



Industrial Property For Sale

Owner - User Opportunity

502 HORNING STREET, SAN JOSE, CA 95112

Introducing a prime opportunity for an owner-user industrial and manufacturing property. This well positioned 3,017 SF building, constructed in 1961, offers a strategic corner location within the north downtown area of San Jose . Zoned Light Industrial (LI), the property presents a versatile space for general contractors, trades industry and manufacturing. With secured, drive through, paved and fenced yard, this property is primed for customization.

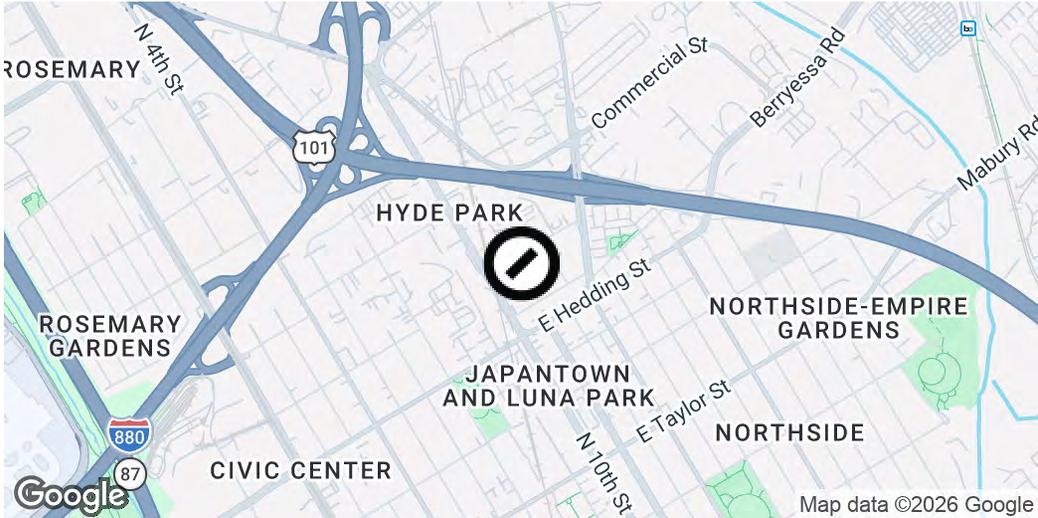
Get in touch

Tony Odom
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COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Sale Price:	\$1,585,000
Building Size:	3,017 SF
Lot Size:	0.22 Acres
Price / SF:	\$525.36
Year Built:	1961
Zoning:	Light Industrial (LI)
Market:	South Bay/San Jose
Submarket:	Downtown San Jose

Property Overview

Introducing a prime opportunity for an owner-user industrial and manufacturing property. This well positioned 3,017 SF building, constructed in 1961, offers a strategic corner location within the north downtown area of San Jose. Zoned Light Industrial (LI), the property presents a versatile space for general contractors, trades industry and manufacturing. With secured, drive through, paved and fenced yard, this property is primed for customization to suit various business needs. Don't miss the chance to establish or expand your operations in this dynamic and thriving industrial hub.

