

# FOR SALE 1.03 ACRE HEAVY INDUSTRIAL CONTRACTOR YARD

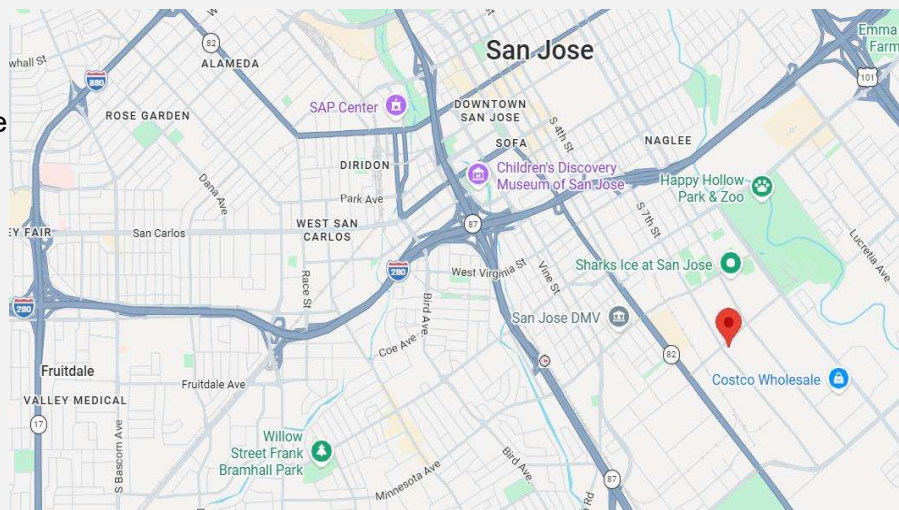
**KPA**  
COMMERCIAL

326 PHELAN AVENUE  
SAN JOSE, CA



## PROPERTY SUMMARY

- Total Lot Size:  $\pm 45,250$  sf (1.03 Acres)
- 2 Parcels: Each  $\pm 22,625$  sf
- 2 Buildings:  $\pm 4,000$  sf (Warehouse/Small House Office)
- APNs: 477-26-050, 051
- New Asphalt in Yard, Fenced Yard
- Seller to Lease Back Rear Half of Property
- Easy access to Highway 280/880/87
- Heavy Industrial Zoning
- Sales Price: \$5,000,000
- Call to Tour



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