

SAN JOSE, CA
1130  OLINDER CT.
1170



+64,594 RSF TRI-TEMP COLD
STORAGE FACILITY

 **FOR LEASE**

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HIGHLY FUNCTIONAL
COLD STORAGE &
FOOD PREPARATION
FACILITY



PROPERTY SUMMARY



Total Area: $\pm 64,594$ SF on ± 2.9 -acre parcel



Prime Location: Silicon Valley/San Jose market area



Excellent Accessibility: Immediate access to Hwy 101, I-280, and I-680



Fully Secured Property: Three (3) ingress/egress points



Ample **Parking & Ancillary Yard**



Ideal for: E-commerce/Last-mile distribution
Food & beverage-related operations



76 striped car **parks** with **fully secured perimeter**

PROPERTY FEATURES



CURRENTLY OCCUPIED

PLEASE CALL BROKERS FOR ASKING RATE AND
TOURING INSTRUCTIONS

Total Building Size ±64,594 SF

Parcel Size ±2.9 Acres

**Ground Floor Office/
Employee Welfare** ±10,808 SF

**2nd Floor Office/
Welfare & Mezzanine** ±7,086 SF

Freezeer/Cooler ±28,080 SF

Cold Dock ±10,787 SF

Processing Rooms ±2,851 SF

Building Clear Height 24'

Dock-High Doors 8

Drive-In Doors 2

Truck Court Depth 108'

Construction Type Concrete Tilt Up

Electrical 1,200 Amps (Tenant
to Verify)

Zoning Industrial Park (IP),
City of San Jose

Parking Ample Car Parking
with Fully Secured
Perimeter



PROPERTY HIGHLIGHTS

101

**MULTIPLE CONVERTIBLE FREEZER/
COOLER ROOMS:**

Several rooms have capacity to reach frozen
temps of either -10°F to -15°F

**EQUIPPED WITH FOOD
PROCESSING INFRASTRUCTURE**
including washable panels,
trench and floor drains and two
designated light processing rooms

