



OAKLAND ROAD SAN JOSE

NEW CLASS A INDUSTRIAL/ MANUFACTURING PROJECT



± 82,900 SF FREESTANDING BUILDING FOR LEASE

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CA RE LICENSE #00935379



LOCATION MAP

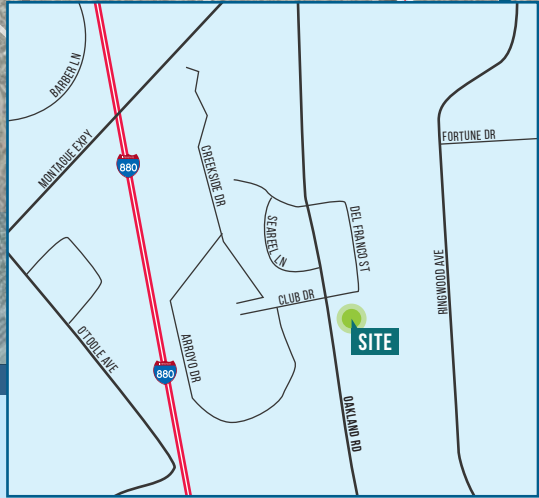








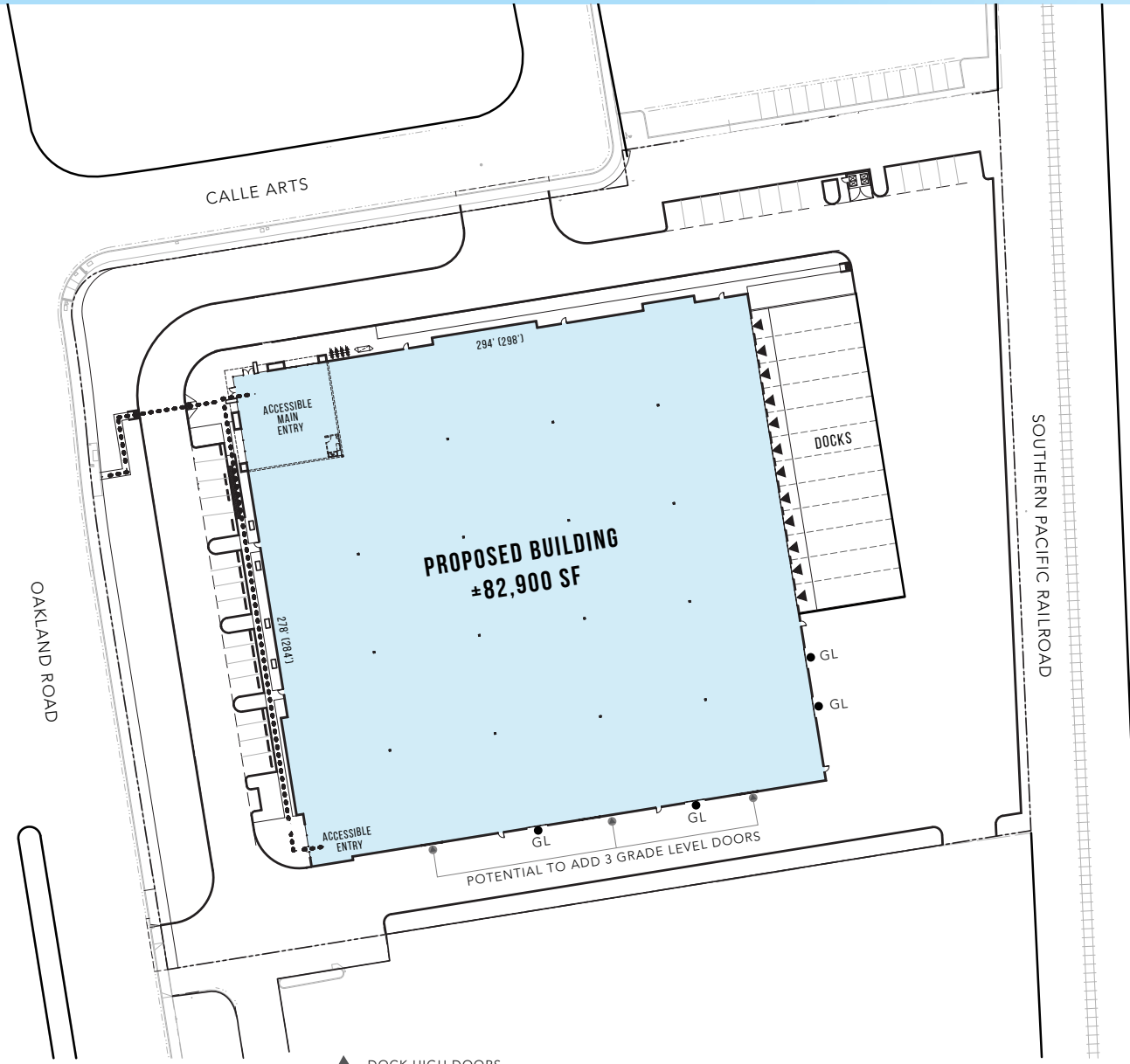
 RAILROAD TRACKS



HIGHLIGHTS

- ◆ ±82,900 sf Freestanding Building
- ◆ ±32' Minimum Clear Height
- ◆ ESFR Fire Suppression System
- ◆ Dock High and Grade Level Loading Doors
- ◆ Immediate Access to I-880, Hwy 237 and I-680

CONCEPTUAL SITE PLAN

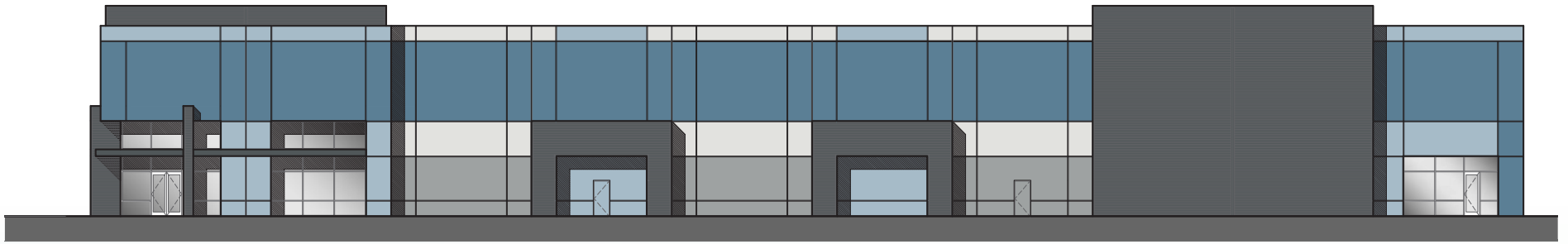


- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS
- ▲ POTENTIAL GRADE LEVEL DOORS

