



MEACHAM/OPPENHEIMER, INC.

Commercial Brokerage | Investment Sales | Property Management

8 N. San Pedro St., Suite 300 San Jose, California 95110

Tel: 408.378.5900 www.moinc.net

2230 Will Wool Dr. San Jose, California

- **Unit 115 FOR SALE: 1,964 ± SF**
- Owner's Office Added on Mezzanine Level, w/Restroom & Shower
- **\$785,000.⁰⁰**
- Roll Up Doors, 22" Clear Height
- HVAC Office Lobby
- **Do Not Disturb Tenants**
- Lease Rate \$2.25 PSF, Gross
- Contact Agents for Details



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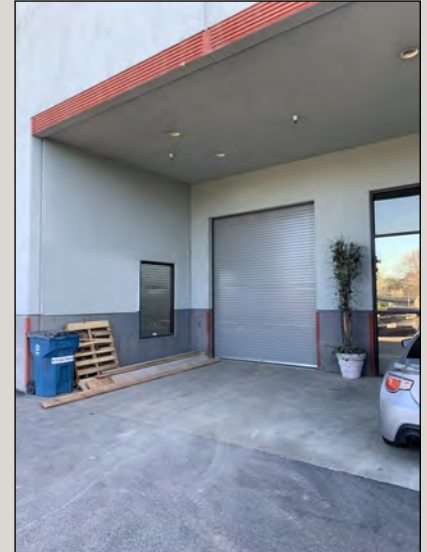
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San Jose, California 95110

Tel: 408.378.5900

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SMALL UNIT FOR SALE & FOR LEASE LIGHT INDUSTRIAL SPACE



FOR MORE INFORMATION CONTACT:

