

5521  
HELLYER  
AVENUE

SAN JOSE, CA

IN PLACE MANUFACTURING  
INFRASTRUCTURE

HIGH IMAGE BUILDING

REVERSE COMMUTE

12,000 AMPS

±125,000 - 203,807 SqFt

Heavy Power R&D Manufacturing Building For Sublease

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**NEWMARK**

# Project Highlights



## Building Size/Parking: ±203,807 SqFt

- First Floor: ±142,604 SqFt
- Second Floor: ±61,203 SqFt
- Parking: 648 stalls (3.2/1,000)



## Building Construction

- Concrete Tilt-up
- Glulam/perlin plywood roof
- Second floor concrete on steel deck
- Sprinklered (.18gpm/3,000 SqFt)



## Floor Loading

- Ground Floor - 3,000lbs/SqFt  
5" concrete slab on grade
- Second Floor - 100 lbs/SqFt  
3" concrete on metal deck



## Clear Height

- Up to 16' in Manufacturing Area



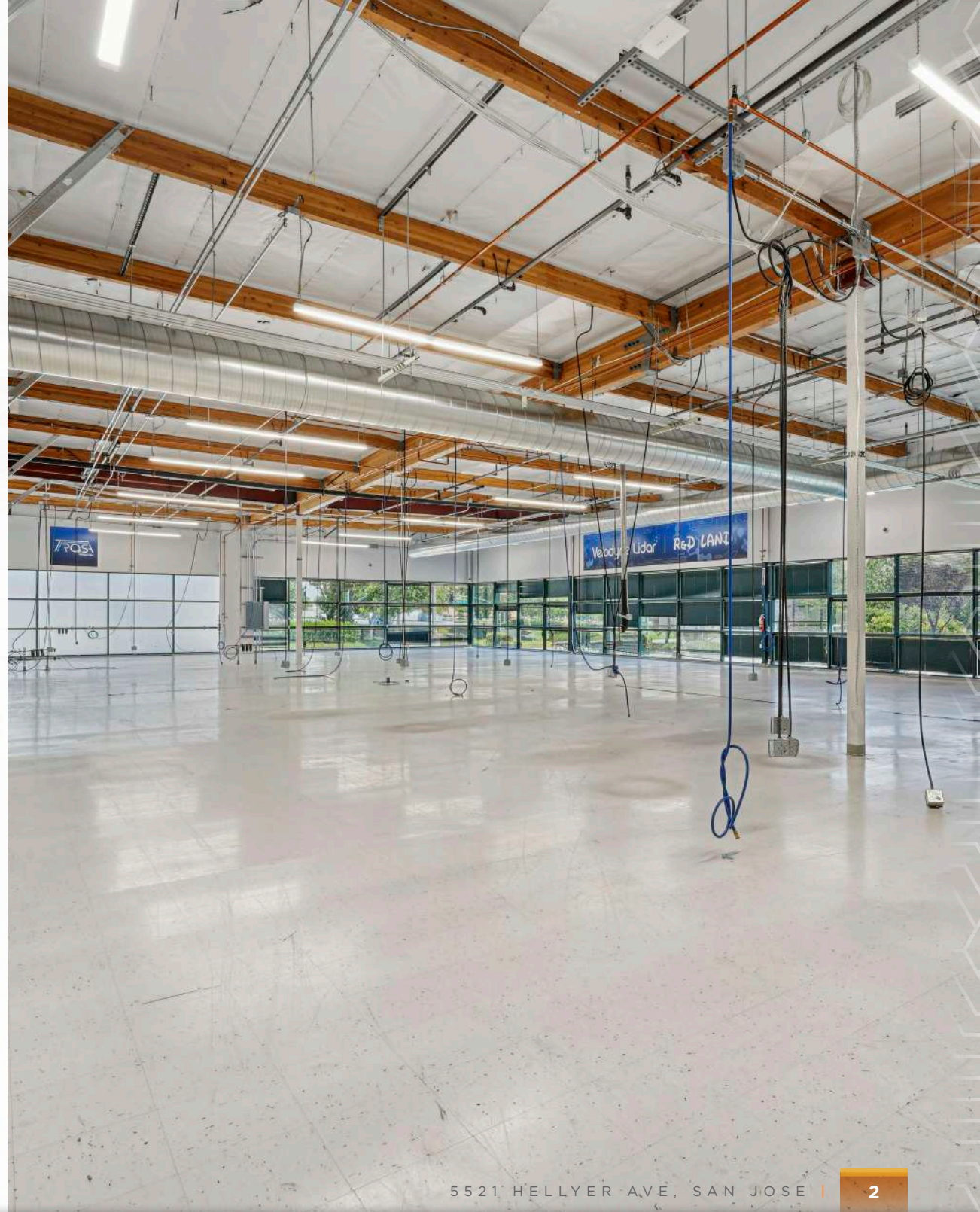
## Shipping & Receiving

- 7 Dock High Doors
- 3 Grade Level Doors



## Availability

- Deliverable Immediately
- Sublease Expiration Date: Dec. 2027
- Longer Direct Term Available



