

FOR LEASE > INDUSTRIAL BUILDING

±27,800 Square Feet

870 COMMERCIAL STREET, SAN JOSE, CALIFORNIA



Property Highlights

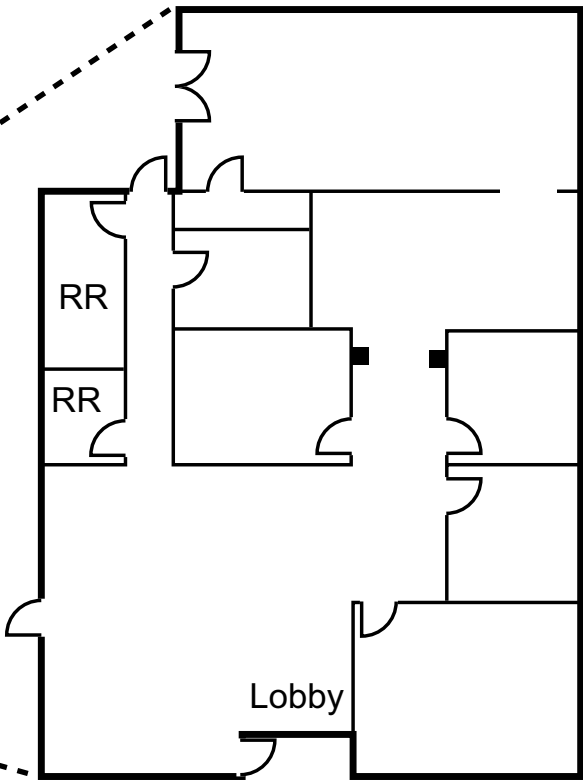
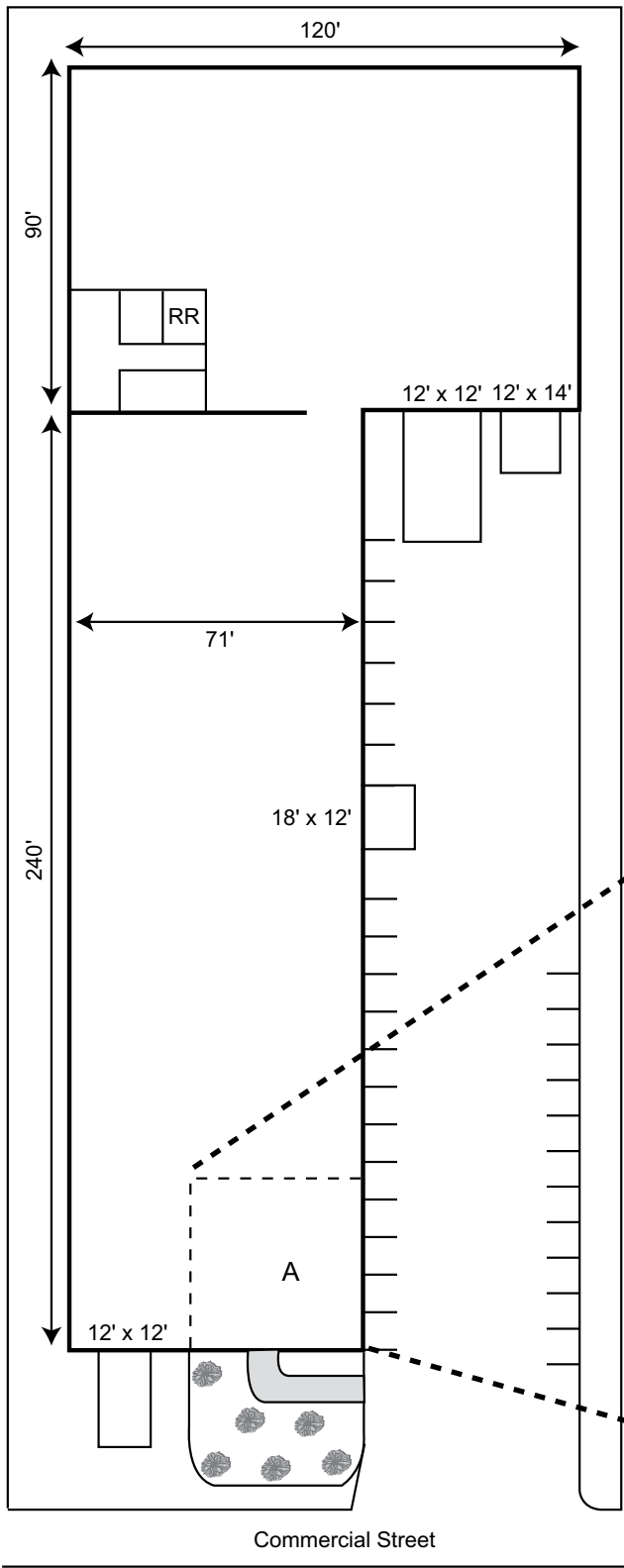
- For Lease: \$0.85 Gross PSF
- 1 Acre Parcel (119x369) - Zoned HI (Heavy Industrial APN (241-09-008)
- 2 Buildings Connected - ±17,000 SF & ±10,800 SF
- ±2,400 SF HVAC Office
- 4 Large Drive-In-Doors - 3 are Filled Dock Wells
- Power & Airlines Distributed Throughout
200 Amps, 477/280V & 400 Amps, 120/208V
- No Posts Within Both Buildings
- Clear Heights From 15' to 18'
- Skylights & Fire Sprinklered (Front Building only has Sprinklers)
- Centrally Located Between Interstates 880 & 680, and HWY 101