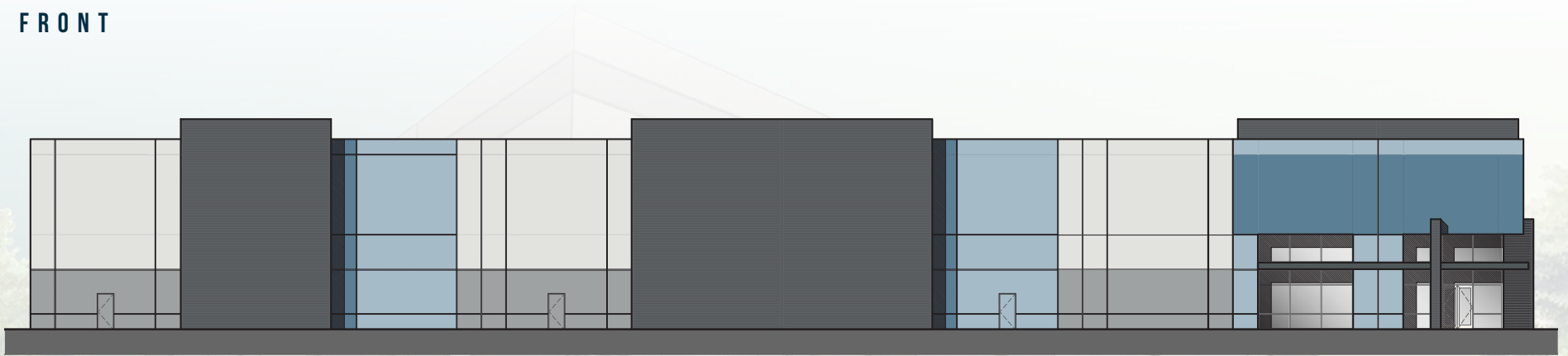
PROPERTY HIGHLIGHTS

- ±32' Minimum Clear Height
- 4 Grade Level doors at 12' x 14' with potential to add 3 additional Grade Level doors
- ESFR Fire Suppression System
- 12 Dock High Doors, 9' x 10'
- 6" Reinforced Concrete Floors
- 1800-4000 Amps; 277/480V; 3 Phase
- 2% Skylights - 4' x 8'
- 60' x 56' Column Spacing
- LED Lighting
- Truck Court Depth 118' - 164'
- Office Space to Suit

