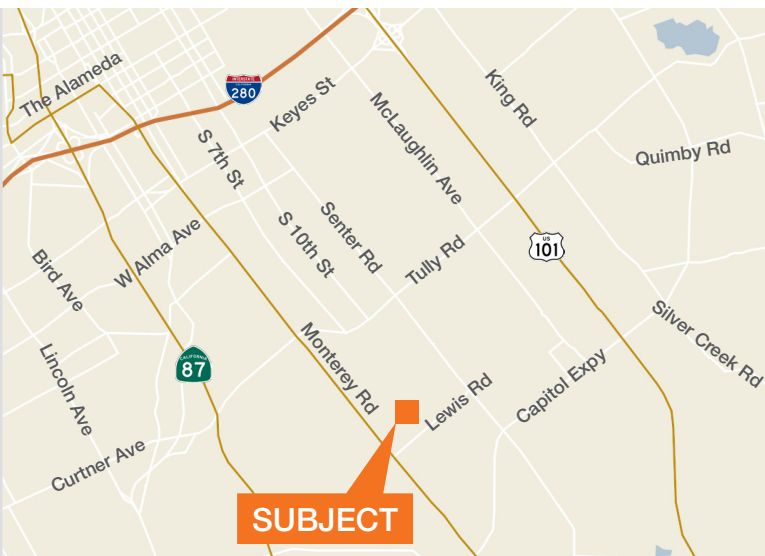


FOR SALE AND LEASE

165 Lewis Road, Unit 11

San Jose, CA



±7,800 SF INDUSTRIAL SPACE WITH NEWLY REMODELED OFFICE AND ADA UPGRADES

Owner plans to remove approximately 1/2 of the existing office so that it will be 50/50 office to warehouse

Upgrading power to 600 amps at 120/208v 3 phase

Installing new grade level door

Great window line

Gated parking area

Sale price: \$300/SF

Lease rate: \$1.30 NNN; Lease to own potential

CONTACT

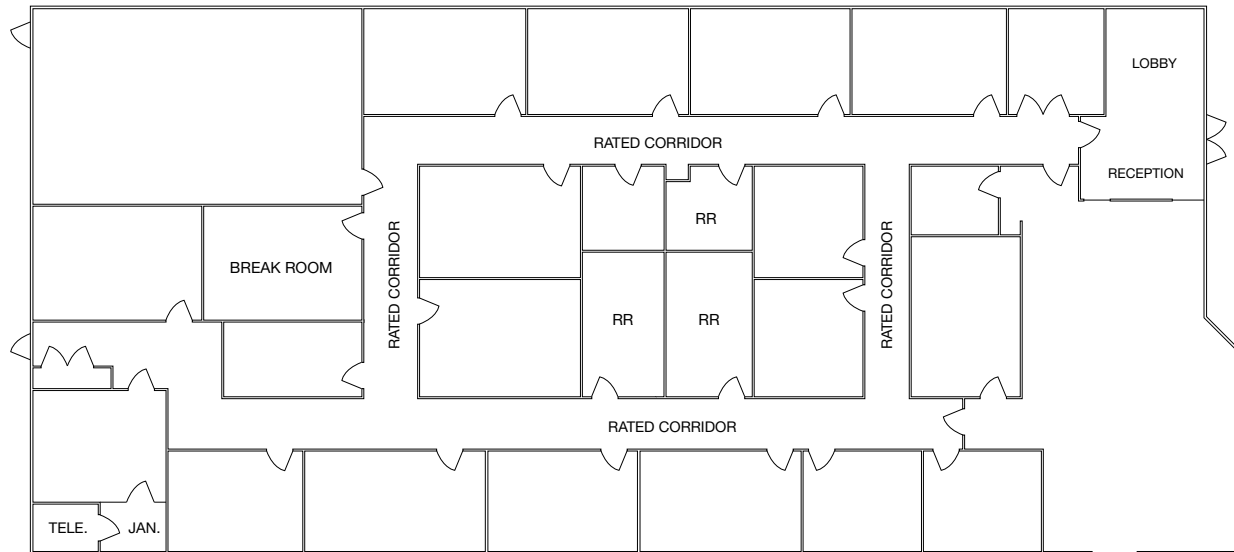
Derik Benson
408.588.2332
dbenson@kiddermathews.com
LIC #01182654



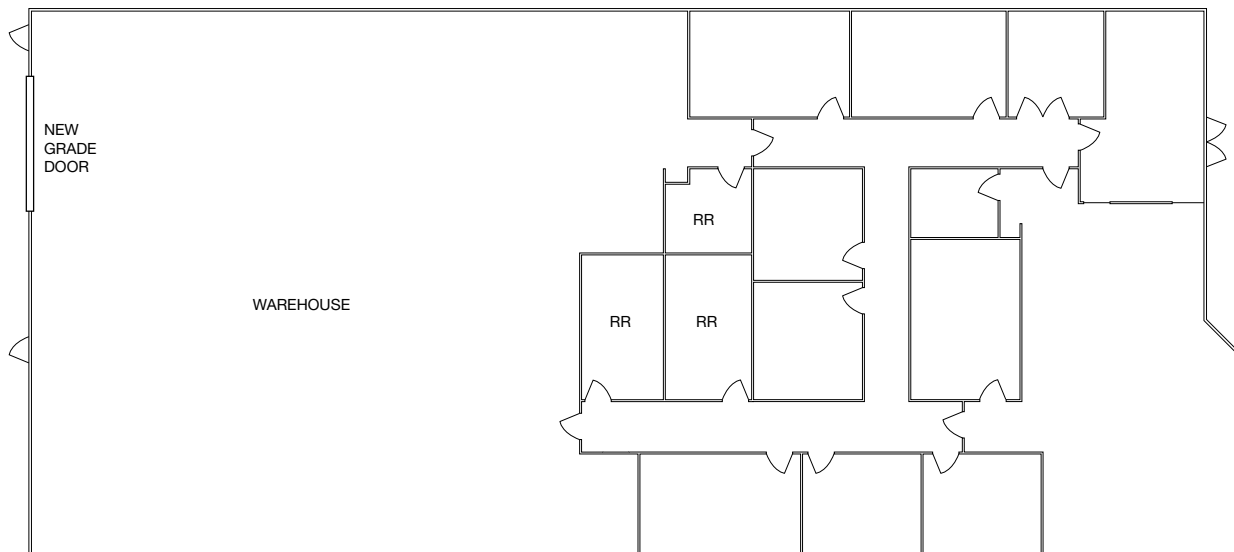
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165 Lewis Road, Unit 11

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



*FLOOR PLANS
NOT TO SCALE

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