

1885 Las Plumas Ave

San Jose

± 74,000 Sq Ft Building

± 5.84 Acre Parcel

Available  
For  
Lease or Sale

**BCCRE**



26.5' – 23' Clear Height  
20+ Loading Docks on all sides of the Building  
Over 4 Acres of Fenced & Gated, paved yard area  
3,000 Amps; (2,000 Amps @ 480V & 1,000 Amps @ 240V)  
Interior food improvements in 2021 by Devcon Con.

**David Clancy**

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408.499.8677

CalBRE# 01252697

**Jacob Sanchez**

Jacob@bccre.com

408.603.8943

CalBRE# 02064109

BISHOP CLANCY COMMERCIAL

[www.bccre.com](http://www.bccre.com)



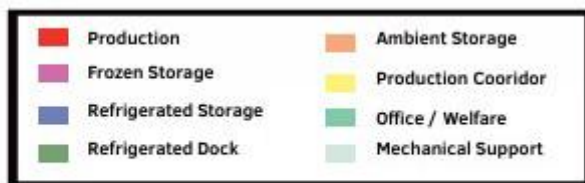
# 1885 Las Plumas Ave

## Floor Plan ± 74,000 Sq Ft

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- Production: 12,915 square feet
  - Insulated metal panel walls/ceiling, epoxy floors, stainless drained/sloped floors.
- Frozen Storage: 5,119 square feet
  - Two rooms (raw & finished goods, respectively).
  - 366 racked positions.
- Refrigerated Storage: 6,658 square feet
  - Four rooms.
  - 239 racked positions.
- Ambient Storage: 13,808 square feet
  - 300 racked positions.



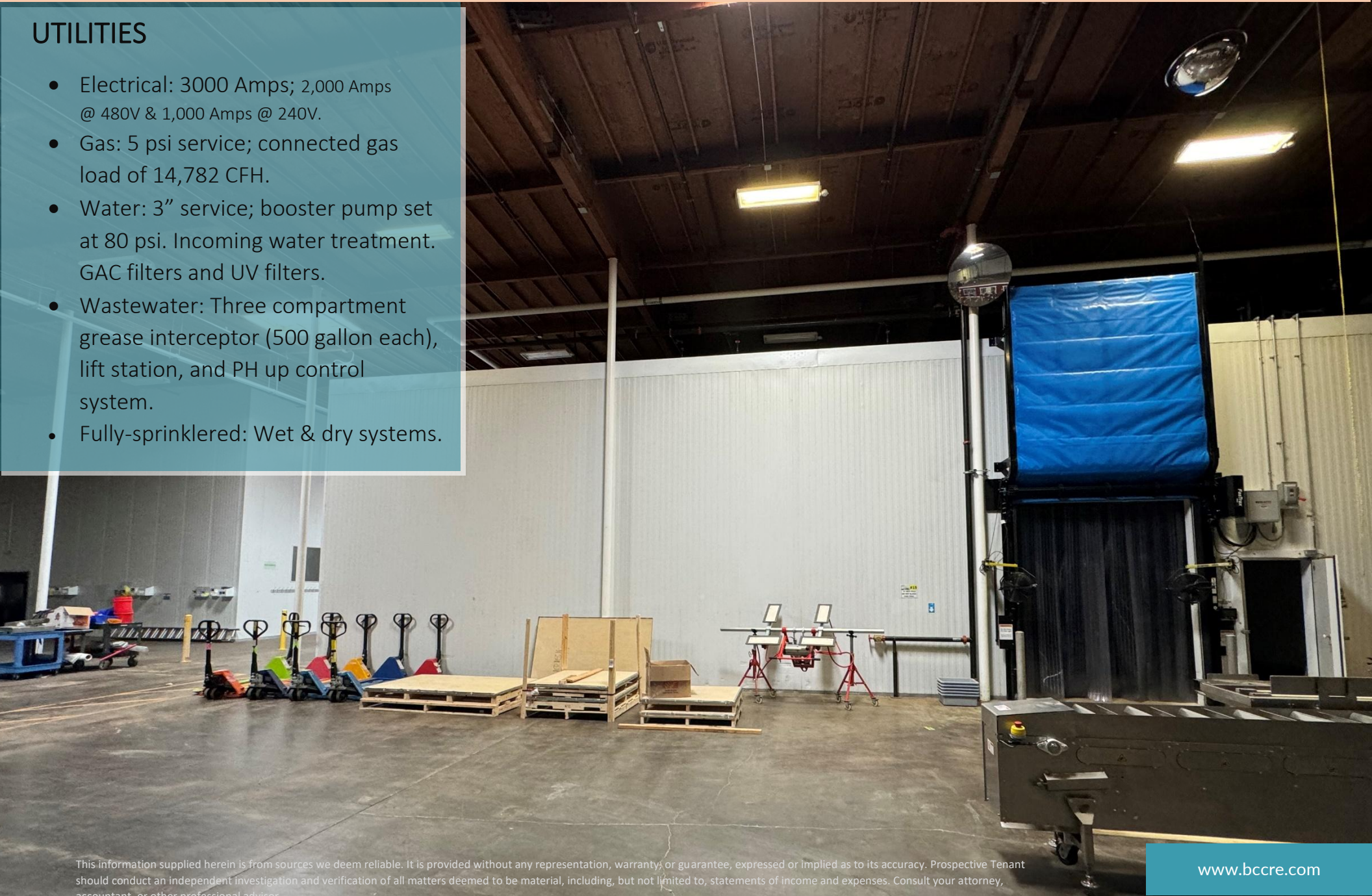
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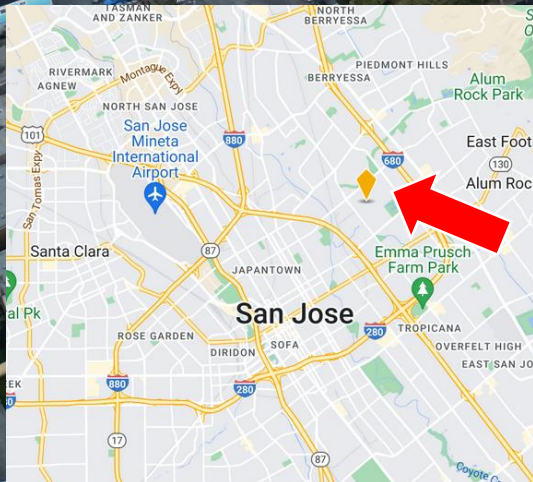
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## UTILITIES