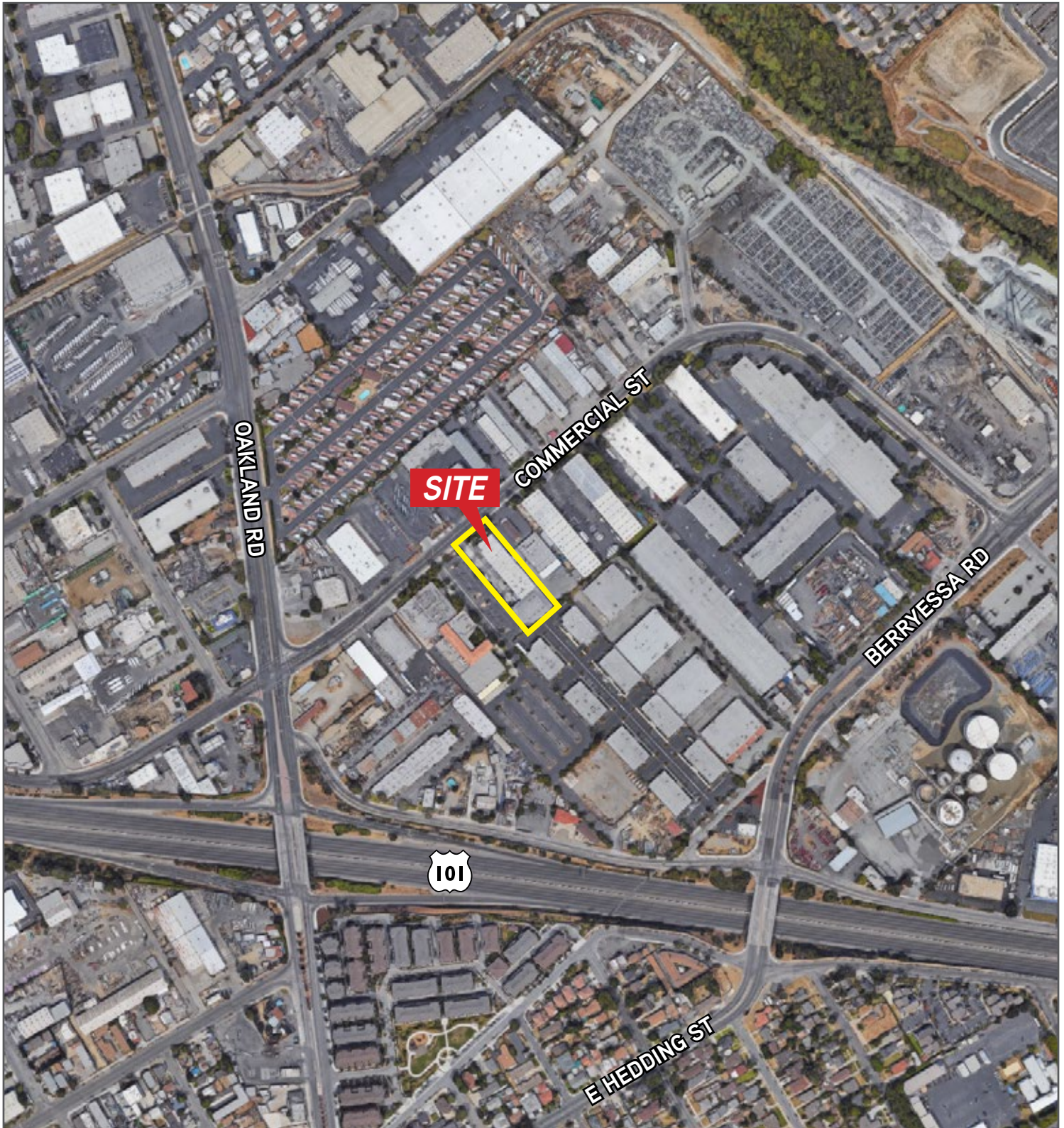
MARK ZAMUDIO, ccim
+1 408 282 3822
mark.zamudio@colliers.com
CA License No. 00612338

COLLIERS INTERNATIONAL
450 West Santa Clara Street
San Jose, CA 95113
+1 408 282 3800 Main
+1 408 292 8100 Fax
www.colliers.com

SITE/FLOOR PLAN



SITE/FLOOR PLAN



MARK ZAMUDIO, ccim
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mark.zamudio@colliers.com
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