loading doors with potential for a 3rd door

48 parking spaces and potential for fenced yard

Bonus mezzanine storage (not included in SF)

Heavy Industrial Zoning

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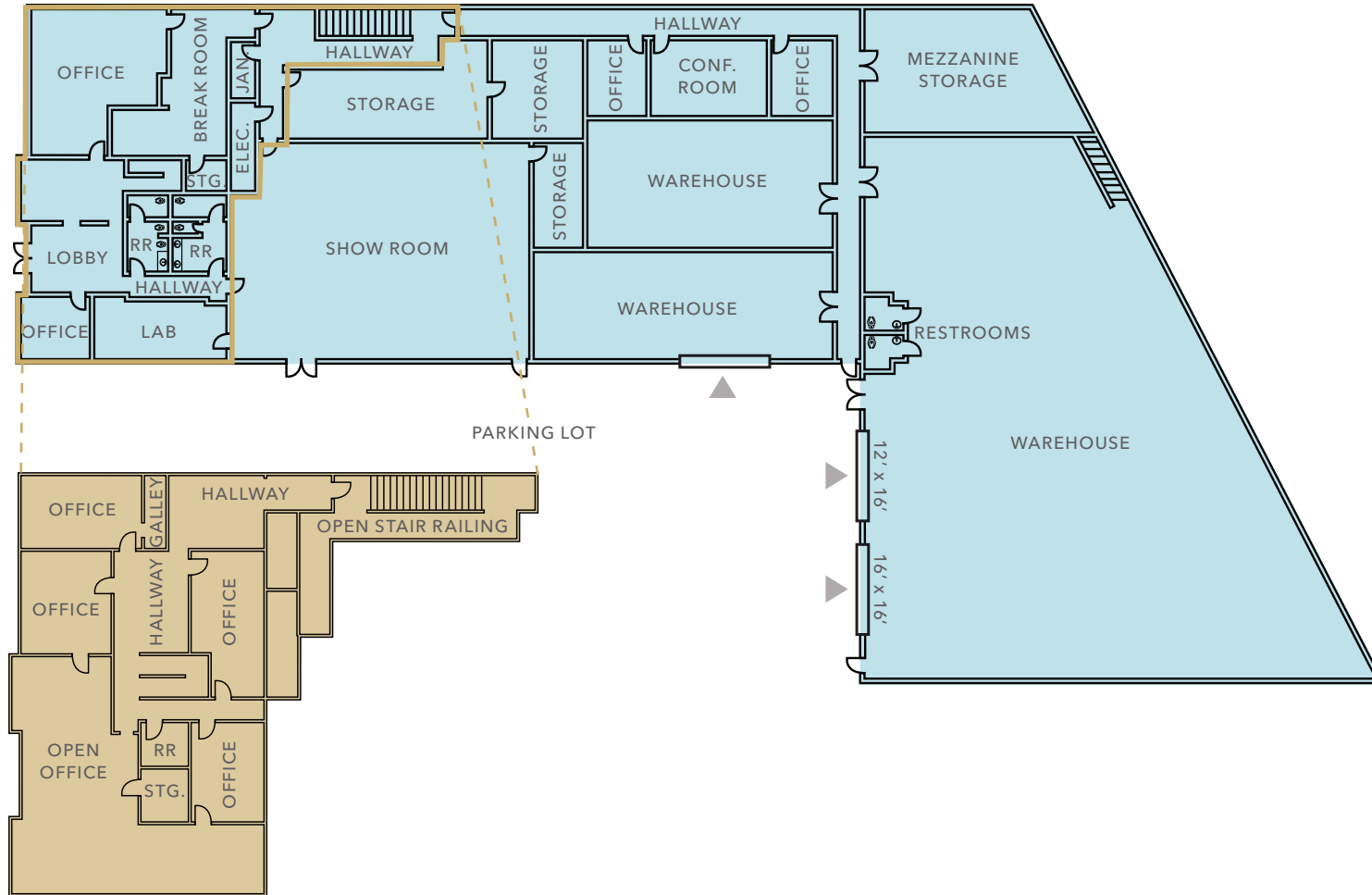
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FLOOR PLANS



±23,500 SF

BUILDING SIZE

±5,000 SF

OFFICE SPACE

±18' - 20'

