

FOR LEASE

±11,983 SF Industrial/Warehouse

2155 SOUTH 10TH STREET

San Jose, CA 94511

PRESENTED BY:

**ROBIN SANTIAGO, SIOR,
CCIM**

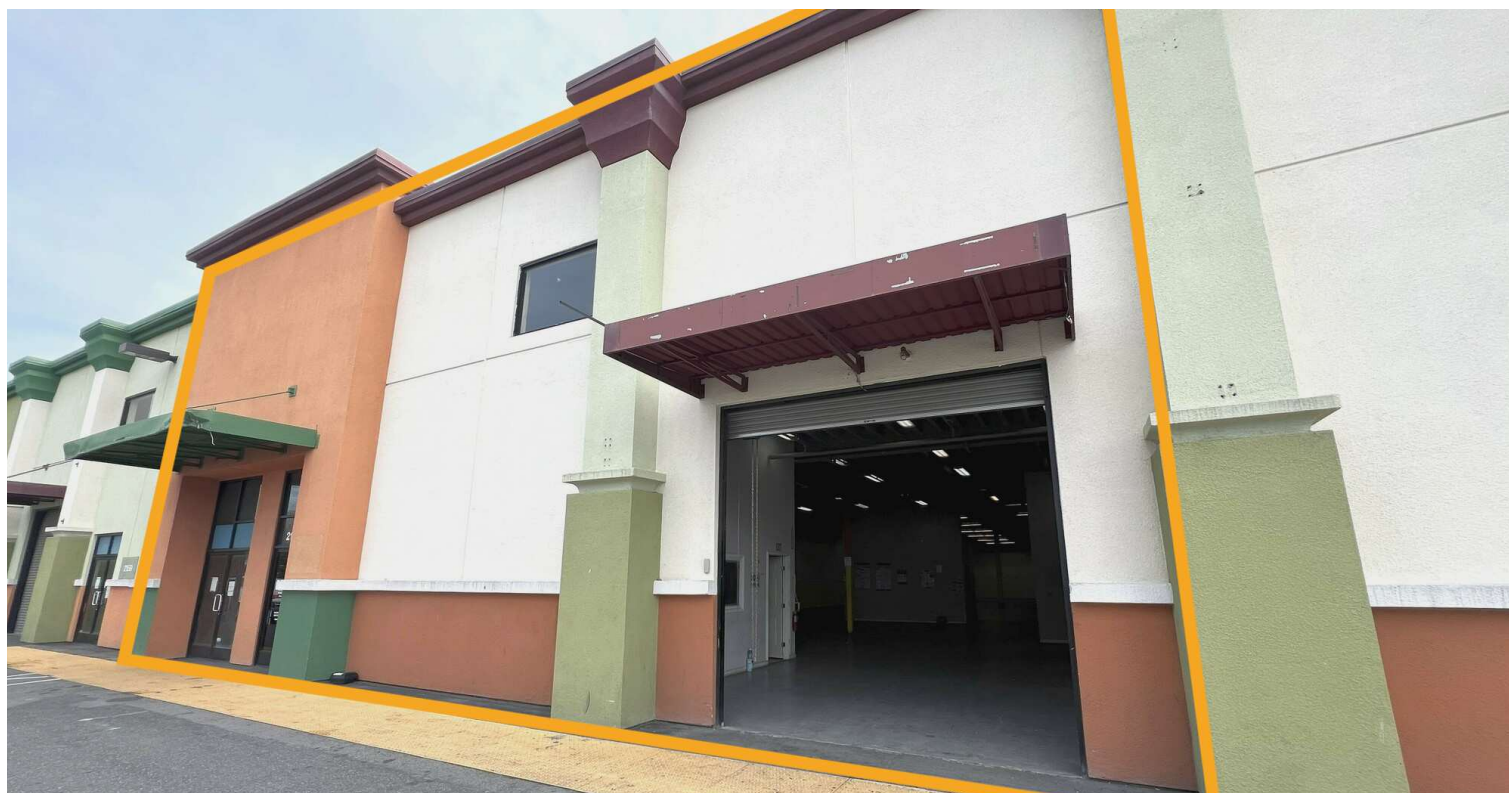
O: 408.601.0049

robin.santiago@svn.com

CalDRE #01754421



FOR LEASE



**LEASE
RATE**

**\$1.35
SF/MONTH/NNN**

OFFERING SUMMARY

AVAILABLE SF: ±11,983 SF

YEAR BUILT: 2007

ZONING: Heavy Industrial

LOADING: Grade-level door

APN: 477-27-038

PROPERTY HIGHLIGHTS

- Includes a 2nd-floor office/mezzanine space with HVAC
