



**AVISON
YOUNG**

For Lease

1116 Cadillac Court, Milpitas, CA

±2,273 Square Feet (±1,314 SF Office + ±959 SF Warehouse)



**Get more
information**

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Property Overview

Asking Price	\$1.75/SF/Month or \$21/SF/Year
Occupancy	Vacant
Building Condition	Excellent move-in condition
Building Type	Flex, Office / Warehouse Condo
Building Composition	60% Office/40% Warehouse
Building Size	±2,273 square feet
HOA	\$734/month (covers roof repair and maintenance, landscaping, and fire protection)
Parcel Number	225-7004
Zoning	Industrial/MP
Year Built	2007
Roll-Up Doors	Yes
Electric Meters	One
Gas in Building	Yes
Fire Sprinklers	Yes
Security System	Yes

Allowed Uses for Industrial/MP include by not limited to the following:

- General office
- Dental and medical uses
- Shipping and receiving
- Veterinarian
- Data Center
- Manufacturing
- Warehouse and distribution
- Catering





Investment Highlights

- Visible from I-880
- Access to I-880 & I-680 & Hwy 237
- Located in Venture Commerce Center
- $\pm 2,273$ SF ($\pm 1,314$ SF Office + ± 959 SF Warehouse)
- Office with Drop Ceiling/HVAC
- Grade Level Loading Available
- Roll-Up Truck Door
- 10' @ First Street; 9' @ Second Floor; 21' @ Flex Area
- \$1.75/SF Month, NNN or \$21/SF/Yr, NNN



