

SAN JOSE, CA

INDUSTRIAL CONDO FOR SALE OR LEASE

*±2,680 SF Partial 2-Story Industrial
Condo Available For Sale or Lease*

260 EAST GISH ROAD | SAN JOSE, CA



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km Kidder
Mathews

260 East Gish Road is a Prime Asset in the Heart of San Jose



PROPERTY OVERVIEW

| | |
|---------------------|--|
| ADDRESS | 260 East Gish Road, San Jose, CA |
| LISTING | For sale or lease |
| NSRF | ±2,680 SF partial 2 story Industrial Condo |
| SPACE BALANCE | 47% office balance warehouse |
| MEZZANINE | ±233 SF (not included in SF) |
| SPACES | Conference room, reception area, and coffee bar |
| RESTROOMS | Separate his and hers restrooms |
| CLEAR HEIGHT | 13'11" - 17'8" |
| POWER | 225 Amps at 240 Volts, 3 Phase power (tenant to verify) |
| LOADING | One (1) oversized grade level loading door (14'x14') |
| SPRINKLERED | Yes |
| APN | 235-19-012 |
| RECENT IMPROVEMENTS | New hardwood floor, carpet, interior paint, LED lighting, and AC |
| ASKING FOR SALE | \$1,300,000 (\$485.00 PSF) |
| ASKING FOR LEASE | \$1.75 NNN + \$0.60 OPEX |
| HOA | \$0.33 PSF per month |

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FOR SALE OR LEASE



WAREHOUSE



COFFEE BAR



SECOND FLOOR



BONUS MEZZANINE



WAREHOUSE



CONFERENCE ROOM

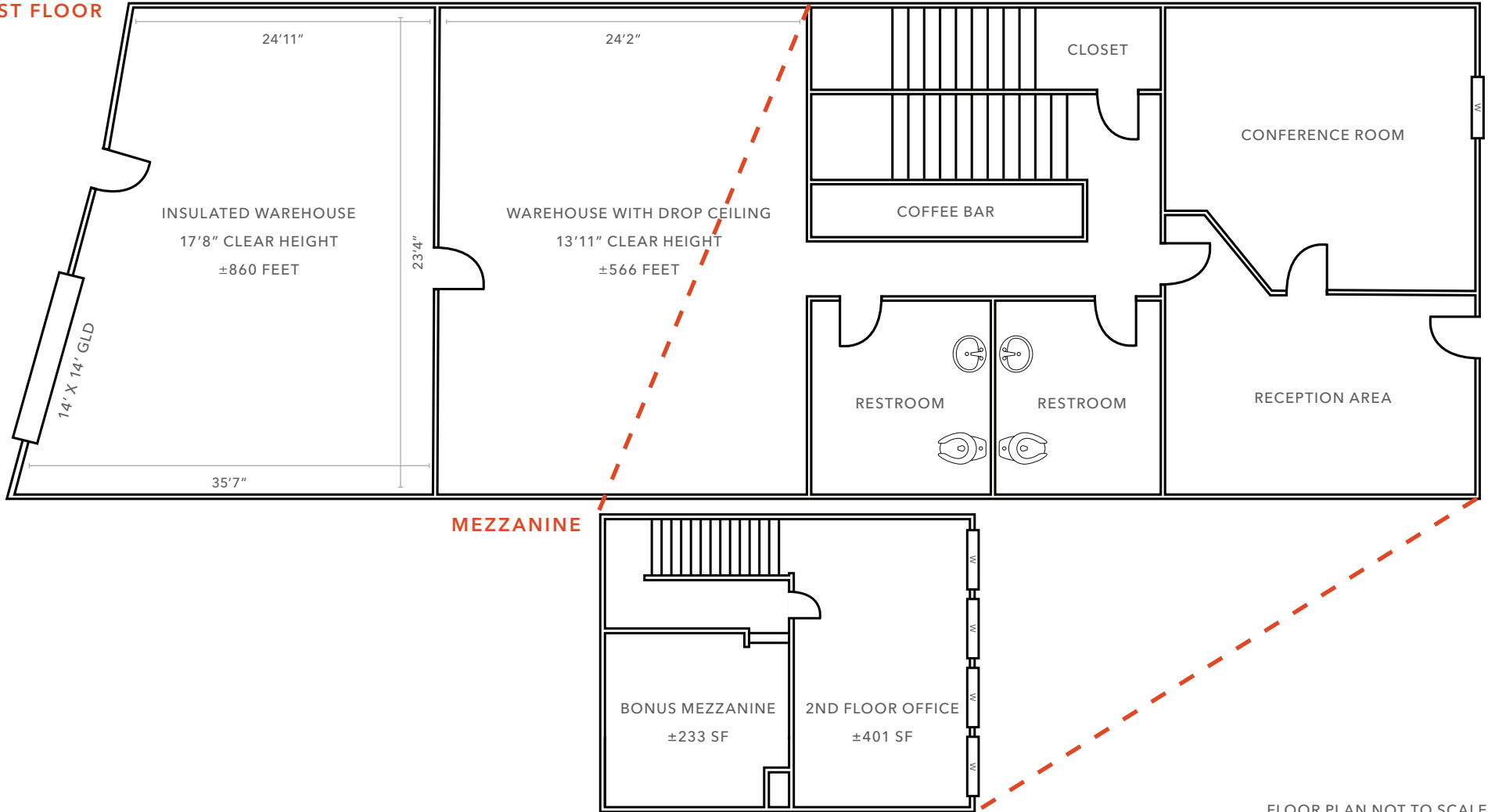
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FLOOR PLAN