- 28' - 34' clear height
- Includes improved office area with high ceilings
- 14' clear height under the mezzanine
- Equipped with 200 amps @ 480v
- Two restrooms
- Heavy Industrial zoning
- Grade-level loading (approximately 12' x 12')
- Power-operated/automatic GL door

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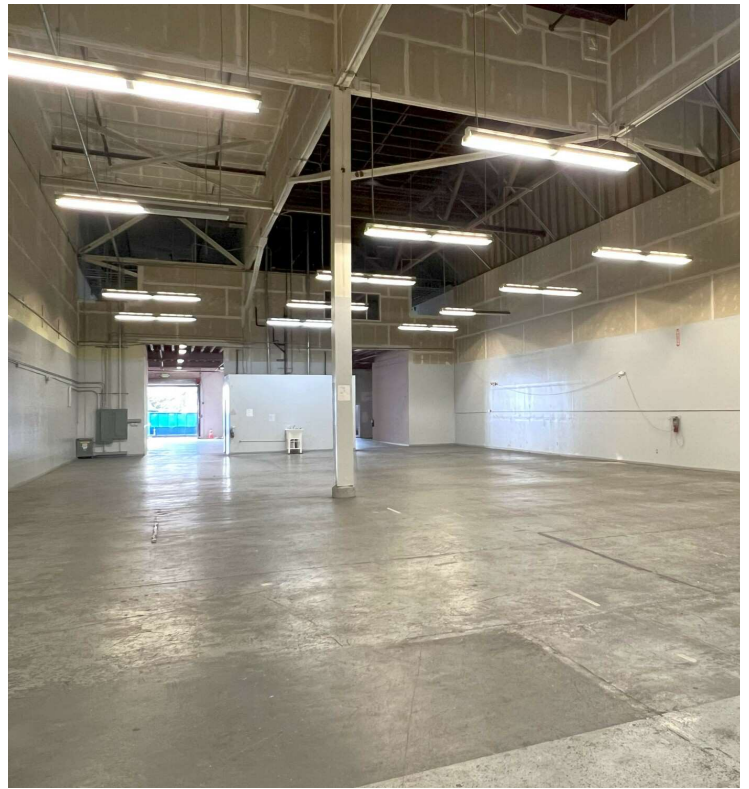
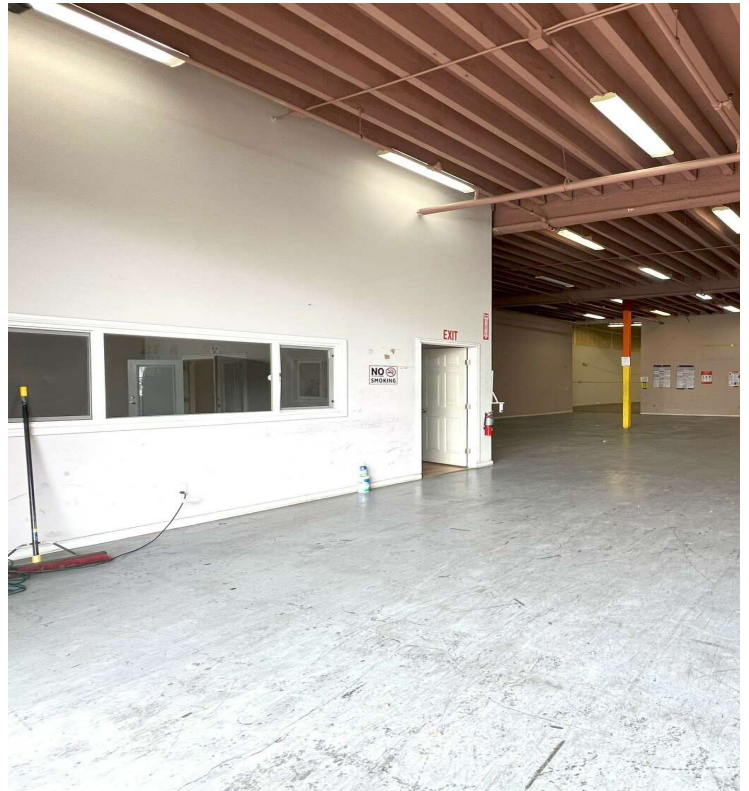
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ADDITIONAL PHOTOS