Keon Vossoughi

Lic. #01019117

keon@moinc.net

(408) 477-2515 Direct

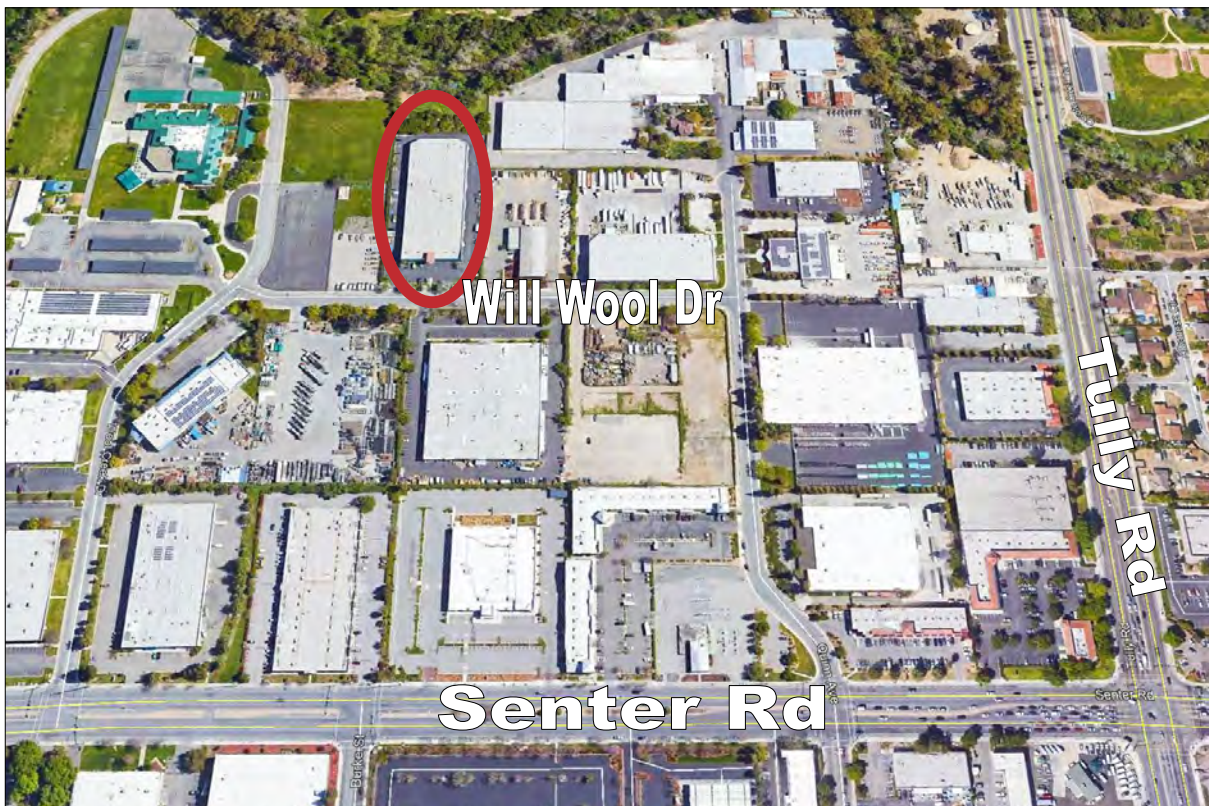
Greg Mayo

Lic. #01964504

greg@moinc.net

(408) 438-3180 Cell

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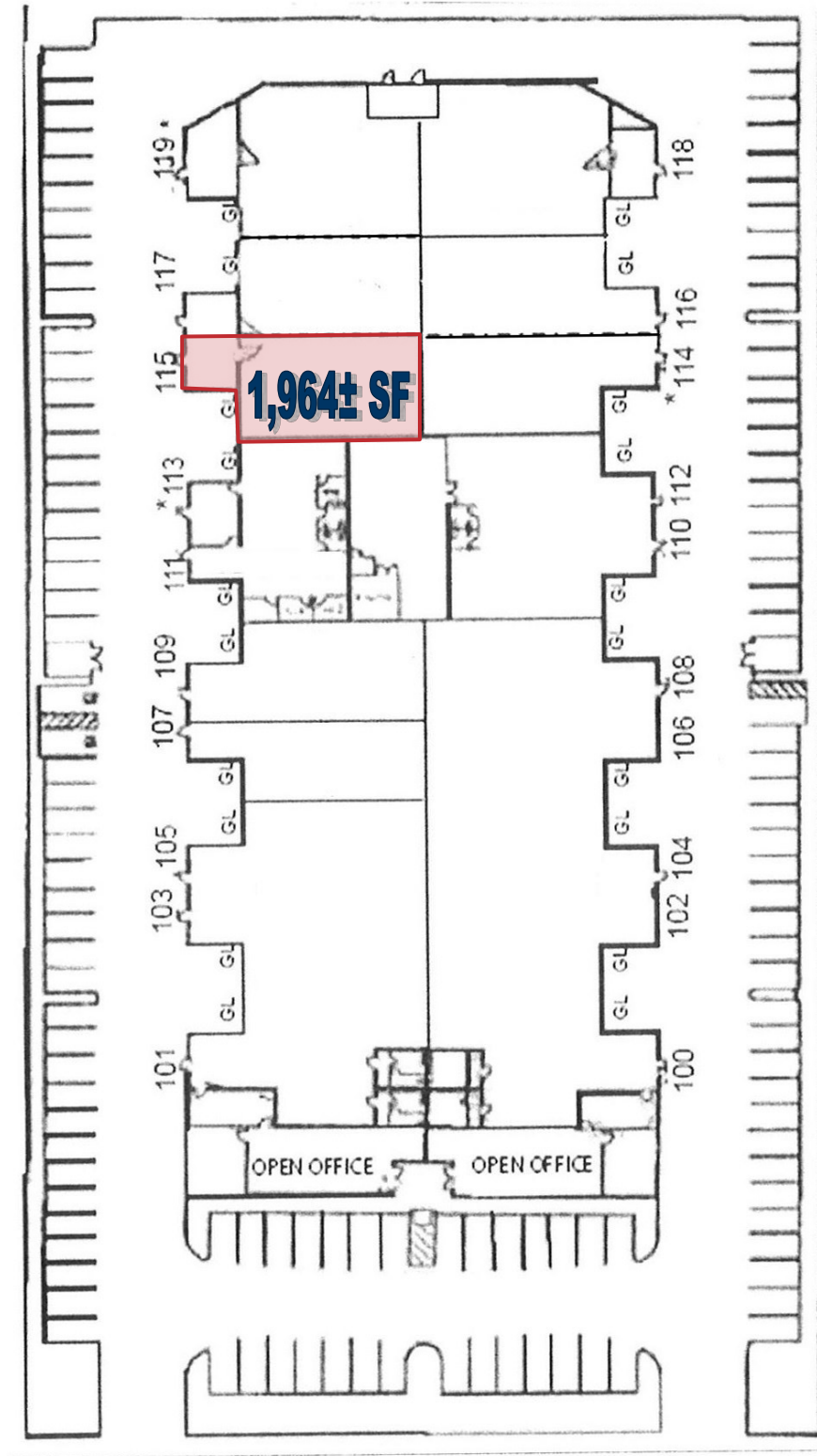