BUILDING VIEWS



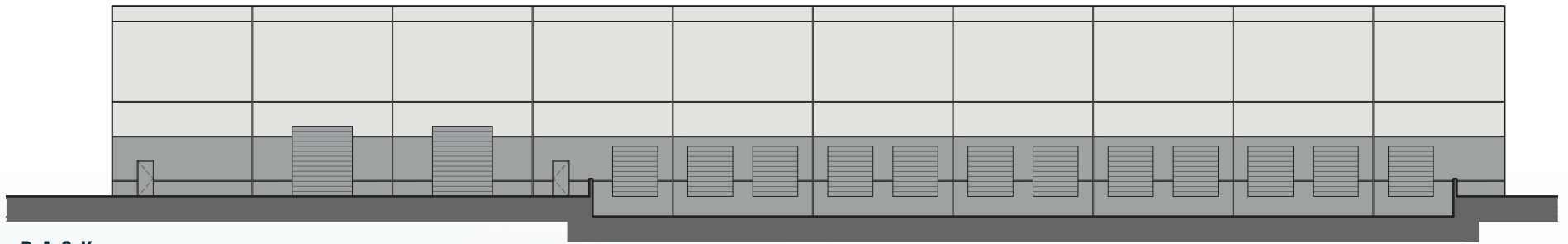
FRONT



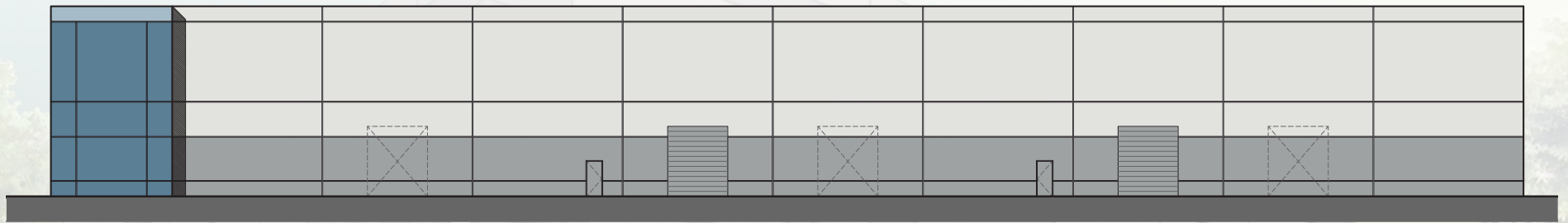
SIDE



BUILDING VIEWS



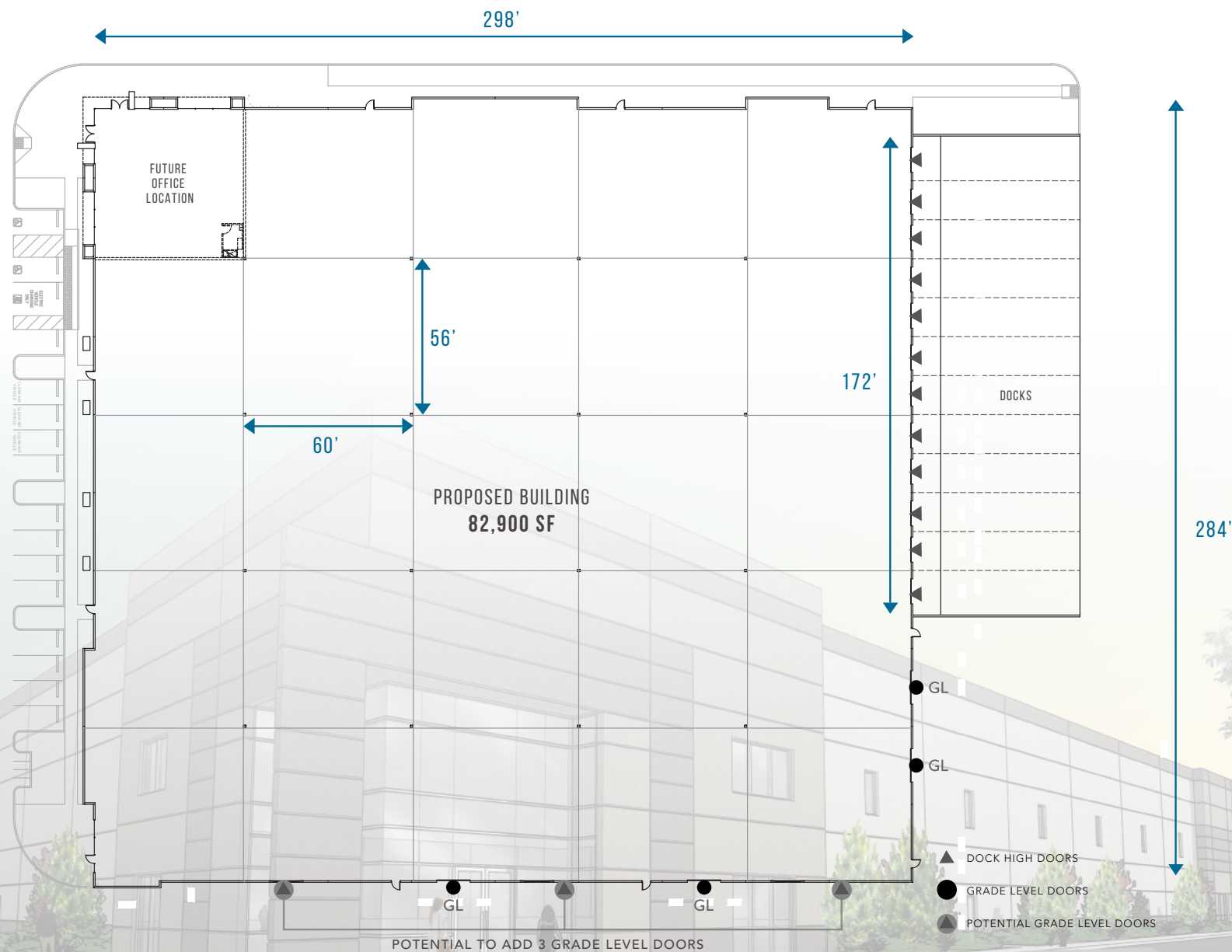
BACK



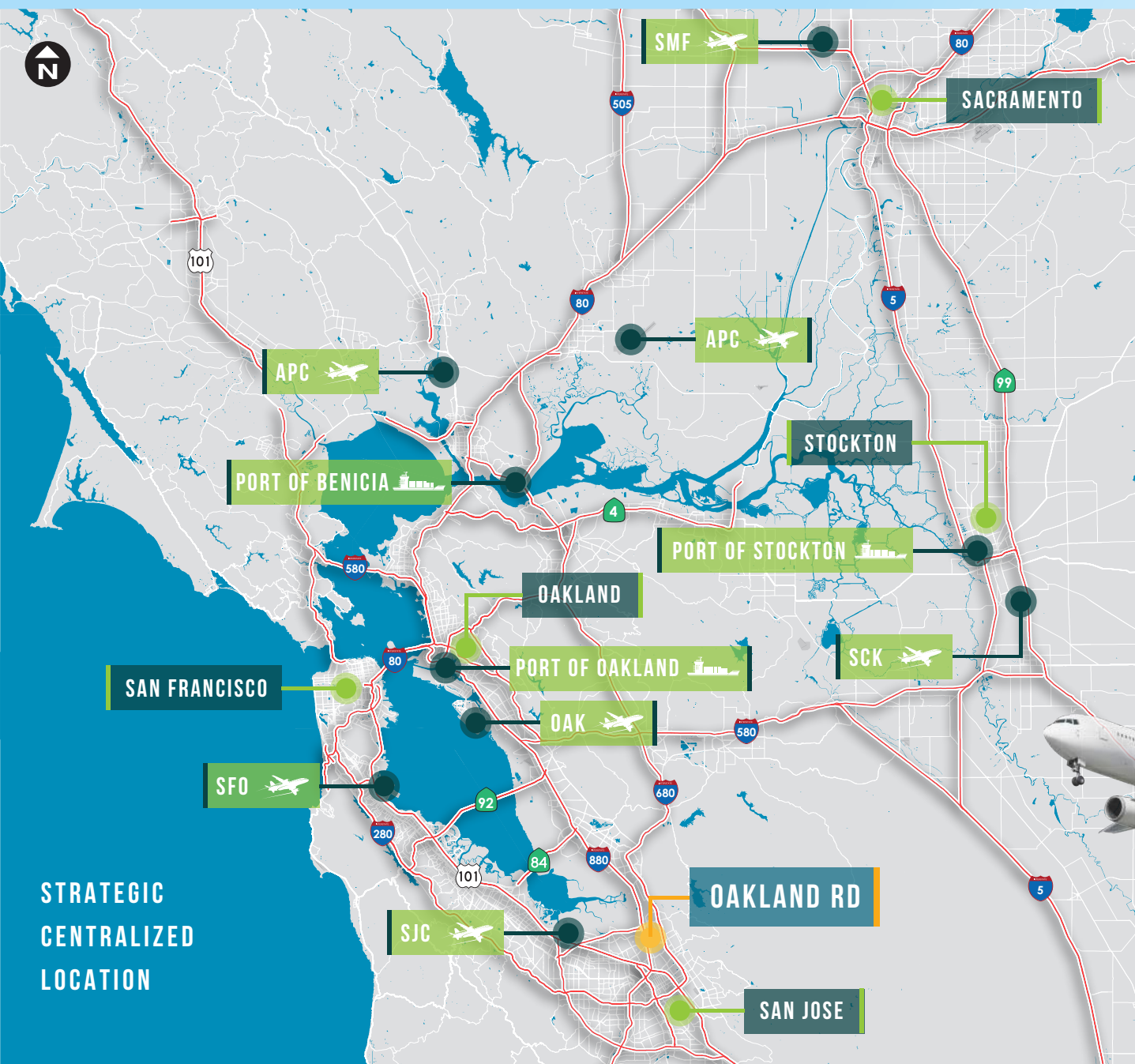
SIDE



FLOOR PLAN



PROXIMITY MAP



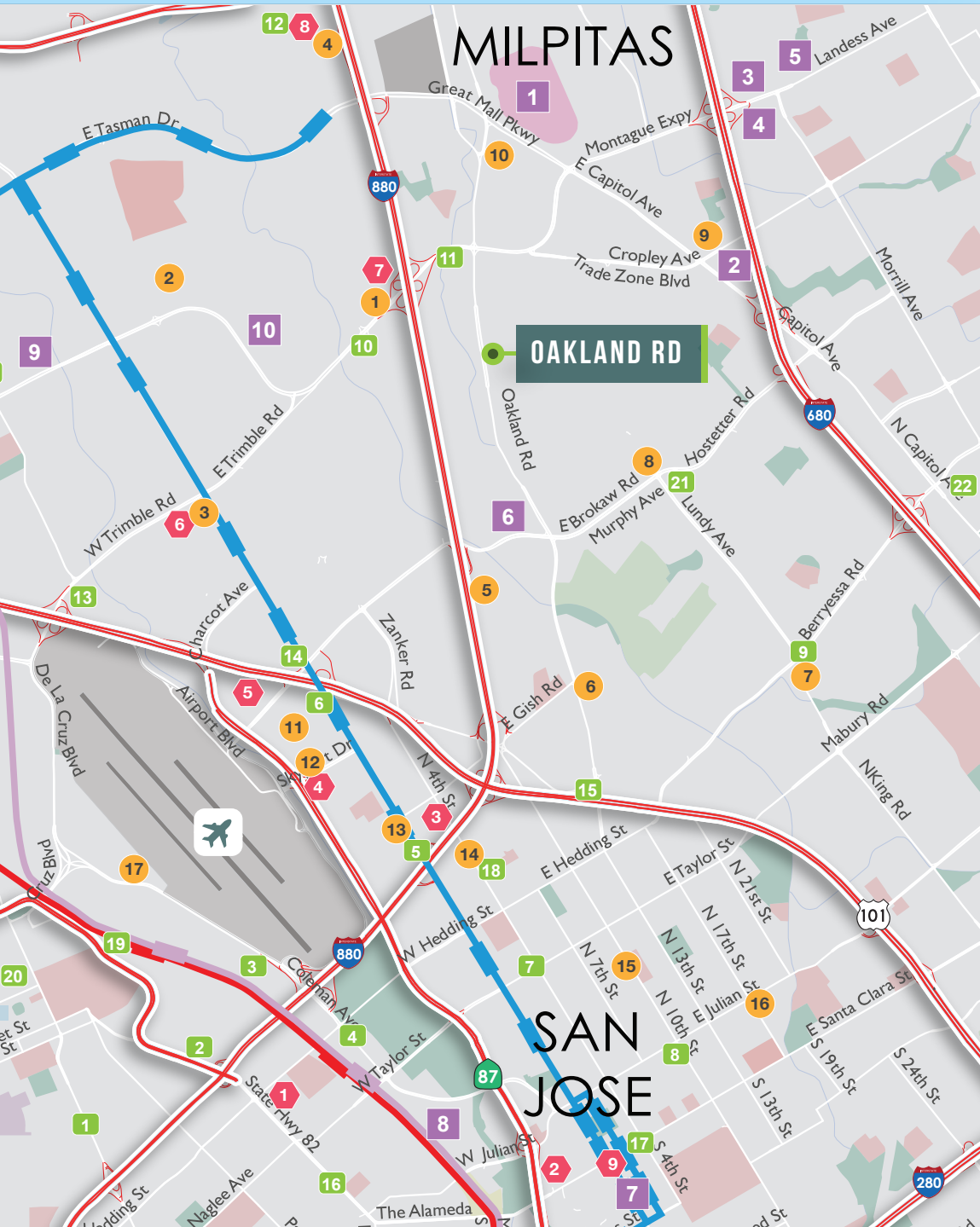
