

1130  
1170

OLINDER COURT

San Jose, CA



ANOTHER PROJECT BY



A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

- Institutional Quality Silicon Valley Cold Storage – 64,594 SF
- 100% Leased To Dairyland Produce LLC Through 9/2025



# THE OFFERING

CBRE Inc. is exclusively offering for sale 1130-1170 Olinder Court in San Jose, CA, a high quality cold storage facility totaling 64,594 SF in the Silicon Valley market. The property is 100% leased to Dairyland Produce, a subsidiary of The Chef's Warehouse (NYSE: CHEF), through September 2025. This is a unique opportunity to acquire institutional quality product in an infill market with extremely high barriers to entry.

The site offers excellent freeway access to the entire Bay Area, ideal for e-commerce/last mile distribution. The South San Jose industrial submarket has a vacancy rate of just 2.6%. San Jose is one of the largest and most affluent population bases in California with over 4 million total residents.

**California has the second lowest cold storage supply per capita rate of any state in the U.S., despite its massive industrial base, which has caused an extreme shortage of cold storage product.**

## PROPERTY SUMMARY

Address	1130-1170 Olinder Court, San Jose, CA
Square Footage	64,594 SF
Land Size	2.9 AC
Occupancy	100% leased to Dairyland Produce
Year Built	1980 / Renovated 2015
Clear Height	24'
Dock High Doors	8
Grade Level Doors	2
Car Parking	96

**1130-1170 OLINDER COURT**



**FREEZER AND COOLER SPACE  
PROVIDES OPPORTUNITY TO  
SERVICE STRONG DEMAND FROM  
FOOD USERS**

# Functional Cold Storage & Light Food Processing Facility

Freezer/cooler building with floor drains and temperature control from -20°F up to 28°F

New TPO overlap roof membrane in 2015 with roof warranty through 05/31/2030

All new refrigeration equipment (R-507 Freon) installed in 2015

Building loads (dock and grade) on 2 sides

Gravel parking area

New exterior paint and building number

Equipped with food processing infrastructure including washable panels, trench and floor drains and two designated light processing rooms

8 Dock high and 2 grade level doors

Fully renovated office space (new HVAC, lighting, restrooms, ADA, etc.)

Fully secured yard

Ample car parking with 96 spaces

3 points of ingress/egress along Olinder Court

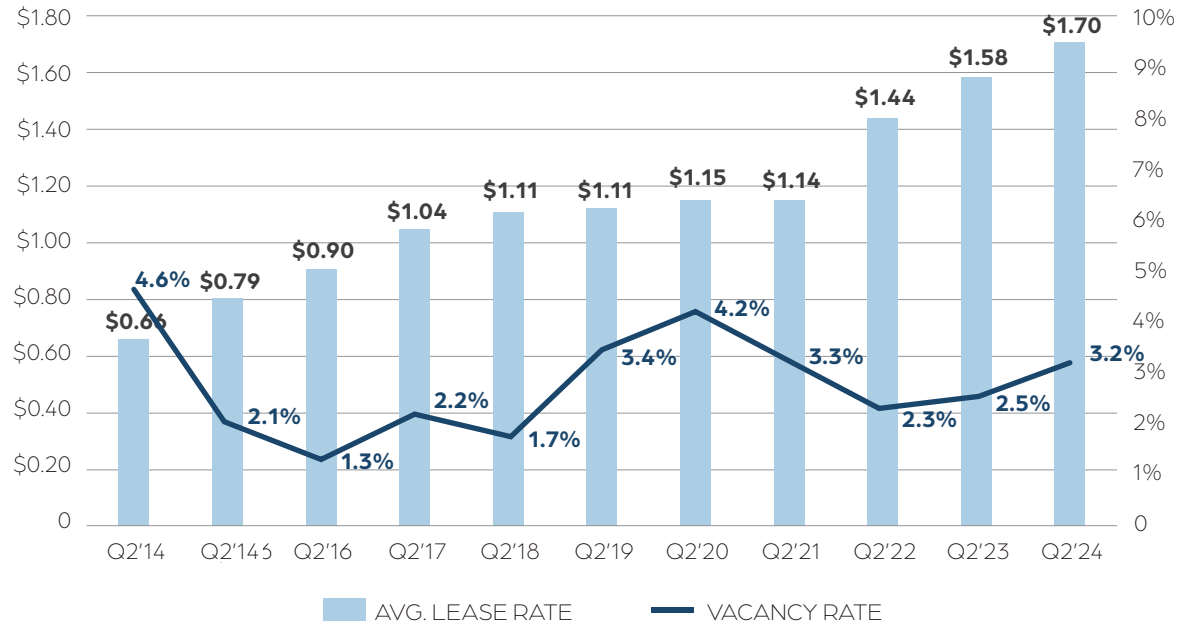


# Strong Silicon Valley Market Dynamics

## TIGHTEST U.S. INDUSTRIAL MARKETS

Market	Vacancy
1 Orange County	2.1%
2 Detroit	2.5%
3 Cleveland	2.9%
4 Nashville	2.9%
<b>5 Silicon Valley</b>	<b>3.2%</b>
6 Los Angeles	3.4%
7 Minneapolis	3.9%
8 Kansas City	4.2%
9 Hartford	4.3%
10 Louisville	4.3%

## 16% AVERAGE ANNUAL RENT GROWTH & 2.8% AVERAGE VACANCY FOR 10 YEARS IN SILICON VALLEY



Source: CBRE Research, Q2 2024

## STRONG DEMAND FOR COLD STORAGE IN THE BAY AREA

- California has the second lowest per capita supply of cold storage product compared to the rest of the U.S., translating into high demand for this product
- Silicon Valley is mission critical for cold storage tenants due its high population density, proximity to the coast, and efficient distribution network
- The food and beverage industry is the #1 most in-demand cold storage property type and is poised for continued growth
- Last-mile delivery is the highest supply chain cost for grocery delivery, so proximity to large population bases is crucial for grocery/food cold storage users