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Use Restrictions- CC & R's

ARTICLE VII. USE RESTRICTIONS

In addition to all of the covenants contained herein, the use of the Property and each Condominium therein is subject to the following:

7.1 Condominium Use: The Units shall be used solely for commercial, office, industrial and warehouse purposes which are permitted under the zoning and conditional use permits of the City as are applicable to the Project at a particular time and as permitted under this Declaration. No Unit may be used for residential purposes. In addition, no Unit shall be used for any purpose which would, as of the date of commencement of such use, cause the total number of vehicle parking spaces within the Project to be less than that required by the Ordinances or Resolutions of the City. Each Owner shall be responsible for obtaining all permits and licenses required by law or local ordinance to establish and operate its business. It shall be the responsibility of each Owner to ascertain and comply in all material respects with the zoning, conditional use permits, Project plans and specifications and other restrictions approved or imposed by the City for the Unit and the Project, including any requirements that the City approve any change in the use of the Unit or the physical layout of the Unit, including the availability of adequate parking for such change in the use of the Unit or the physical layout of the Unit.

A. Notwithstanding the foregoing, whether or not permitted by zoning or use standards of the City, the following types of uses within or about a Unit shall be prohibited:

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| Section; | (1) | Food service or preparation, except as permitted under this |
| | (2) | Medical or veterinary office; |
| | (3) | Junk or salvage operations; |
| | (4) | Auto, truck or vehicle repairs or painting; |
| | (5) | Manufacturing, refining and/or storage of chemicals, petro-chemicals or of any radioactive materials; |
| | (6) | Slaughterhouses, tanneries, rendering operations, barns, stables or dairy operations; |
| | (7) | Paper manufacturing, foundries, metal machining shops, heavy industrial or manufacturing; |
| | (8) | Oil drilling, mining, or quarrying operations; |
| | (9) | Use, manufacture, storage and/or distribution of any flammable substances or materials; |
| | (10) | Use, manufacture, storage and/or distribution of any hazardous or toxic materials; |
| | (11) | Use, manufacture, storage and/or distribution of any explosive materials; |
| | (12) | Use, manufacture, storage and/or distribution of any dangerous materials; |
| | (13) | Use, manufacture, storage and/or distribution of any substances or materials that may permeate the air with a strong odor or a foul scent; |
| | (14) | Use, manufacture, storage and/or distribution of any garbage or recycled products; |
| | (15) | Amusement park facilities, video arcades or any related use that could encourage students to loiter at said facility; |
| | (16) | Any other use which will be offensive to other Owners or occupants of Units by reason of odor, fumes, dust, smoke, noise, electro-mechanical or electro-magnetic disturbances, radiation, pollution, risk of fire or explosion or any other nuisance within the Project or to surrounding property. |

B. Restrictions on Conduct of Business. The permitted uses described in this Section 7.1 shall be conducted under the following conditions:

(1) Noise. No facility shall produce noise at such levels as will be offensive to Owners or occupants of adjoining Units or portions of the Property or to any Owner of a Unit or portion of the Property.

(2) Vibration. Equipment creating earthshaking or other vibrations shall be so located and mounted within the Improvements on a Lot as to eliminate vibration hazard or nuisance beyond the boundary lines of the Unit on which such equipment is situated.

(3) Smoke. No facility within any Unit shall discharge into the atmosphere any air contaminant producing a public nuisance or hazard.

(4) Toxic or Noxious Matter. No facility within any Unit shall discharge into the sewer system, storm drain or across the boundary lines of the Unit any toxic or noxious matter in such concentration as to be detrimental to or endanger the public health, safety or welfare or cause injury to or damage to surrounding property or business.

(5) Odorous Matter. No facility within any Unit shall emit offensive odorous matter or fumes in such quantity as to be readily detectable on any point along the boundary lines of the Unit.

(6) Fire and Explosive Hazards. Storage or utilization of combustible materials within any Unit shall be undertaken in a manner acceptable to the City and County and any other agency or body having jurisdiction of such matter. Use or storage of materials which produce flammable or explosive vapors or gases under ordinary weather conditions and temperatures shall not be permitted on any Unit except where required for emergency equipment or except where incidental to a principal operation of a permitted use hereunder, such as paint spraying, which use or storage of such materials shall be approved in writing by the City Building Inspector, Fire