1ST FLOOR



FLOOR PLAN NOT TO SCALE

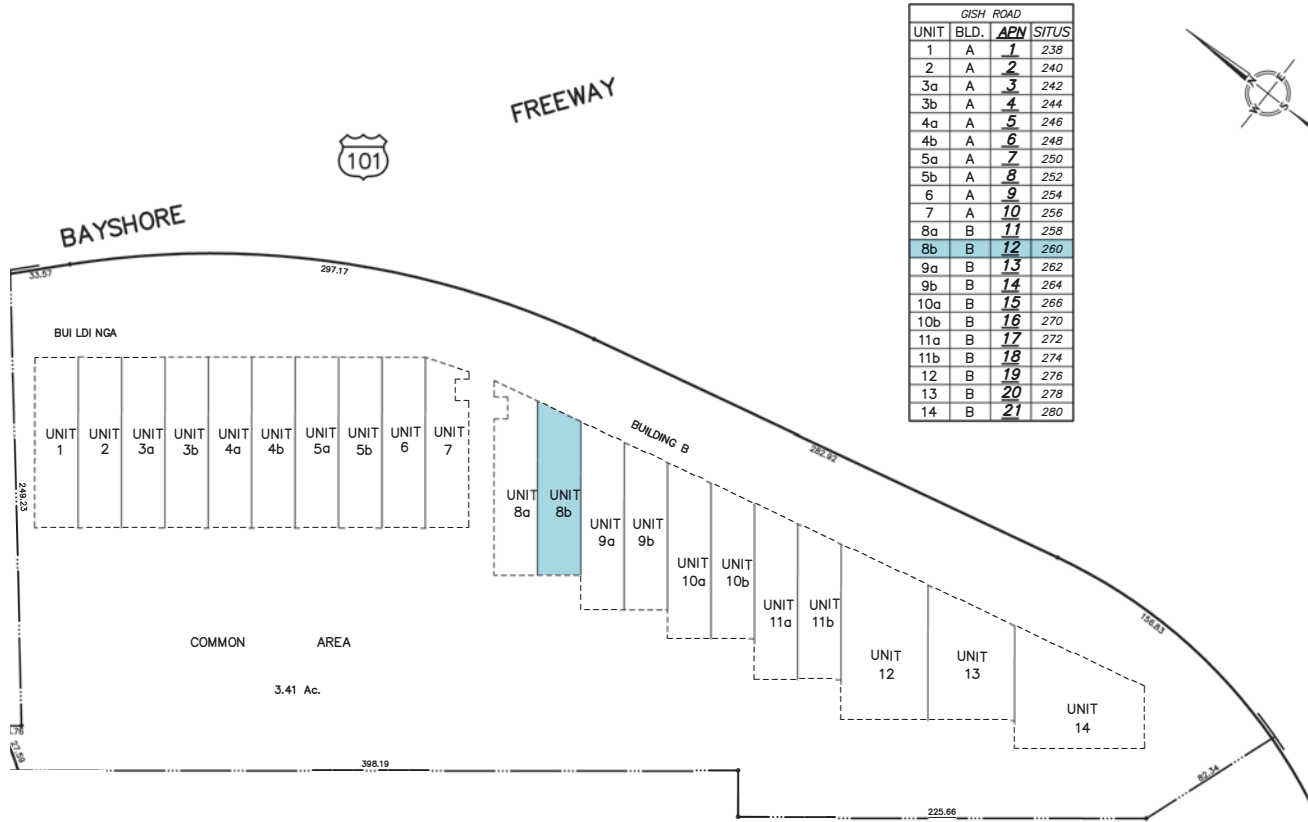
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FOR SALE OR LEASE

PARCEL MAP



±2,680 SF

AVAILABLE

\$1,300,000

SALE PRICE

\$1.75 NNN

LEASE RATE + \$0.60/SF/MO. OPEX

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FLOOR PLAN NOT TO SCALE

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