## +/- 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:

Brian Kelly *KELLY COMMERCIAL Real Estate Services* (408) 295-7180 *bkellycommercial@gmail.com* 

The above information has been obtained from sources deemed to be reliable; however, broker makes no representation or warranty, expressed or implied, as to its accuracy. Buyer should conduct an independent investigation of all pertinent property information.