## LACK OF NEW, QUALITY FREEZER/COOLER BUILDINGS IN THE MARKET WILL HELP TO DRIVE A PRICING PREMIUM

- Food facilities base is extremely small with most of the product older and nearly obsolete.
- There is very little vacancy for high quality food facilities

## EXTREMELY HIGH BARRIERS TO ENTRY

- On average, it costs 2-3x more and takes five months longer to construct a cold storage facility vs. a standard dry warehouse
- Unlike a dry warehouse, cold storage facilities can require higher clearance and have stringent temperature and humidity control requirements

# Ground Zero Access To All Of The Bay Area

## KEY DISTANCES

Hwy 101	4	0.4 Miles
I-280	4	0.5 Miles
I-680		0.5 Miles
Downtown San Jose		2.0 Miles
San Jose International Airport		6.0 Miles
Metropolitan Oakland International Airport		37.0 Miles
San Francisco International Airport		38.0 Miles



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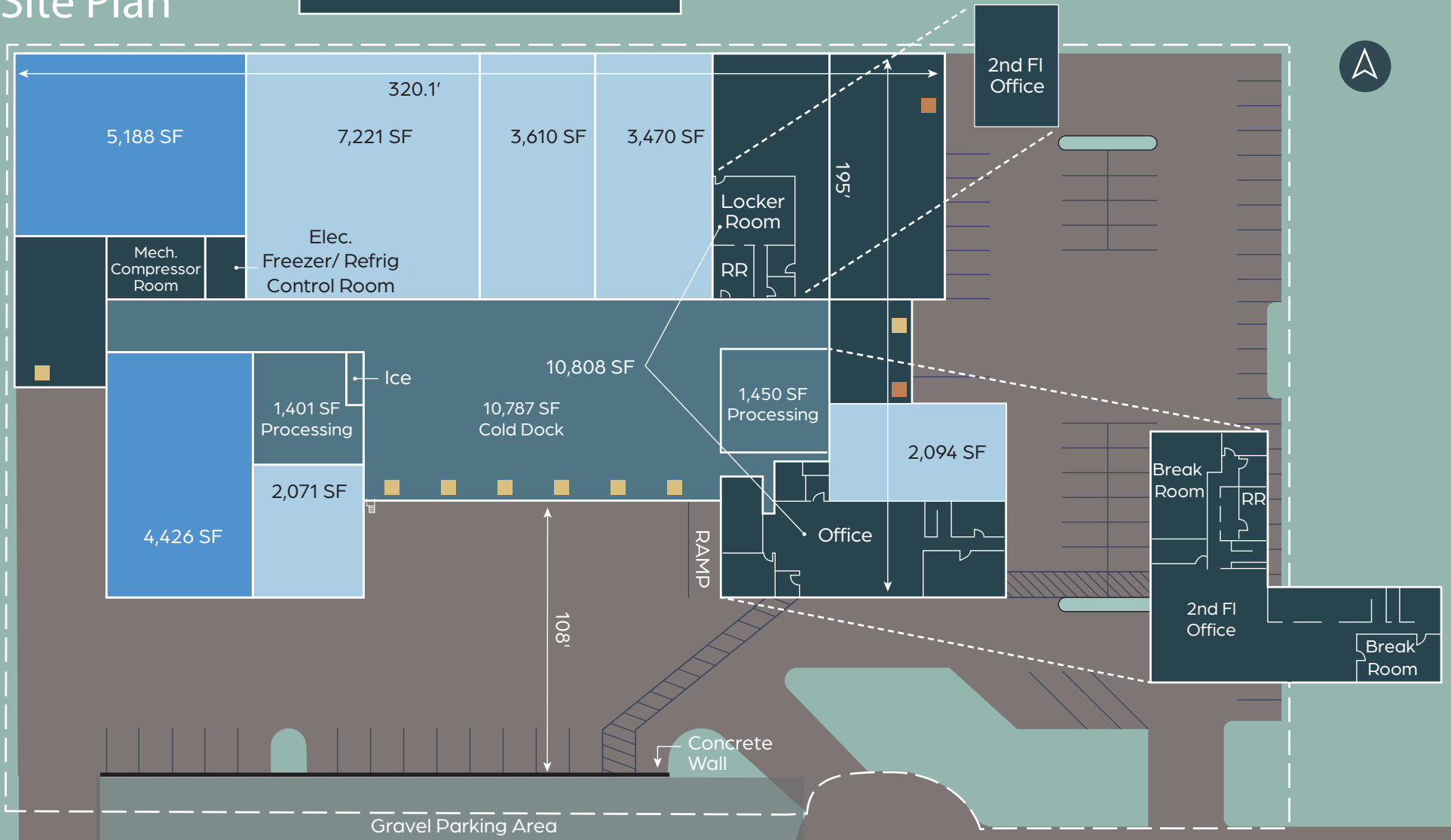
# Strong Regional Transportation System & Proximity to a Large Population Base

- Immediate access to Hwy 101, I-280 & I-680
- Over 4 million total residents within 30 miles making this site ideal for e-commerce delivery
- Proximity to affluent population – avg. household income nearly 2x national average







1130 - 1170 OLINDER COURT

# Site Plan



OLINDER COURT

-  Dock High Doors
-  Ground Level Doors
-  -28 to +58 Degrees F
-  -20 to +58 Degrees F
-  +50 Degrees F

# 1130 1170

OLINDER COURT

San Jose, CA

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