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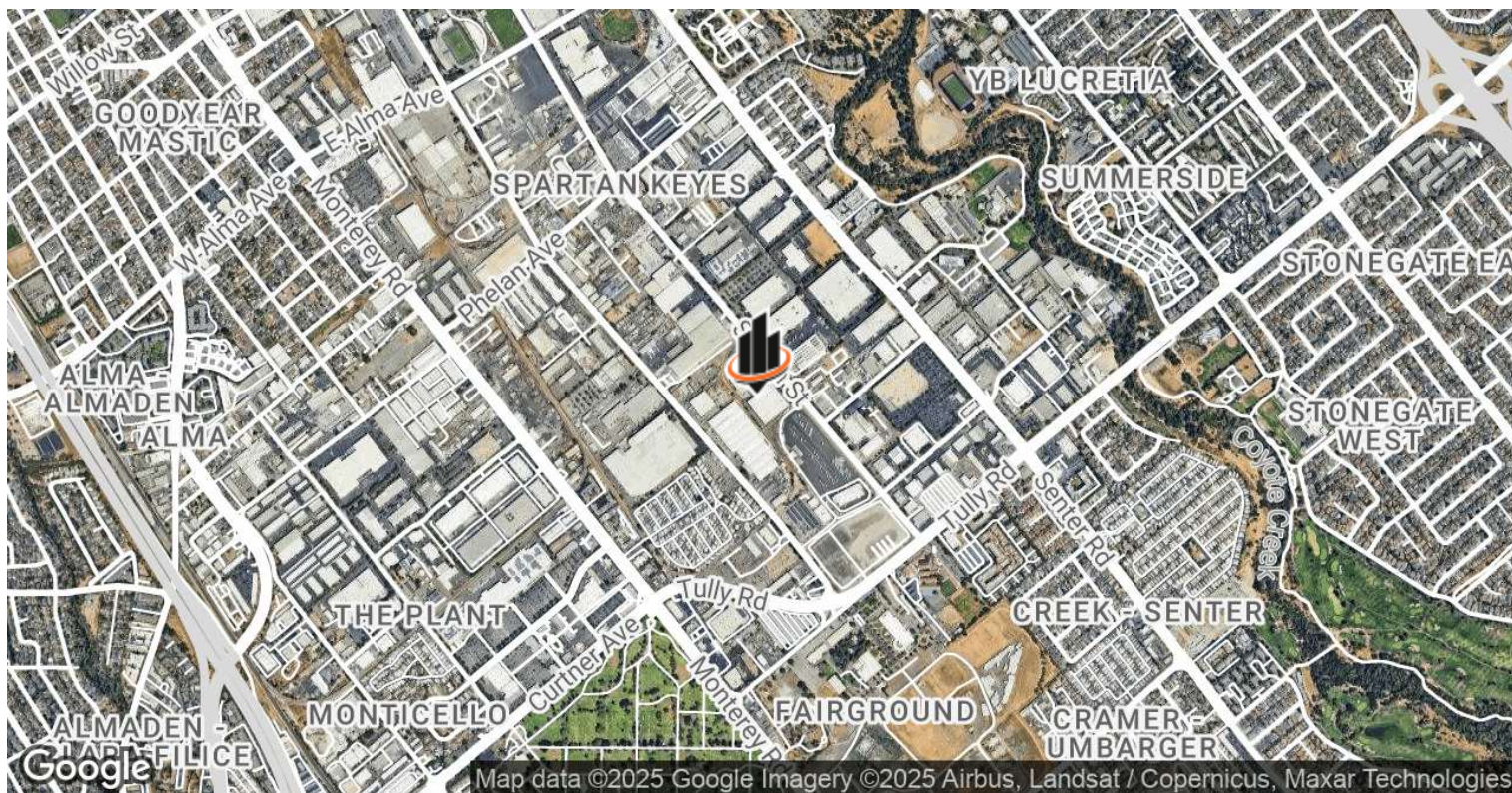
