



FOR SALE
2161 Del Franco Street
San Jose, California

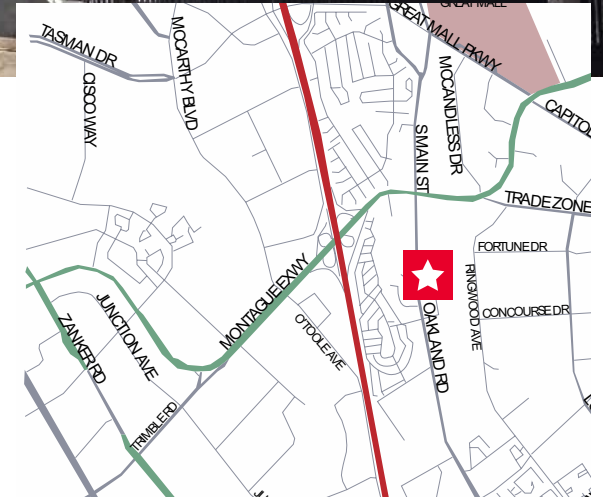
DO NOT DISTURB TENANT



PROPERTY FEATURES

±6,608 SF FREESTANDING INDUSTRIAL BUILDING

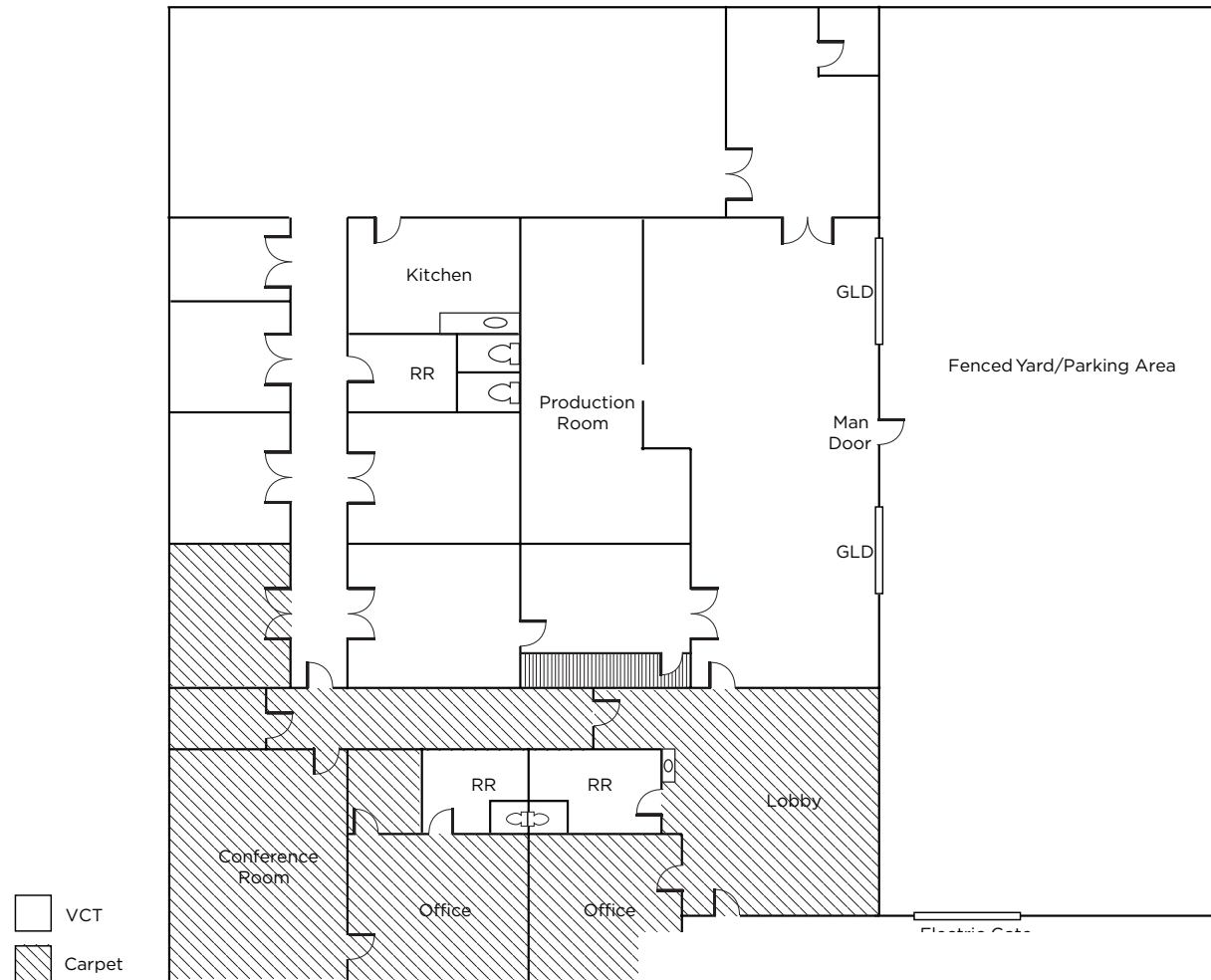
- ±14,726 SF Lot (0.34 Acres)
- 50% office - Easily Converted to Warehouse/Manufacturing
- 100% HVAC
- Bonus Mezzanine Storage
- Fenced Parking Area with Gate
- Easy Access to Hwys 880 & 680
- 2 Grade Level Doors
- 400 Amps at 208V (3 Phase)
- Zoning: IP
- Near to New Montague Expy BART Station
- Close to Numerous Retail Amenities



