

BACK ON THE MARKET (LEASE AT 78,160 SF DIVISIBLE TO 39,080 SF)

RARE SINGLE STORY FLEX/R&D/ADVANCED MANUFACTURING

ADDRESS: 5729 FONTANOSO WAY, SAN JOSE, CA 95138

\$0.99/SF
Best Deal in
the Market!
Divisible



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SELLER FINANCING AVAILABLE

LEASE: \$0.99 PSF (NNN)

ASKING PRICE: \$21,000,000

FOR SALE OR LEASE

**RARE SINGLE STORY FREESTANDING
R&D/FLEX BUILDING**

- **Rare Single Story Freestanding R&D/Flex Building**
- APN: 679-01-006
- Building Size: +/- 78,160 SF
- Land Size: +/- 5 AC (217,800 SF)
- Year Built: 2000
- Clear Height: 20' (Buyer/Tenant to Verify)
- 100% HVAC
- 2,500 Amps & 480 Volts (Buyer/Tenant to Verify)
- High-End Office Interiors with 10' Ceilings
- Dock & Grade Level Loading
- Locker Room with Showers
- Parking Stalls: 311 Surface Spaces (Buyer/Tenant to verify)
- Fire Sprinklers: Yes
- Zoning: Industrial Park (IP – Buyer/Tenant to verify zoning and approved uses)
- SBA Financing Opportunity
- Location Description: The property is located in south San Jose on a major thoroughfare, Monterey Road, with immediate access to Highway 101. The property is within close proximity to numerous restaurants, retail amenities, and much more.



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Floor Plan Layout to be Confirmed



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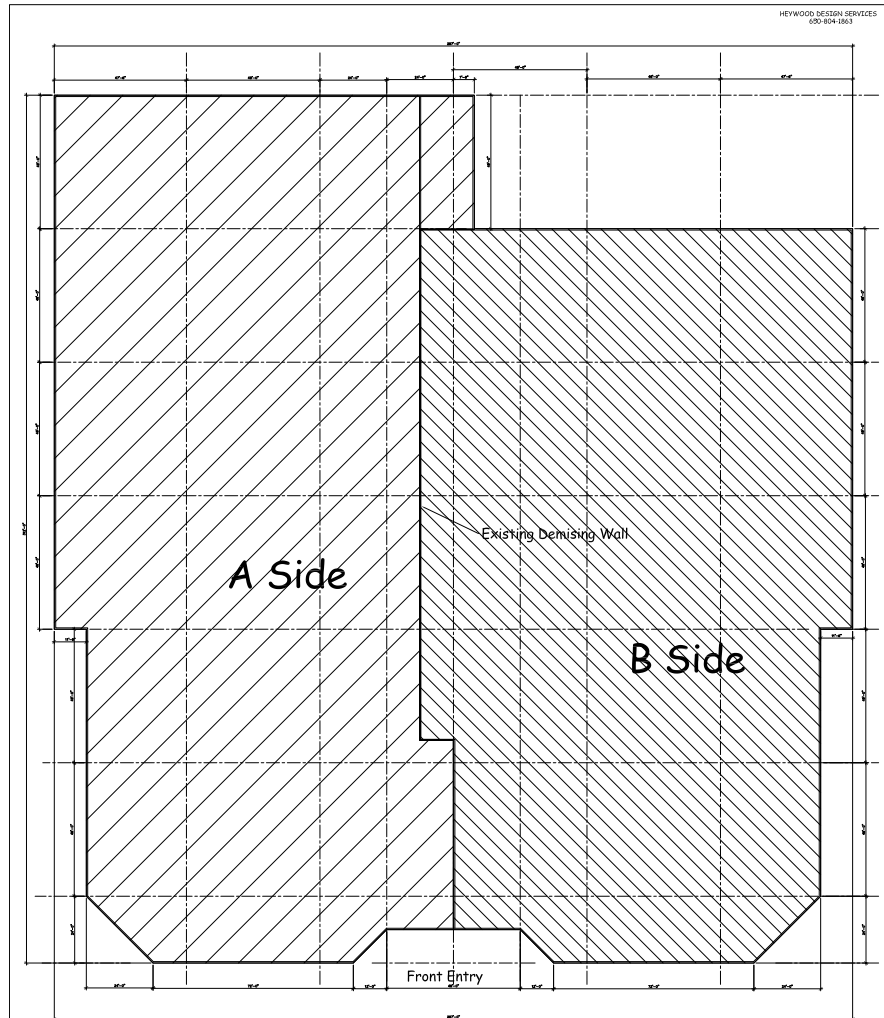