PROXIMITY TO OAKLAND RD

Mineta San Jose International Airport (SJC)	3.3 miles
Oakland Airport (OAK)	31.6 miles
SFO International Airport (SFO)	34.1 miles
Port of Oakland	36.8 miles
Port of Benicia	56.7 miles
Napa County Airport (APC)	73.2 miles
Port of Stockton	74.9 miles
Oakland	36.7 miles
San Francisco	47.3 miles
Stockton	74.1 miles
Sacramento	114 miles

STRATEGIC
CENTRALIZED
LOCATION



AMENITIES MAP



RESTAURANTS

- Bistro
- Brandon's Restaurant & Club
- Patxi's Pizza
- Specialty's Cafe & Bakery
- Premier Pizza
- Una Mas
- Pho Viet
- China Palace
- Hot Pot City
- Maruichi
- Darda Seafood
- Wingstop
- Los Garcias Restaurant
- Jasmine Thai
- King Egg Rolls
- Ma's Restaurant
- The Kickin' Crab
- Dosa Bawarchi
- Senor Jalapeno
- Zeytoun Restaurant
- Sonoma Chicken Coop
- Camille's Sidewalk Cafe
- Ladda Thai Cuisine
- Jade Cathy
- Smoking Pig BBQ
- Minato
- Wing's
- Okayama Sushi
- Casa Vicky
- Lillie Mae's