Jon DeCoite
Senior Director
+1 408 615 3408
jon.decoite@cushwake.com
LIC #01471300

300 Santana Row, Fifth Floor
San Jose, California
main +1 408 615 3400
fax +1 408 615 3444
cushmanwakefield.com

FLOOR PLAN



Jon DeCoite
Senior Director
+1 408 615 3408
jon.decoite@cushwake.com
LIC #01471300

300 Santana Row, Fifth Floor
San Jose, California
main +1 408 615 3400
fax +1 408 615 3444
cushmanwakefield.com



FOR SALE
2161 Del Franco Street
San Jose, California

PHOTOS



Jon DeCoite
Senior Director
+1 408 615 3408
jon.decoite@cushwake.com
LIC #01471300

300 Santana Row, Fifth Floor
San Jose, California
main +1 408 615 3400
fax +1 408 615 3444
cushmanwakefield.com

AMENITIES MAP

Financial Institutions

- 1 Keypoint Credit Union
- 2 Wells Fargo Bank
- 3 Wells Fargo Bank
- 4 East West Bank
- 5 Cathy Bank
- 6 World Savings
- 7 Chase Bank
- 33 Pizza Kitchen
- 34 Carlos Goldstein's Cantina
- 35 Jamba Juice
- 36 McDonalds
- 37 Main St. Bagels
- 38 Mr. Chau's
- 39 Togo's
- 40 Five Guys
- 41 Chipotle

Restaurants

- 7 Carl's Jr.
- 8 Jack in the Box
- 9 Asiana Gardens
- 10 Subway
- 11 Jack in the Box
- 12 Guru Palace Indian
- 13 KFC
- 14 Coliseum Pizza
- 15 Thanh Huong
- 16 Wonder Wok
- 17 Prima Taste
- 18 Brandon's
- 19 Great Mall Mayflower
- 20 Fresh Choice
- 21 Outback Steak House
- 22 Great Mall Food Court
- 23 Dave & Busters
- 24 McDonalds
- 25 Chipotle
- 26 Baja Fresh
- 27 Una Mas
- 28 Cafe 1997
- 29 Do Re Mi Cafe
- 30 Starbucks
- 31 Hello Desserts
- 32 Mas Restaurant

Lodging

- 41 Sheraton
- 42 The Beverly Heritage
- 43 Courtyard
- 44 TownPlace Suites
- 45 Sleep Inn

Rental Car

- 46 Enterprise
- 47 Budget

Add'l Services

- 48 PW Supermarket
- 49 99 Ranch Market
- 50 Costco
- 51 Save Mart
- 52 Century Theaters
- 53 Dave & Busters
- 54 FedEx/Kinkos
- 55 South Bay Athletic Club
- 56 Shell Gas Station
- 57 Speedy Oil Change
- 58 Post Office
- 59 Dry Cleaners
- 60 Lowe's
- 61 LA Fitness
- 62 Great Clips
- 63 T-Mobile



Jon DeCoite
 Senior Director
 +1 408 615 3408
 jon.decoite@cushwake.com
 LIC #01471300

300 Santana Row, Fifth Floor
 San Jose, California
 main +1 408 615 3400
 fax +1 408 615 3444
cushmanwakefield.com



FOR SALE
2161 Del Franco Street
San Jose, California



CONTACT

Jon DeCoite
Senior Director
+1 408 615 3408
jon.decoite@cushwake.com
LIC #01471300

300 Santana Row, Fifth Floor
San Jose, California
main +1 408 615 3400
fax +1 408 615 3444
cushmanwakefield.com