

**+/- 27,800 Sq. Ft.**  
**Industrial Building**  
**For SALE or LEASE**



***870 Commercial Street, San Jose***

**Features:**

- *Premier Location*
- *1,200 Amps 3-Phase Power (120/240v and 480v (Buyer to Confirm))*
- *4 Grade Level Roll-up Doors (2 @ 12' x 14', 12' x 12', 18' x 12')*
- *Heavy Industrial Zoning (Great for a Machine Shop or Distribution)*
- *Divisible Into 2 Units (17,040 SF & 10,800 SF)*
- *Front Unit has +/- 1,200 SF Office Area (Nice Lobby, Private Offices & 2 Restrooms)*
- *Rear Unit has Small Office Area w/Restroom & Large Open Warehouse*
- *+/- 43,560 Sq. Ft. Parcel (APN: 241-09-08)*
- *Easy Freeway Access to Highway 101 @ Oakland Rd.*
- *Tour by Appointment Only*
- *Sale Price: \$350/SF Lease Rate: \$1.60/SF (IG)*

***For More Information, Contact:***

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