**NEW TPO OVERLAP ROOF
MEMBRANE IN 2015**
Roof Warranty Through
05/31/2030

**ALL NEW REFRIGERATION
EQUIPMENT**
(R-507 Freon) installed in 2015

**8 DOCK HIGH AND 2
GRADE LEVEL DOORS**

BUILDING LOADS
(docks and grade) on two sides

**NEW EXTERIOR PAINT
AND BUILDING NUMBER**

GRAVEL PARKING AREA

**AMPLE CAR
PARKING**
with 76 spaces

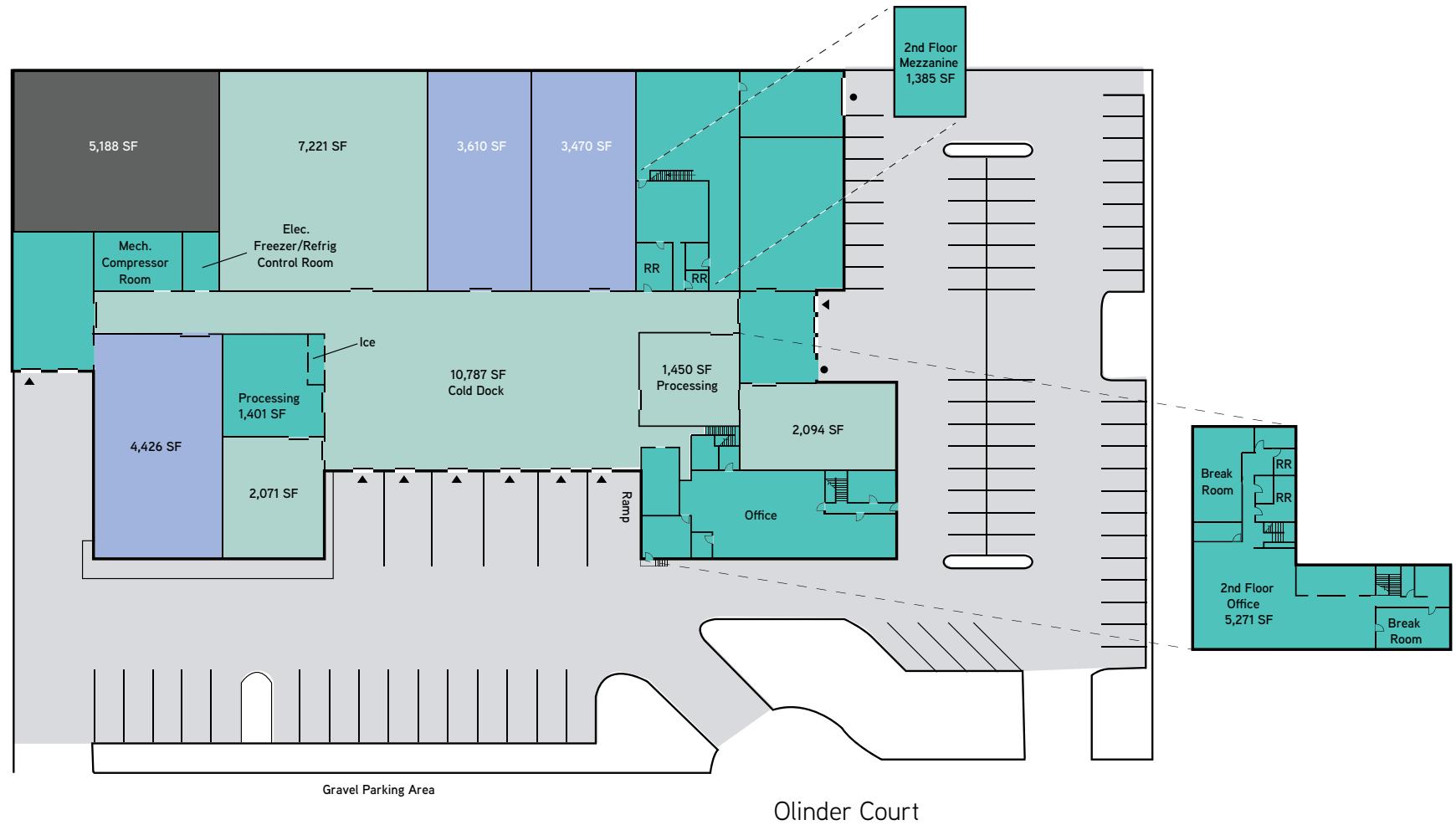
**FULLY SECURED
YARD**

**3 POINTS OF INGRESS/
EGRESS** along Olinder Court

OLINDER COURT



SITE PLAN



Capacity To Reach Following Temperatures:

- -15° Degrees F
- -10° F to +50° Degrees F
- +40° Degrees F
- +50° Degrees F

* Not to scale, all square footages and temperature ranges are estimated and should be verified by subtenant/tenant.



STRONG CORPORATE NEIGHBORS

1130
1170
OLINDER CT

TOBAR Industries
Integrated Manufacturing

deco
Kitchen Cabinet & Bath Inc.
德宝橱柜公司

California Wine Transport, Inc.



LEGACY
TRANSPORT SERVICES

amazon

GRAND CENTURY
SHOPPING MALL



Walmart+



280

COSTCO
WHOLESALE

LEGACY
TRANSPORT SERVICES

TARGET

THE HOME DEPOT

MAXAR

San
Joaquin
Distribution
Services



J. LOHR
VINEYARDS & WINES

ALL FAB
PRECISION SHEETMETAL

ALLIED
MANUFACTURING

chefswarehouse

amazon

ReadySpaces

87

101



LOCATION MAP



2X NATIONAL AVERAGE
Total residents within 30 miles.
Making this site ideal for
e-commerce delivery



>4M
Total residents within 30
miles. Making this site ideal
for e-commerce delivery



**IMMEDIATE
ACCESS**
to HWY 101, I-280 &
I-680

1130 1170 OLINDER CT

SAN JOSE, CALIFORNIA

CONTACT AGENTS FOR TOURING AND MORE INFORMATION:

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