

1130 1170 LINDER CT.

SAN JOSE, CA

±64,594 RSF TRI-TEMP COLD
STORAGE FACILITY

 **FOR LEASE**

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Colliers



PROPERTY SUMMARY



Total Area: ±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**

HIGHLY FUNCTIONAL
COLD STORAGE &
FOOD PREPARATION
FACILITY



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
Freezer/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

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

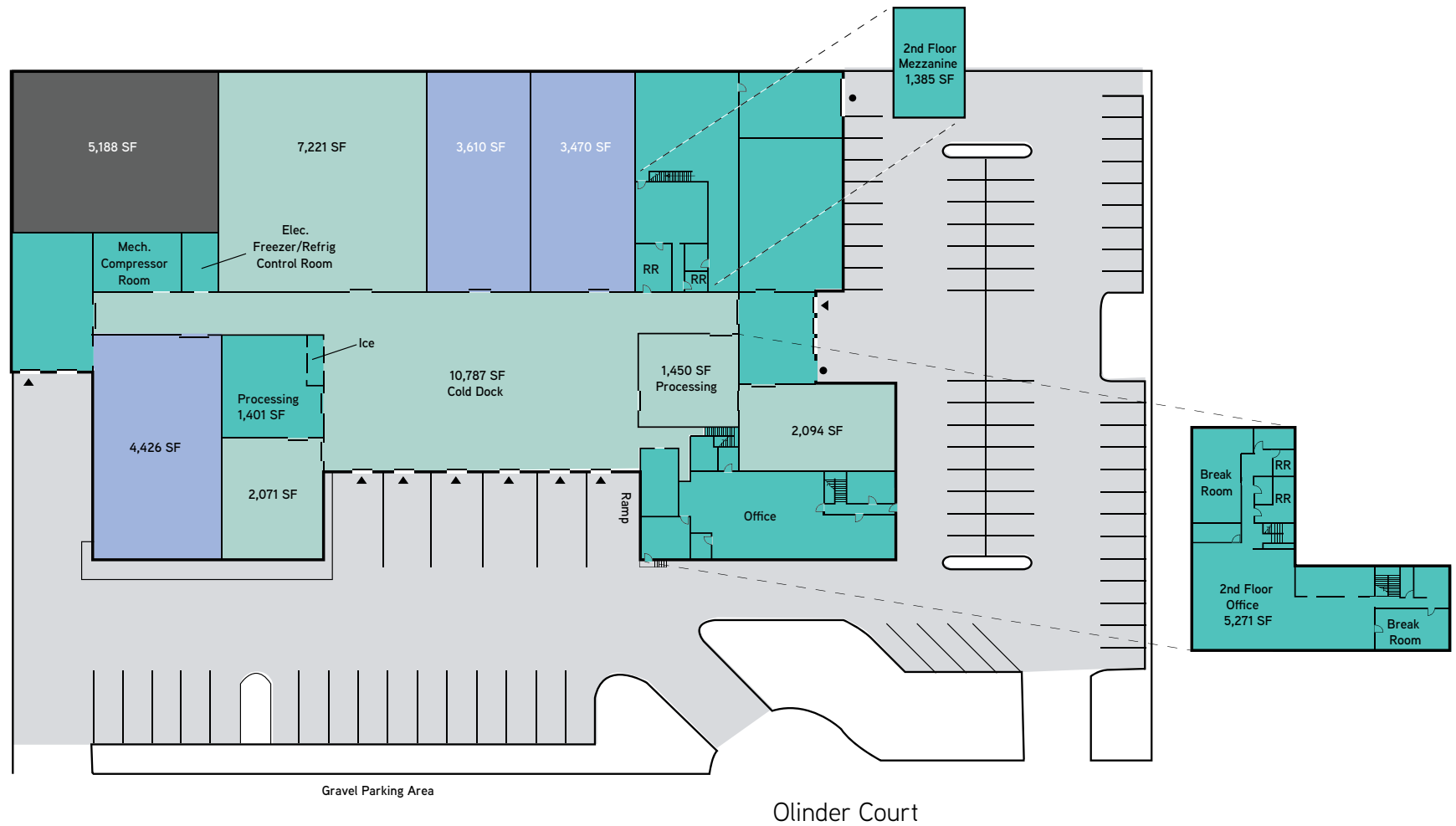
AMPLE CAR
PARKING
with 76 spaces

FULLY SECURED
YARD

3 POINTS OF INGRESS/
EGRESS along Olinder Court



SITE PLAN



STRONG CORPORATE NEIGHBORS

**1130
1170**
OLINDER CT



California Wine Transport, Inc.



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**



1130 1170

LINDER CT
SAN JOSE, CALIFORNIA

CONTACT AGENTS FOR TOURING AND MORE INFORMATION:

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