CUSHMAN & WAKEFIELD

FOR LEASE 446 Queens Lane

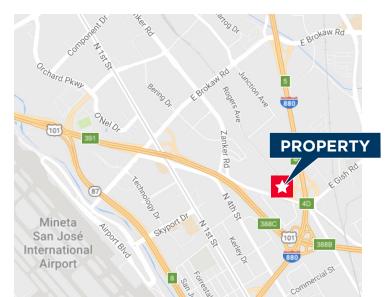
San Jose, CA



FOR LEASE: ±4,000 SF Heavy Industrial Warehouse Space

PROPERTY HIGHLIGHTS

- ±18' Warehouse Clear Height
- Heavy Industrial (HI) Zoning
- 25% Office with Private Restrooms
- ±100 AMPS@ 120/240 Volts
- 2 Grade Level Loading Doors
- New Exterior Paint and New Double-Pane Windows
- Gated Parking/Small Secured Fenced Yard
- Excellent Access to U.S. 101 & I-880
- \$1.35/SF Industrial Gross + \$0.15/SF CAM
- Please Contact Agent to Tour



Kevin Sweatt Senior Director P +1 408 436 3644 kevin.sweatt@cushwake.com LIC #01221048 300 Santana Row, Fifth Floor San Jose, CA 95128 T +1 408 615 3400 F +1 408 615 3444

cushmanwakefield.com

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

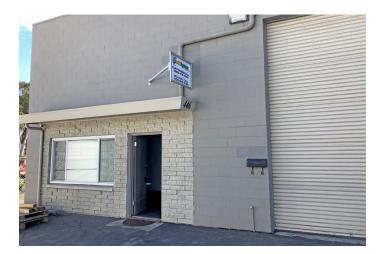
CUSHMAN & WAKEFIELD

FOR LEASE 446 Queens Lane

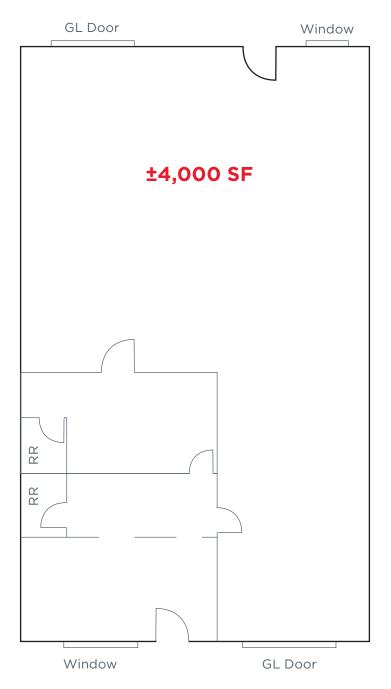
San Jose, CA

FLOOR PLAN

Available Immediately No Sprinklers Single Phase Power



Not to scale / not exact



Kevin Sweatt Senior Director P +1 408 436 3644 kevin.sweatt@cushwake.com LIC #01221048 300 Santana Row, Fifth Floor San Jose, CA 95128 T +1 408 615 3400 F +1 408 615 3444

cushmanwakefield.com

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.