Asking Price
\$1.75/SF/Month



Building Size
 $\pm 2,273$ sf

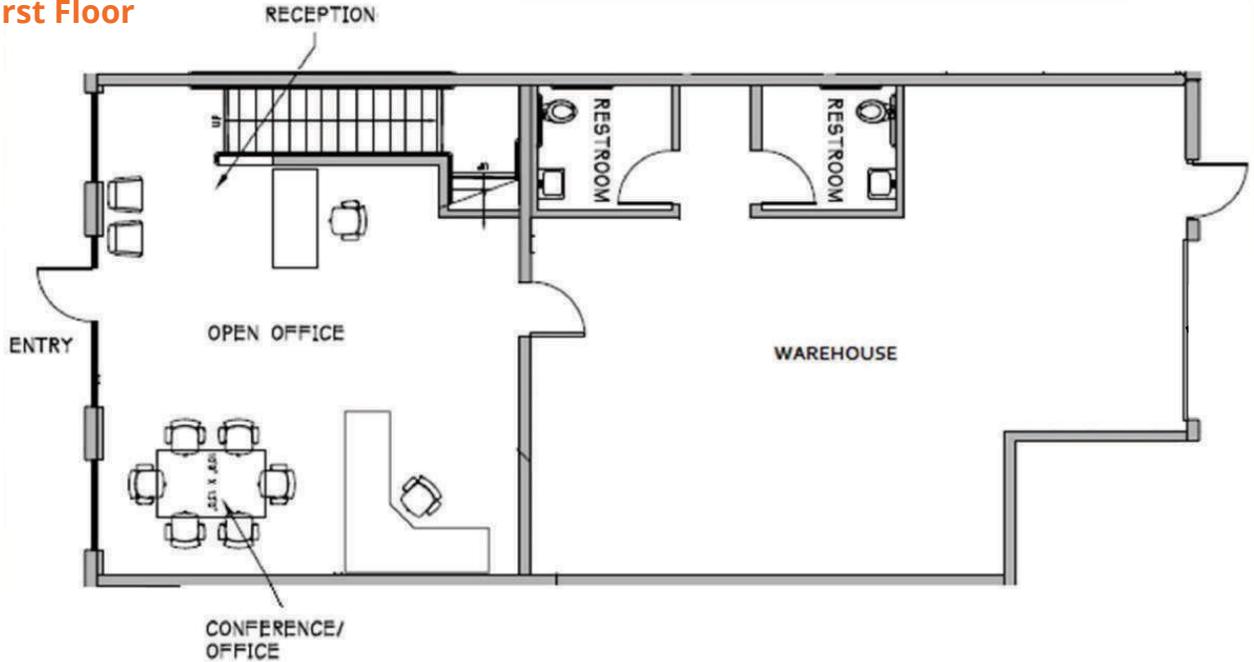


Layout
 $\pm 1,314$ sf office
 ± 959 sf warehouse

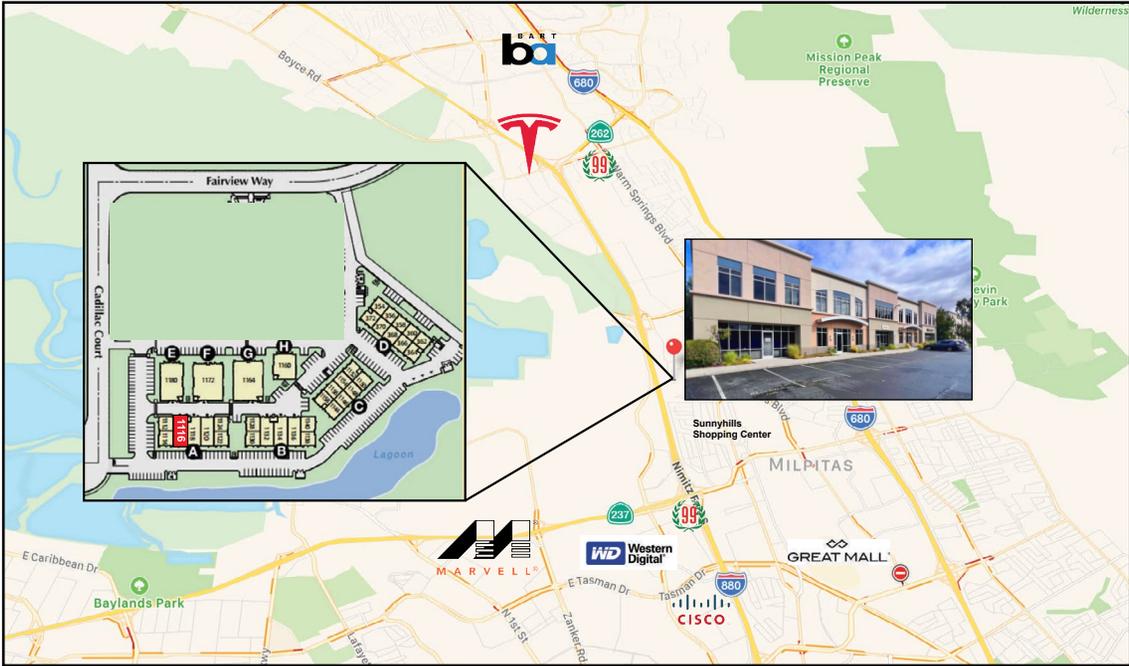
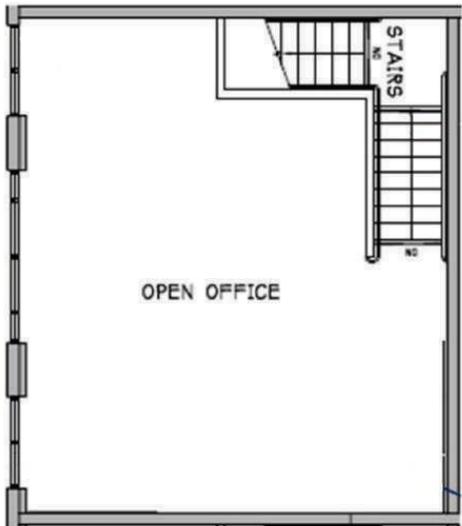


Floor Plan - Suite 1116

First Floor



Second Floor



Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at **1116 Cadillac Court, Milpitas, CA** (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or noncompliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

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