

FOR SALE

# 1407-1409 N 10TH STREET

SAN JOSE, CA 95112

±10,010 SQUARE FEET



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**CBRE**



## PROPERTY HIGHLIGHTS

- ±10,010 SF
- APN: 237-06-059
- Investment or Owner-User Opportunity
- .45AC Lot w/ Secured Fenced Yard
- Zoning: Light Industrial (LI)
- 2 Grade Level Doors
- Power: 600 Amps at 480 Volt
- Upgraded Interiors
- For Sale: \$3,200,000



Secure Fence Yard

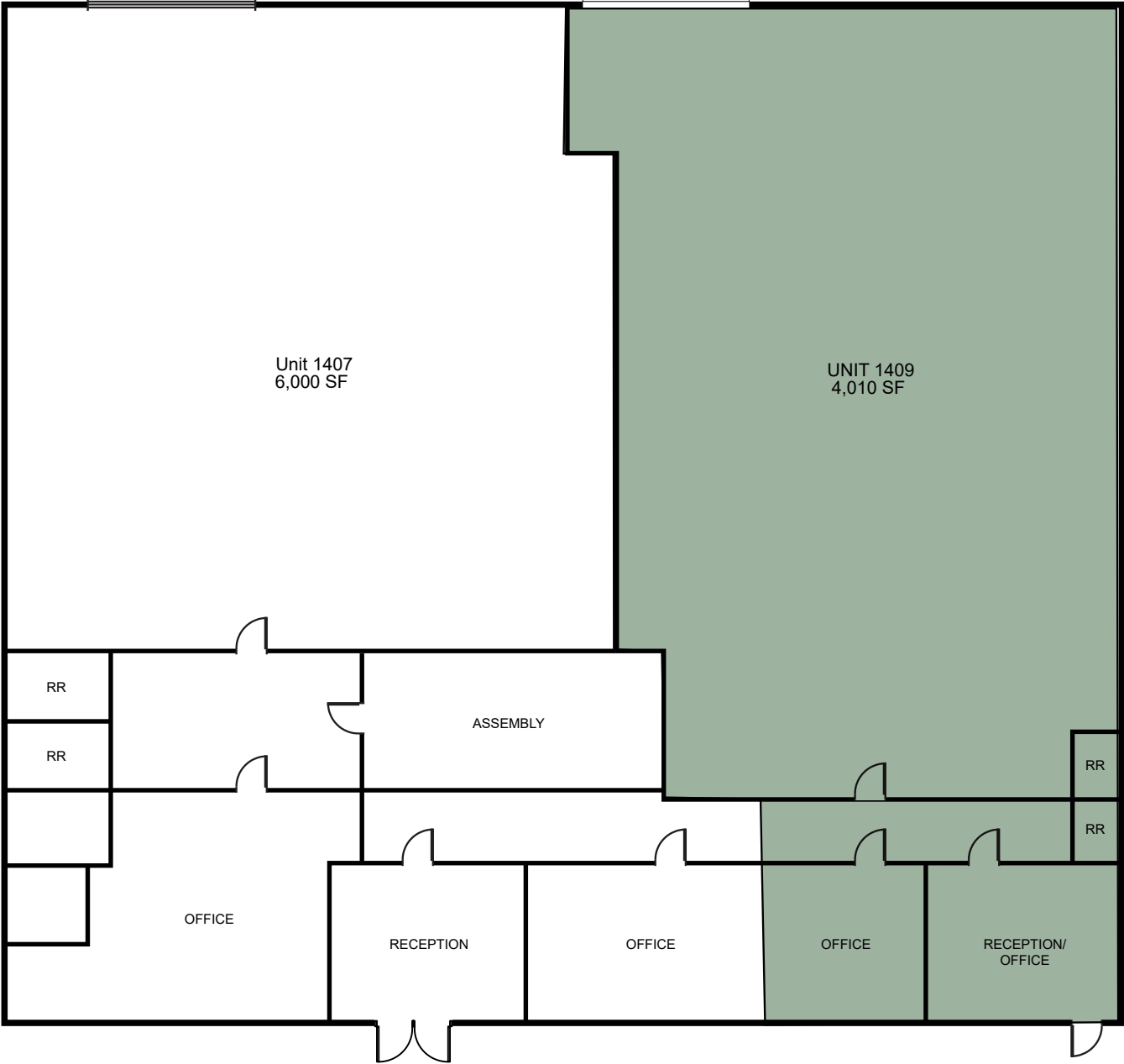
## EXECUTIVE SUMMARY

CBRE Capital Markets – Silicon Valley Private Capital Group is pleased to offer, on an exclusive basis, the opportunity to acquire the fee simple interest in 1407-1409 North 10th Street (“The Property”), a centrally located asset within San Jose’s industrial core. A rarely available offering ideal for both owner-user and investors, the property is configured into two units, both with grade level loading and access to a secure fenced yard. Equipped with Light Industrial zoning and premier access to Highways 880 and 101, the asset provides an unprecedented acquisition opportunity. The offering is being made on an “as-is, where-is” basis.