SERVICES

- Valero
- Rotten Robbie
- Shell
- Chevron
- Valero
- 76
- Chevron
- ARCO
- Rotten Robbie
- Chevron
- Chevron
- Chevron
- Technology Credit Union
- 76
- 76
- Chevron
- Bank of America
- First Republic Bank
- UnionBank
- Bank of America
- Citibank
- Fremont Bank
- Bank of the West
- Citibank
- Bank of America
- Bank of America
- Wells Fargo Bank
- Wells Fargo Bank
- Chase Bank
- Bank of America
- Wells Fargo Bank

HOTELS

- Super 8
- Hotel De Anza
- Days Inn
- Holiday Inn
- Wyndham Garden
- Caravelle Inn & Suites
- Courtyard San Jose Airport
- DoubleTree by Hilton
- Homewood Suites by Hilton
- Sheraton
- Staybridge Suites
- Hilton San Jose
- Hyatt Place
- The Saint Claire

- LIGHT RAIL STATIONS
- CALTRAIN STATIONS
- ACE TRAIN STATIONS

SHOPPING CENTERS

- Great Mall**
Cinemark 20 Great Mall, Dave & Buster's, Wells Fargo Bank, Outback Steakhouse, Jollibee, Starbucks, Subway, Cajun & Grill, Villa Fresh Italian Kitchen, Ruby Thai Kitchen, Quick Wok, Paradise Chicken, Little Tokyo, Surf City Squeeze, Andersen Bakery, Mayflower, Chipotle, Red Robin, Olive Garden, Chevron, Courtyard, TownePlace Suites
- Oakwood Center**
Fast Express Pizza & Pasta, Wonder Wok, The Kickin Crab, Baskin-Robbins, Jelly Donut, North Capitol Valero
- Milpitas Mall**
Stuft Pizza, Minh's Vietnamese, Pho Saigon Noodle House, Royal Taco, Kopitiam Cafe, Max's of Manila, Subway, Beard Papa's Sweets Cafe, Chef P's, Coffee Adventure, Savory Chicken & Pizza, Goldilocks, Korea Garden, ARCO
- Northwood Plaza**
Pho Mai #1 Noodle House, Golden Garlic, 76, Taketomi, HS Cafe, Walgreens, Target, Island Pacific Supermarket, Togo's
- Park Town Plaza**
Lucky Supermarkets, Rite Aid Pharmacy, Western Union, Quickly, Fitness 19, Parktown Pizza Company, Half Penny Fish & Grill, Wells Fargo Bank, Cafe Aqua, Milpitas Star Aquatic & Fitness, Chevron, Wok Star
- Brokaw Commons**
Yogurtland, City Sports Club, KeyPoint Credit Union, Chase Bank, Five Guys, Pieology, Extreme Pita, VN Grill, Whispers Cafe, Subway, Chipotle, Noah's Bagels, Fish's Wild
- Pavilion At San Jose**
Tandoori Oven, Subway, Pita Pit, Whispers Cafe and Creperie, Baja Fresh, Johnny Rockets, Asian Gourmet Express, Starbucks, Thirst Tea, Fitness Evolution
- San Jose Market Center**
L&L Hawaiian Barbecue, Wingstop, BJ's Restaurant, Chili's, Panda Express, Smashburger, Una Mas, The Pasta Market, Chase Bank, Tutti Frutti, Sweet Tomatoes, Blue Mango, Trader Joe's, Carl's Jr., El Pollo Loco, Jamba Juice, Subway, Starbucks, Panera Bread
- Rivermark Plaza**
Yo Yo Sushi, Posh Bagel, Mezbaan, Yan Can Asian Bistro, Piatti, Red Robin, Premier Pizza, Safeway, Starbucks, Wells Fargo Bank, Chipotle
- River Oaks Plaza**
Kaati Fresh, Hobee's, Starbucks, Subway, Falafels N More, Meriwest Credit Union, Premier Pizza, Chase Bank



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