CLEAR HEIGHT

LEGEND

- First Floor
- Second Floor
- ▲ Grade Level Door

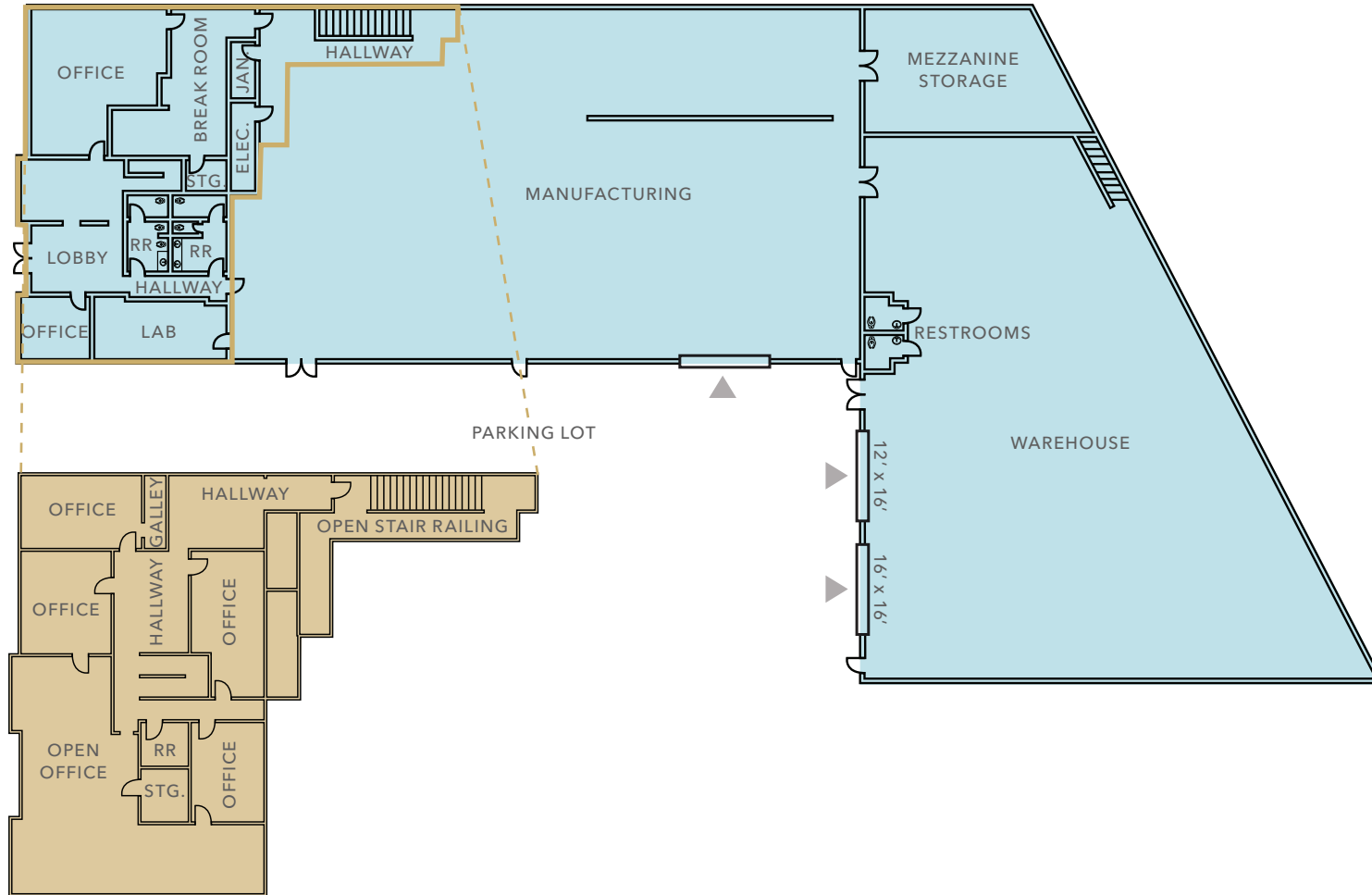
FLOOR PLAN NOT TO SCALE

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PROPOSED FLOOR PLANS



±23,500 SF

BUILDING SIZE

20/80

OFFICE/WAREHOUSE RATIO

±18' - 20'

CLEAR HEIGHT

LEGEND

- First Floor
- Second Floor
- ▲ Grade Level Door

FLOOR PLAN NOT TO SCALE

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DEMOGRAPHICS

POPULATION & HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
POPULATION	29,501	236,016	618,425
MEDIAN AGE	37.5	39.1	38.9
HOUSEHOLDS	9,510	72,522	196,157
TOTAL SPENDING	\$365M	\$3B	\$8.3B

INCOME

	1 MILE	3 MILES	5 MILES
AVG HH INCOME	\$131,381	\$139,405	\$149,777
MEDIAN HH INC.	\$96,653	\$107,446	\$117,328

DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
EMPLOYEES	7,442	61,213	209,561
BUSINESSES	1,299	8,459	25,704
EMPLOYEES/BUS.	6	7	8