# In Place Manufacturing Infrastructure



## Electrical Service

- PG&E service: 21 KVA
- Main switchboards: Three (3) at 4,000 amps 277/480v totaling 12,000 Amps
- Emergency diesel generator: 1,600 KW



## Air-Conditioning - Rooftop, Trane, Air-Cooled, VAV

- Total Cooling: 520 tons
- Cooling on First Floor: 380 tons
- Heating: Gas fired, forced air



## Utility Pad Size/Systems

- Primary pad size: 15,000 SqFt
- Pad utilities: None
- Bulk Gas Pad, provisions for: 4,000 gallon Nitrogen, 5,000 gallon Hydrogen



## Auxiliary Utility Pads

- 21 KV, generator: 2,000 SqFt
- Bulk chemical waste storage tanks: 1,400 SqFt



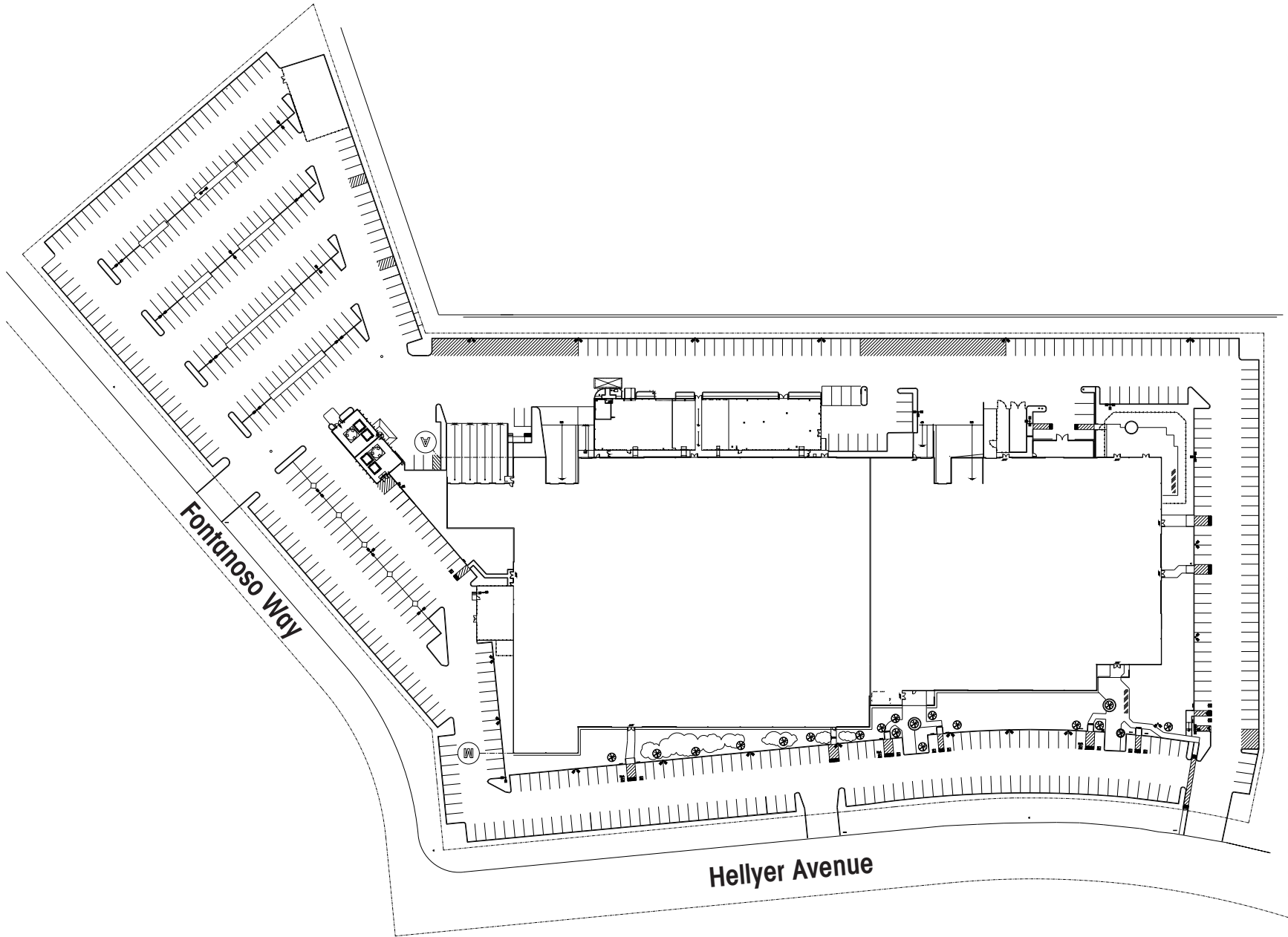


# UNIQUE OPEN MANUFACTURING AREA

**Totalling Approximately 130,000 SqFt with Full Power and Mechanical Distribution**

# Site Plan

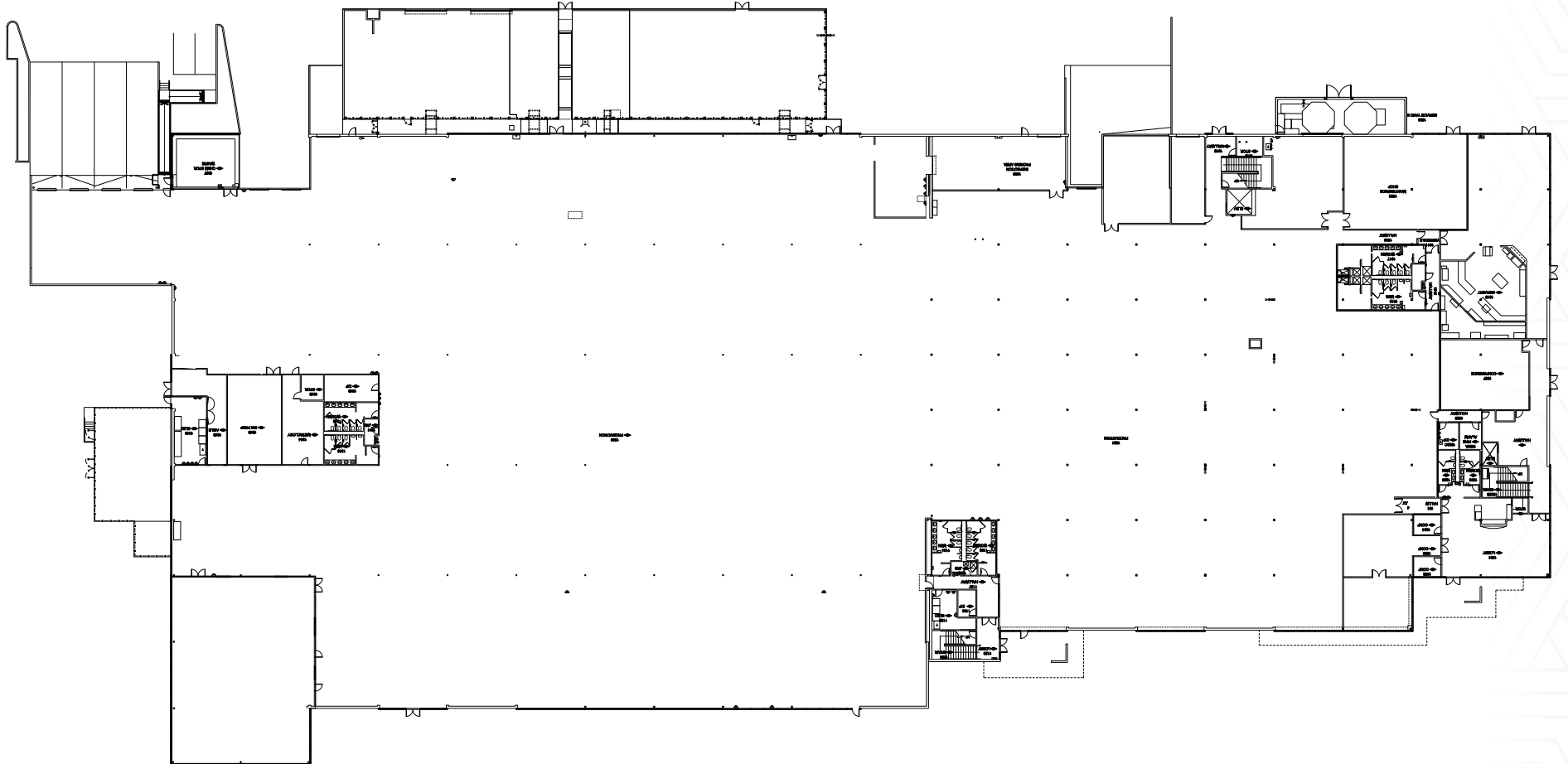
±125,000 - 203,807 SqFt



5521 Hellyer Avenue, San Jose

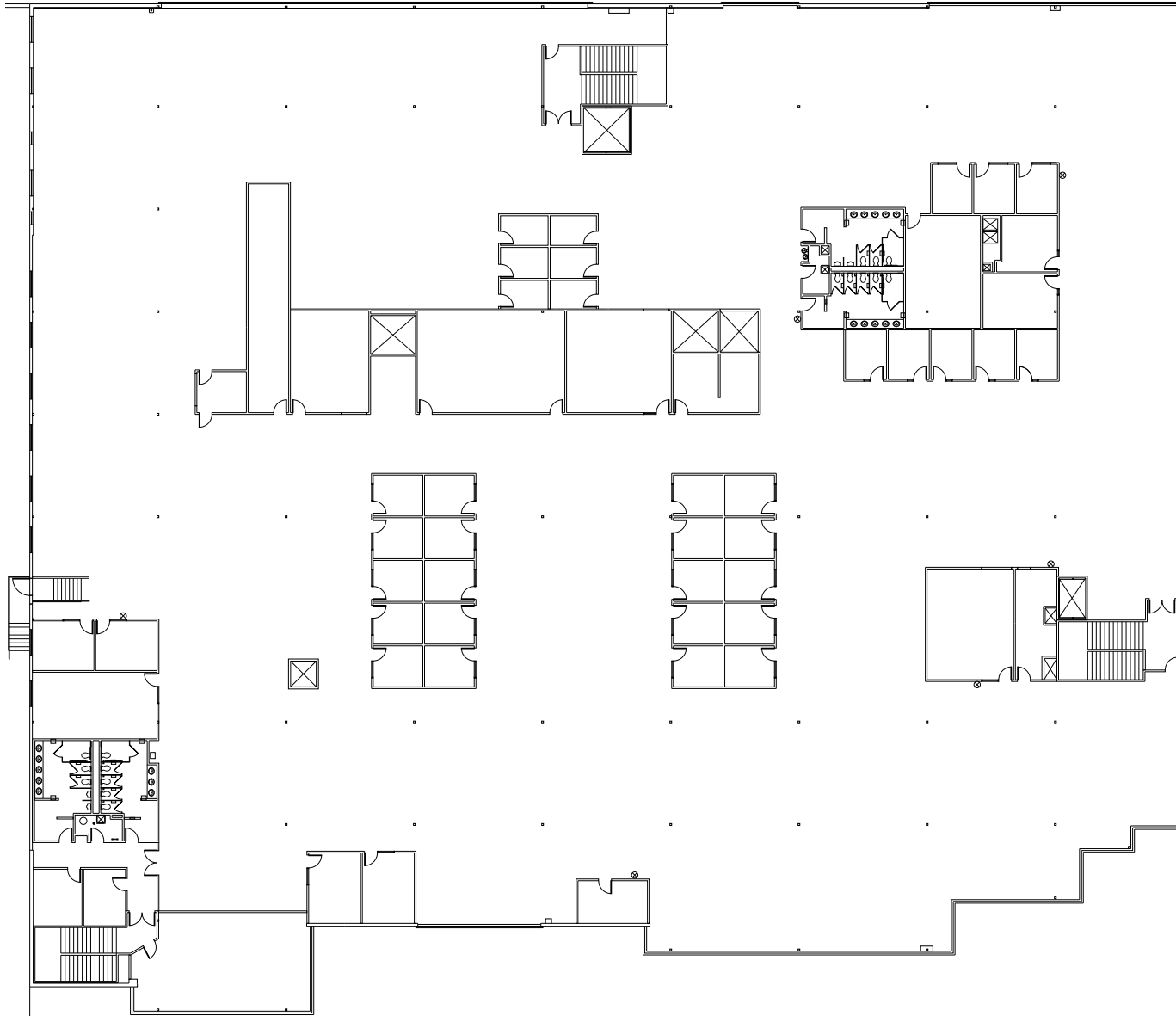
# Floor Plan

FIRST FLOOR  
±142,604 SqFt



# Floor Plan

SECOND FLOOR  
±61,203 SqFt





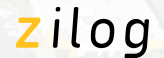
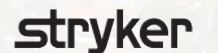
**A multitude of well designed areas at 5521 Hellyer make this offering  
A ONE-OF-A-KIND**

# Location Map



5521  
HELLYER  
AVENUE

## TENANTS IN THE AREA





FREMONT  
26 MINUTES  
25.3 MILES

PALO ALTO  
28 MINUTES  
25.9 MILES

MILPITAS  
17 MINUTES  
15.4 MILES

MT. VIEW  
23 MINUTES  
21.9 MILES

SUNNYVALE  
23 MINUTES  
20.4 MILES

N. SAN JOSE  
16 MINUTES  
14.3 MILES

SANTA CLARA  
17 MINUTES  
15.1 MILES

CUPERTINO  
21 MINUTES  
16.6 MILES

CAMPBELL  
17 MINUTES  
15.3 MILES

LOS GATOS  
19 MINUTES  
11.3 MILES

5521  
HELLYER  
AVENUE

MORGAN HILL  
16 MINUTES  
13.7 MILES

# Reverse Commute



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