

# 2040 RINGWOOD AVENUE - SAN JOSE



## FOR SALE OR LEASE

±23,800 sq. ft.

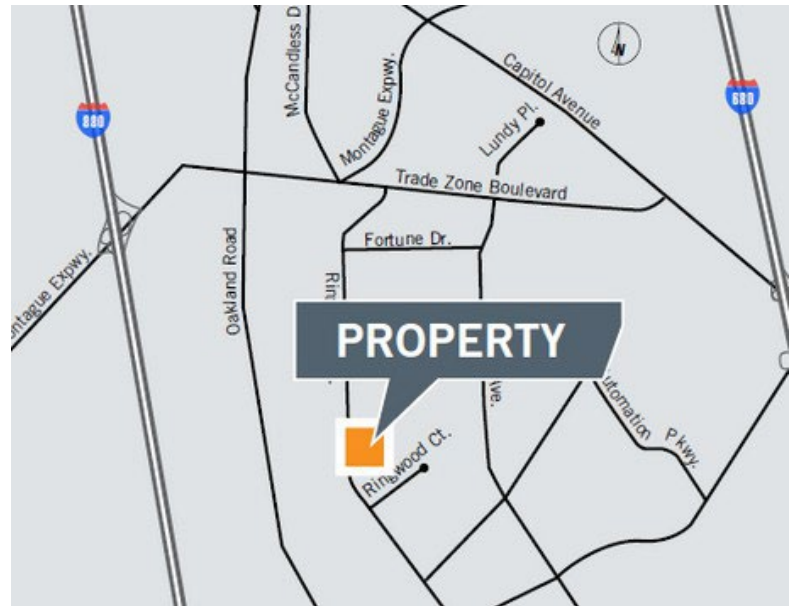
R&D / Manufacturing Space

**Armand Tiano**  
Executive Managing Director  
Lic. #01758955  
[Armand.Tiano@jll.com](mailto:Armand.Tiano@jll.com)  
+1(650)480-2152



# Property Highlights:

- New roof and solar installed in 2015
- ( $\pm$ \$120k annual electricity off-set)
- 800 Amps @ 277/480 Volts
- All mechanical units less than 5 years
- 70% drop ceiling, 30% warehouse
- 100% HVAC
- 1 dock high & 1 grade level door
- Approximately 3.5/1,000 Parking



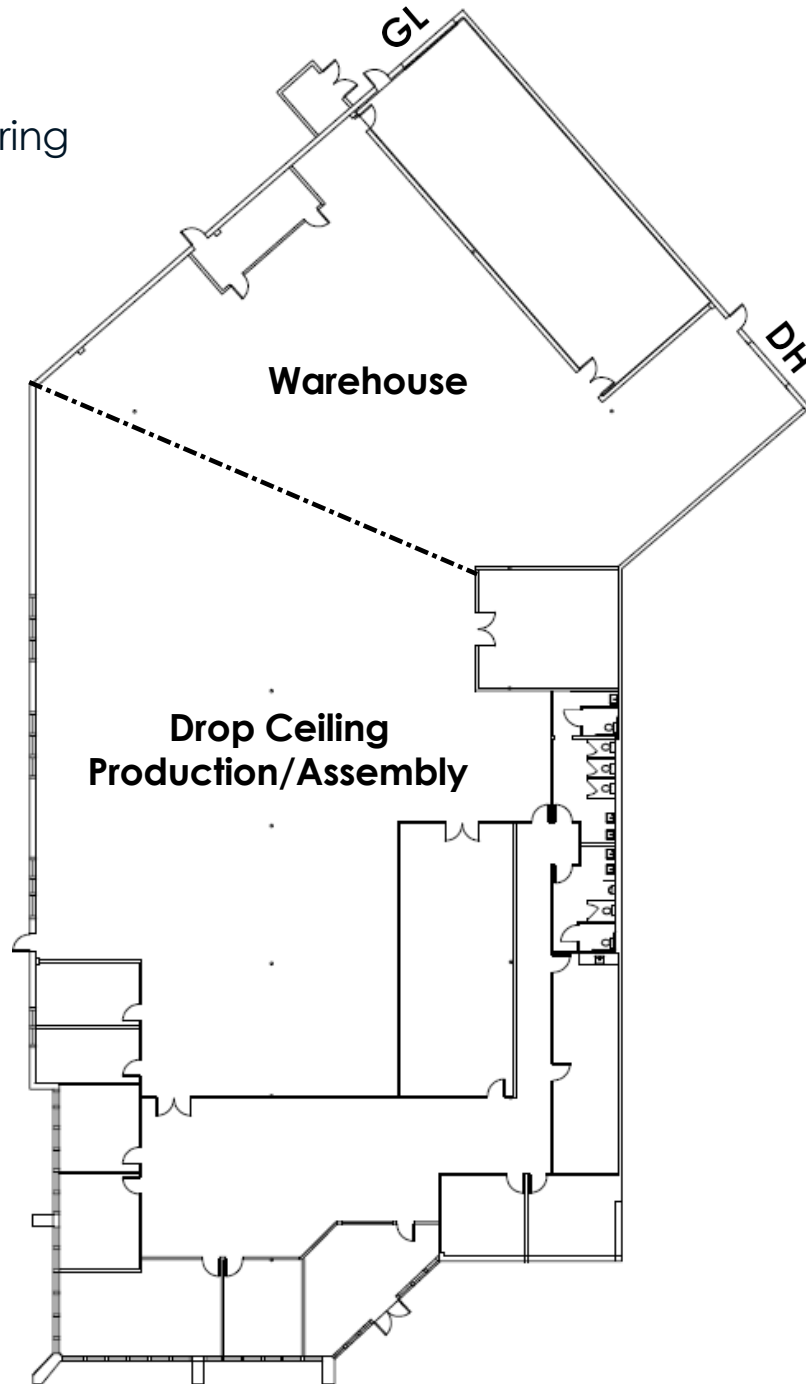
**Armand Tiano**  
Executive Managing Director  
Lic. #01758955  
[Armand.Tiano@jll.com](mailto:Armand.Tiano@jll.com)  
+1(650)480-2152



SEE A BRIGHTER WAY

# 2040 RINGWOOD AVENUE - SAN JOSE

±23,800 sq. ft.  
R&D / Manufacturing  
Space



Armand Tiano  
Executive Managing Director  
Lic. #01758955  
[Armand.Tiano@jll.com](mailto:Armand.Tiano@jll.com)  
+1(650)480-2152

 **JLL** SEE A BRIGHTER WAY