DRIVE TIMES

EAST BAY

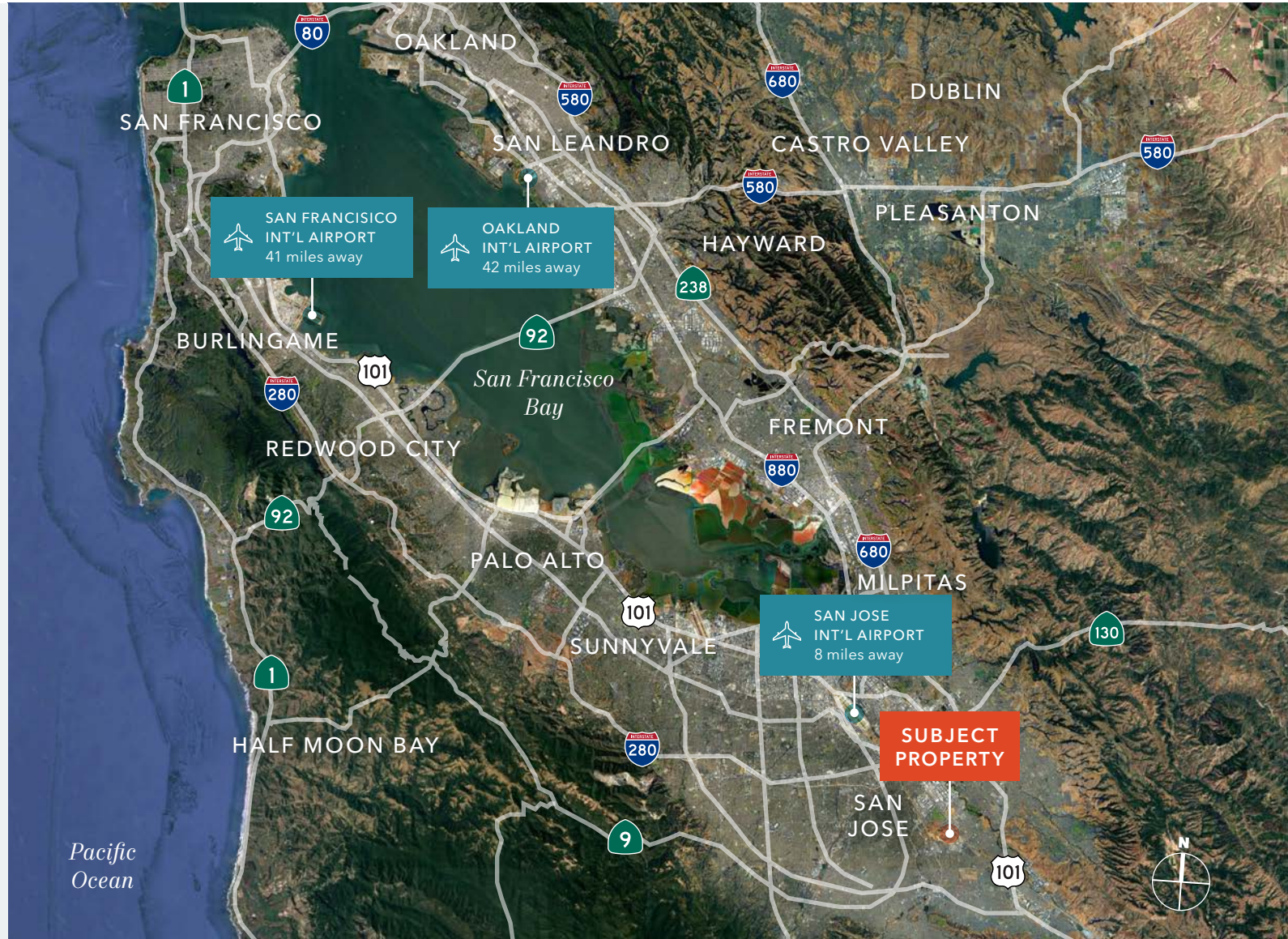
City	Miles	Mins.
MILPITAS	14	20
FREMONT	25	33
HAYWARD	35	56
OAKLAND	48	69

PENINSULA

City	Miles	Mins.
SUNNYVALE	15	26
PALO ALTO	22	30
REDWOOD CITY	28	41
BURLINGAME	41	50
SAN FRANCISCO	53	68

AIRPORTS

Airport	Miles	Mins.
SAN JOSE MINETA AIRPORT (SJC)	8	15
SAN FRANCISCO AIRPORT (SFO)	41	50
OAKLAND INT AIRPORT (OAK)	42	45



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