Unit 1407 Interior (Prior to Occupancy)

BUILDING LAYOUT



# PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 237 PAGE 6

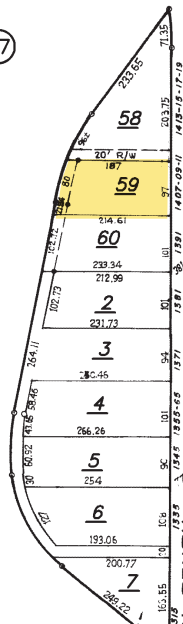
S.B.E. 2502-43-(22)684 PCL.1  
BAY AREA CELLULAR  
125 S.F. LEASE

S.B.E. 2722-43-(30)55 PCL.1  
SPRINT SPECTRUM, L.P.  
263.25 S.F. LEASE

S.B.E. 2748-43-(32)7 PCL.1  
PACIFIC BELL WIRELESS  
471 S.F. LEASE

DETAIL  
1" = 100'

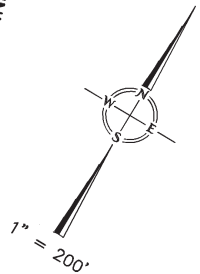
27



BOOK 235

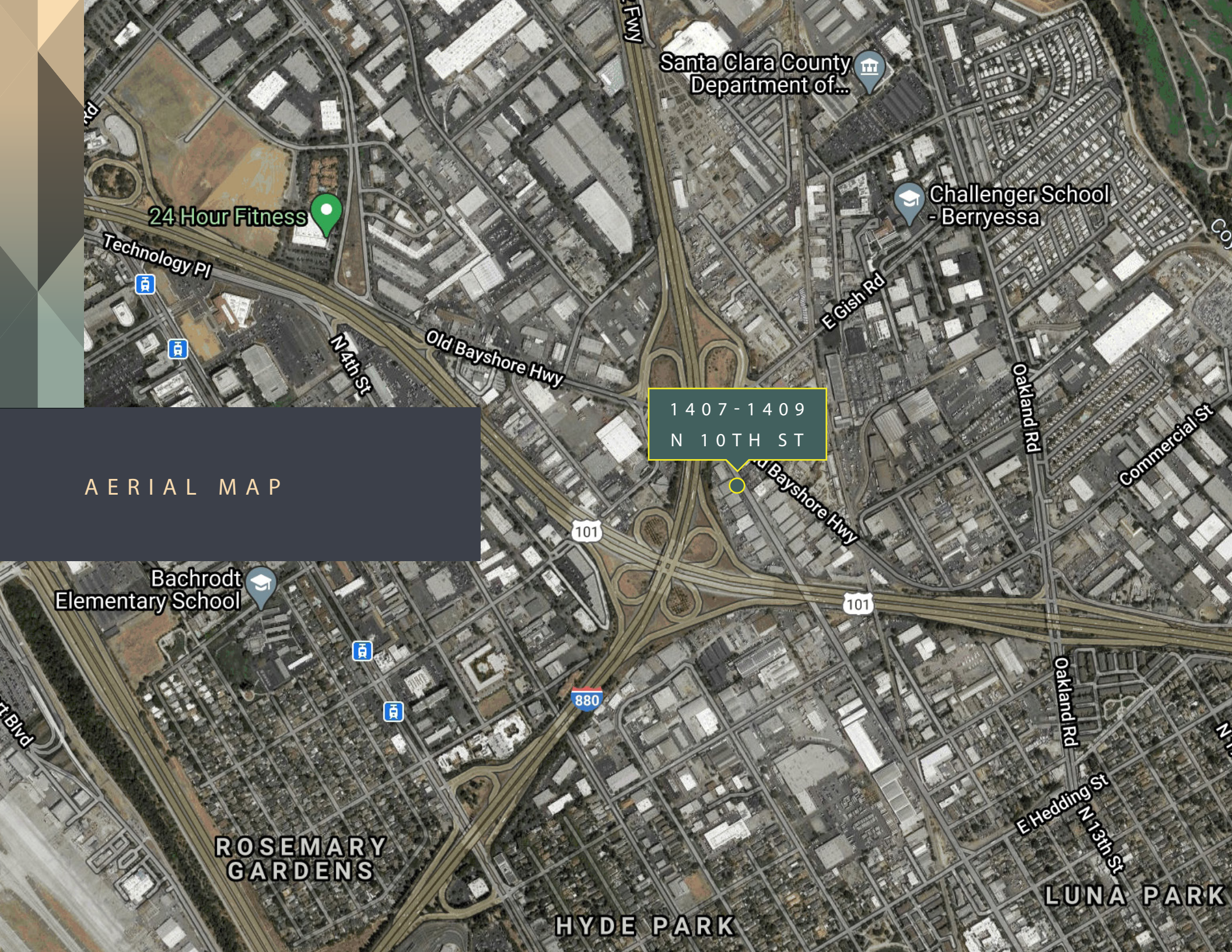
SEE DETAIL

YELLOW = SUBJECT SITE



TRA DET. MAP 114  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2010-2011



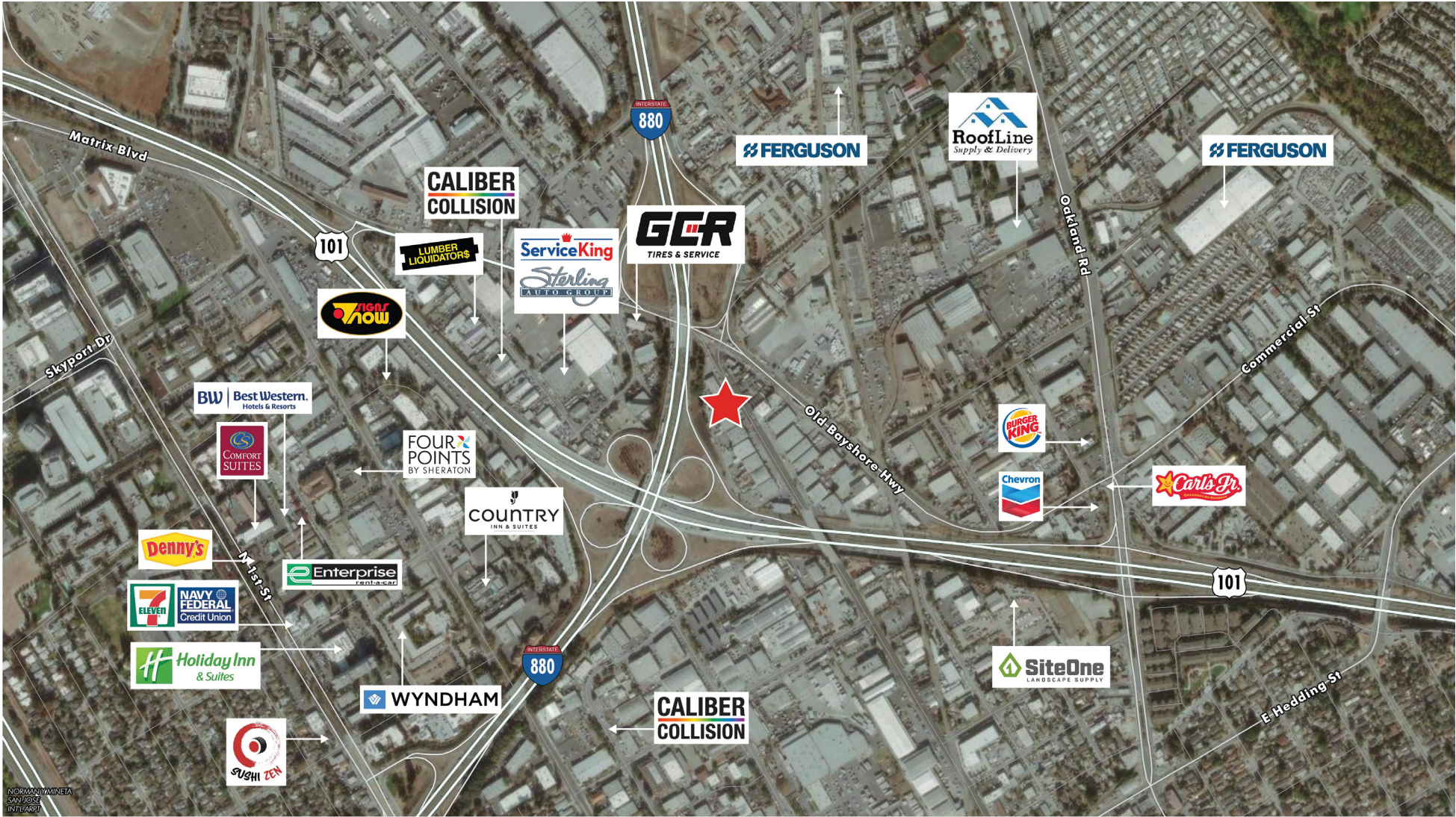


AERIAL MAP

1407 - 1409  
N 10TH ST



AMENITIES MAP





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## PLEASE CONTACT:

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