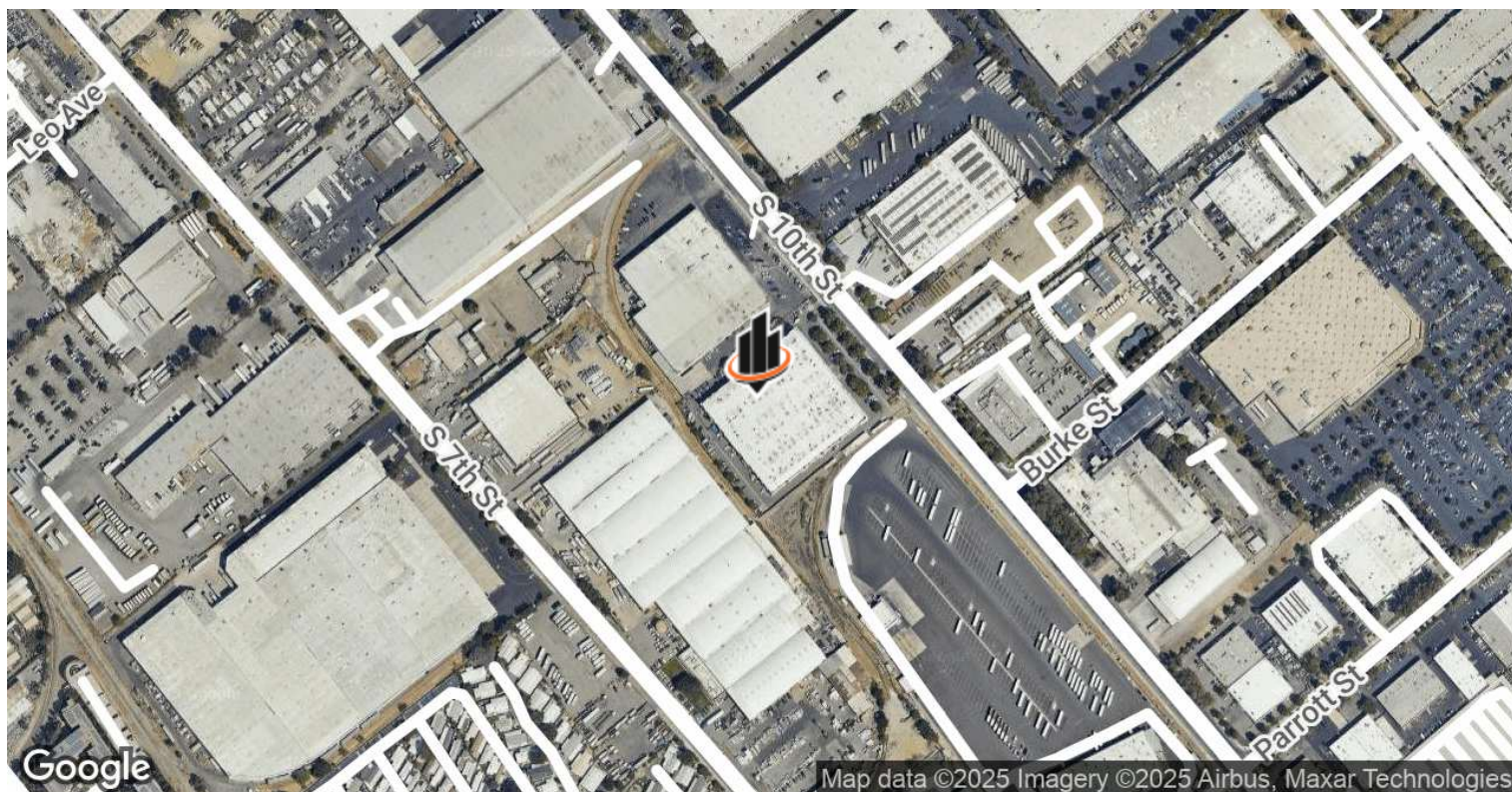
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LOCATION MAP