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Floor Plan Layout to be Confirmed (Hypothetical Split Plan)



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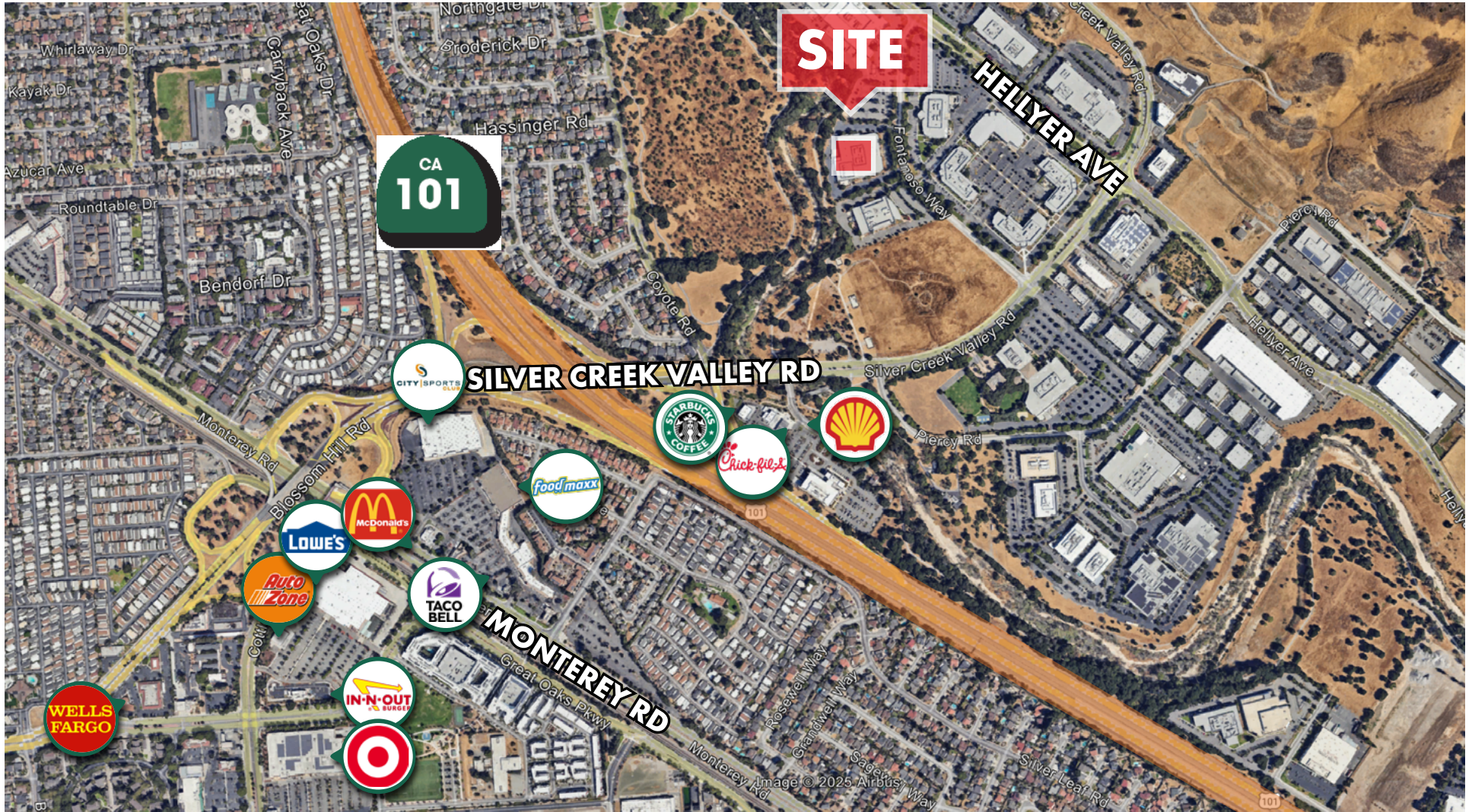
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