



FOR SALE

2071 Ringwood Ave, Unit A

SAN JOSE, CA



±46,181 SF Warehouse

OFFICE ±7,724 SF Mezzanine Office and ±1,057 SF Ground Floor Office

ONE Covered Dock High Door

TWO Knock Out Panels

DOCK Seals and Levelers

POWER 800 Amps of Power

COLUMN SPACING 20' x 44'

PARKING 1.5/1000

APPROX .04 PSF - HOA

FULLY Sprinklered with Skylights

DEAD STORAGE ±12,144 SF occupied by Right Choice Furniture who pays \$7,000/month NNN with \$0.05/SF Increases (Lease Expiration Date June 30, 2023). Tenant can vacate at Close of Escrow

APN 244-22-037

SALE PRICE \$10,700,000

\$232/SF SALE PRICE

22'-24' CLEAR HEIGHT

13 DOCK HIGH DOORS

RODNEY MORESCHINI
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LIC N° 01257858

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.

Kidder Mathews

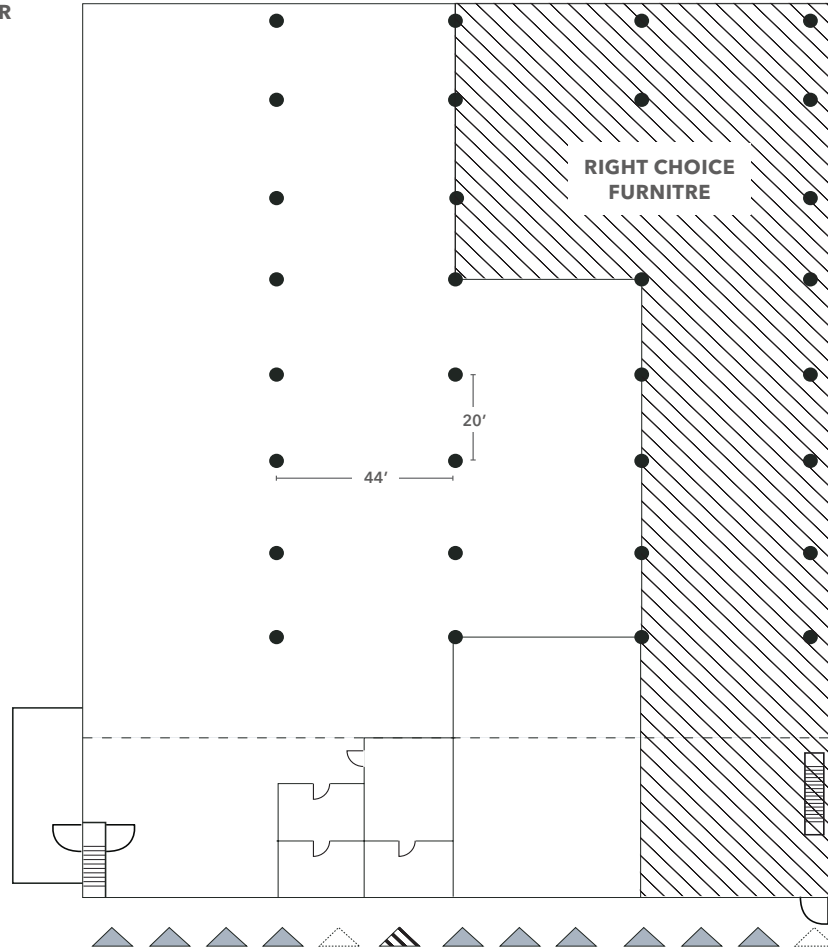
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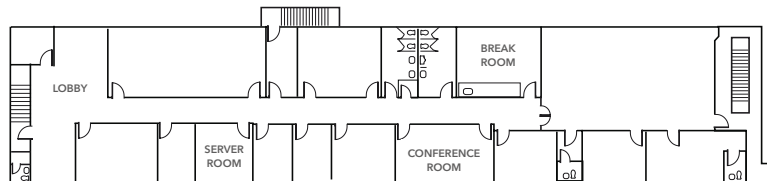
SAN JOSE, CA

Floor Plan

FIRST FLOOR



SECOND FLOOR



FLOOR PLAN
NOT TO SCALE

- ▲ DOCK HIGH DOOR
- △ KNOCK OUT PANEL
- ▨ COVERED DOCK

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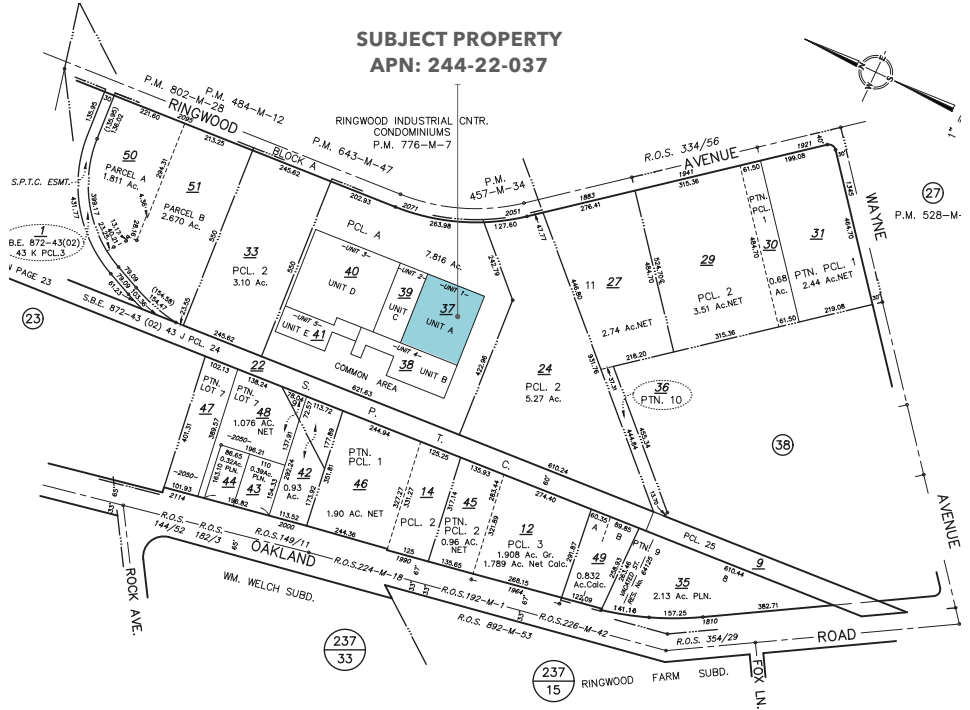
±46,181

SQUARE FEET

\$10.7K (\$232/SF)

SALE PRICE

Site Plan



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