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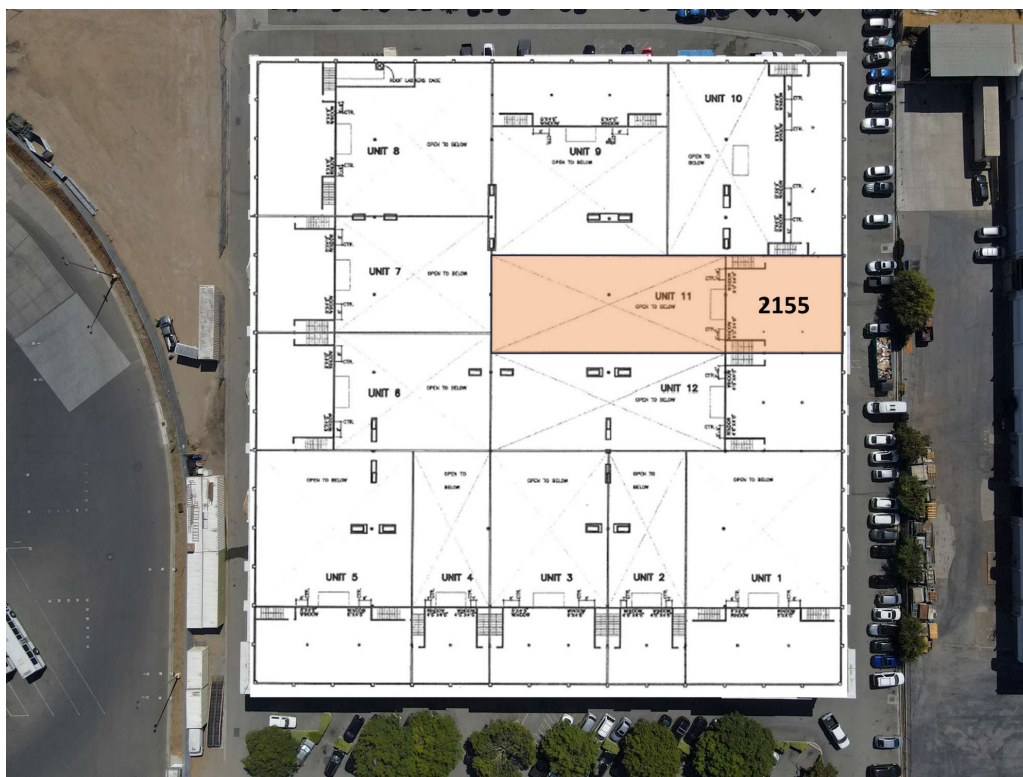
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SITE PLAN & AREA MAP



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