- Electrical: 3000 Amps; 2,000 Amps @ 480V & 1,000 Amps @ 240V.
- Gas: 5 psi service; connected gas load of 14,782 CFH.
- Water: 3" service; booster pump set at 80 psi. Incoming water treatment. GAC filters and UV filters.
- Wastewater: Three compartment grease interceptor (500 gallon each), lift station, and PH up control system.
- Fully-sprinklered: Wet & dry systems.







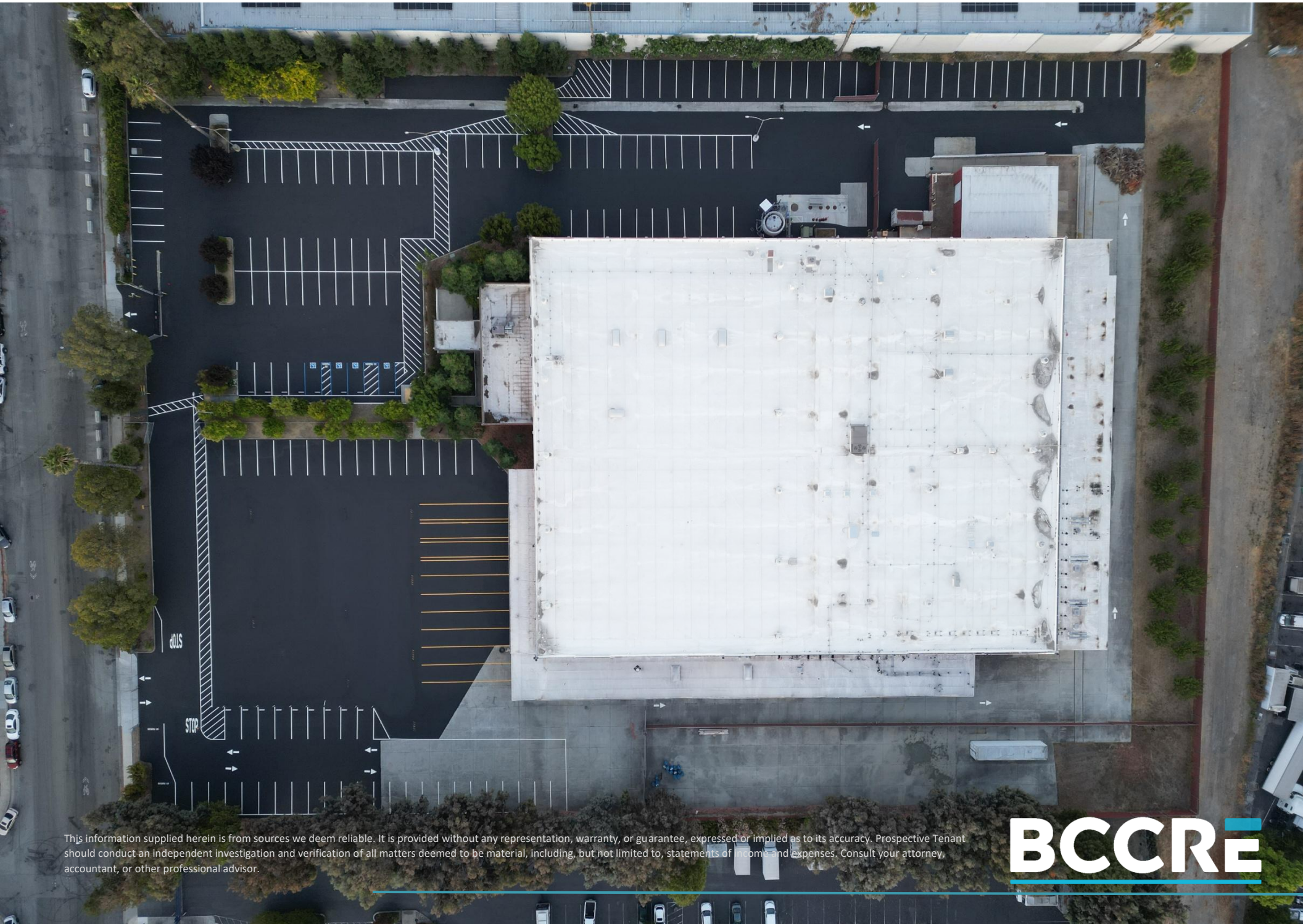
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