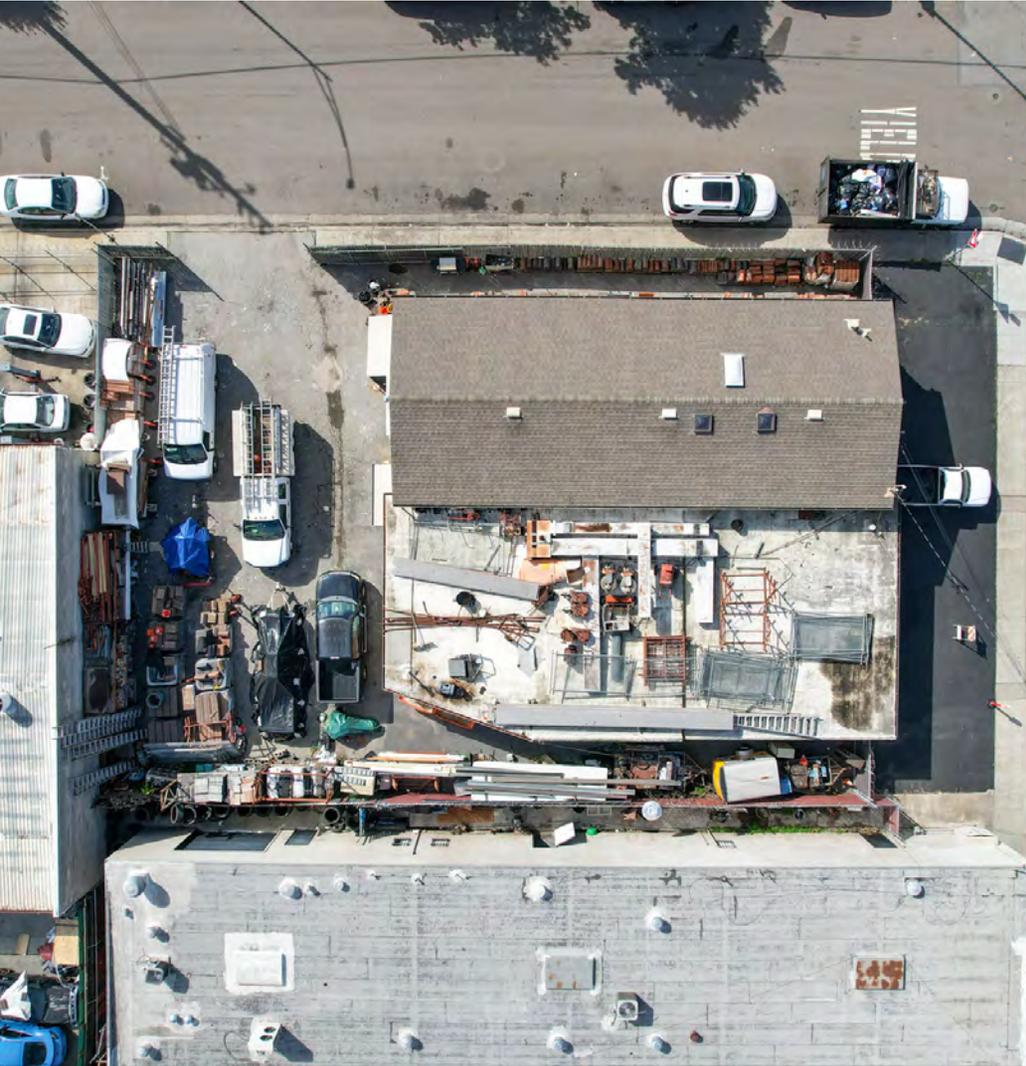
Property Highlights

- Freestanding 3,017 Square Foot Building
- Secured Fenced Yard with Drive Through Capabilities
- 9,583 Square Foot Corner Lot
- Good Mix of Office and Warehouse Space
- Excellent Freeway Access to Highways 101, 87 and I-880

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Location Description



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Discover the potential of San Jose's thriving industrial and manufacturing landscape. Located in the heart of the South Bay, the area surrounding 502 Horning Street offers prime proximity to major transportation networks, including easy access to Highways 101, 87 and Interstate 880, facilitating seamless logistics for businesses.

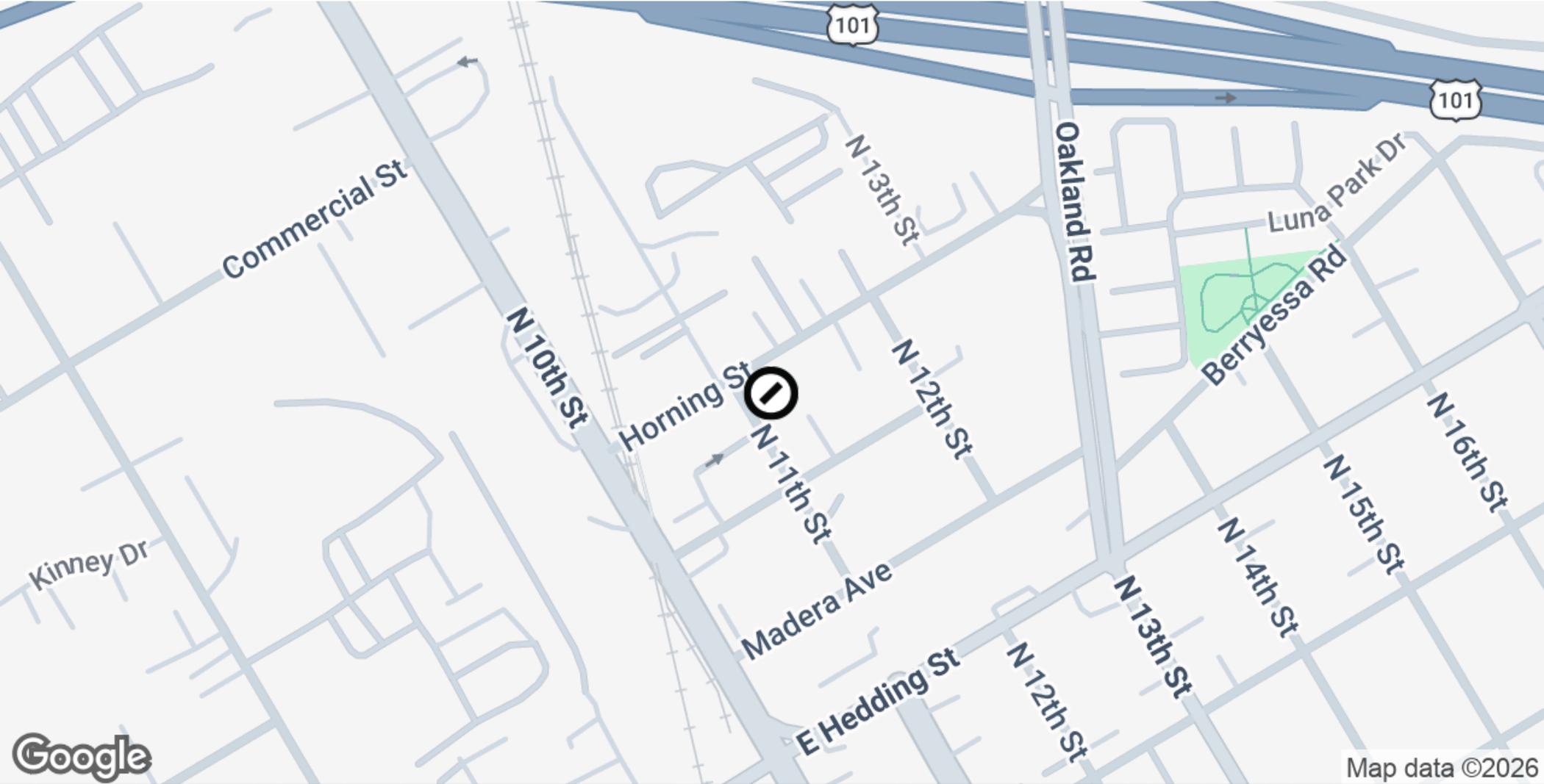
Nearby points of interest, such as San Jose International Airport ensure efficient connectivity for import-export operations. The region also boasts a skilled labor force drawn from renowned local universities and a strong support network of suppliers.

With a robust economy and access to leading technology and innovation hubs, this dynamic location presents an unmissable opportunity for forward-thinking industrial and manufacturing investors.

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Location Map

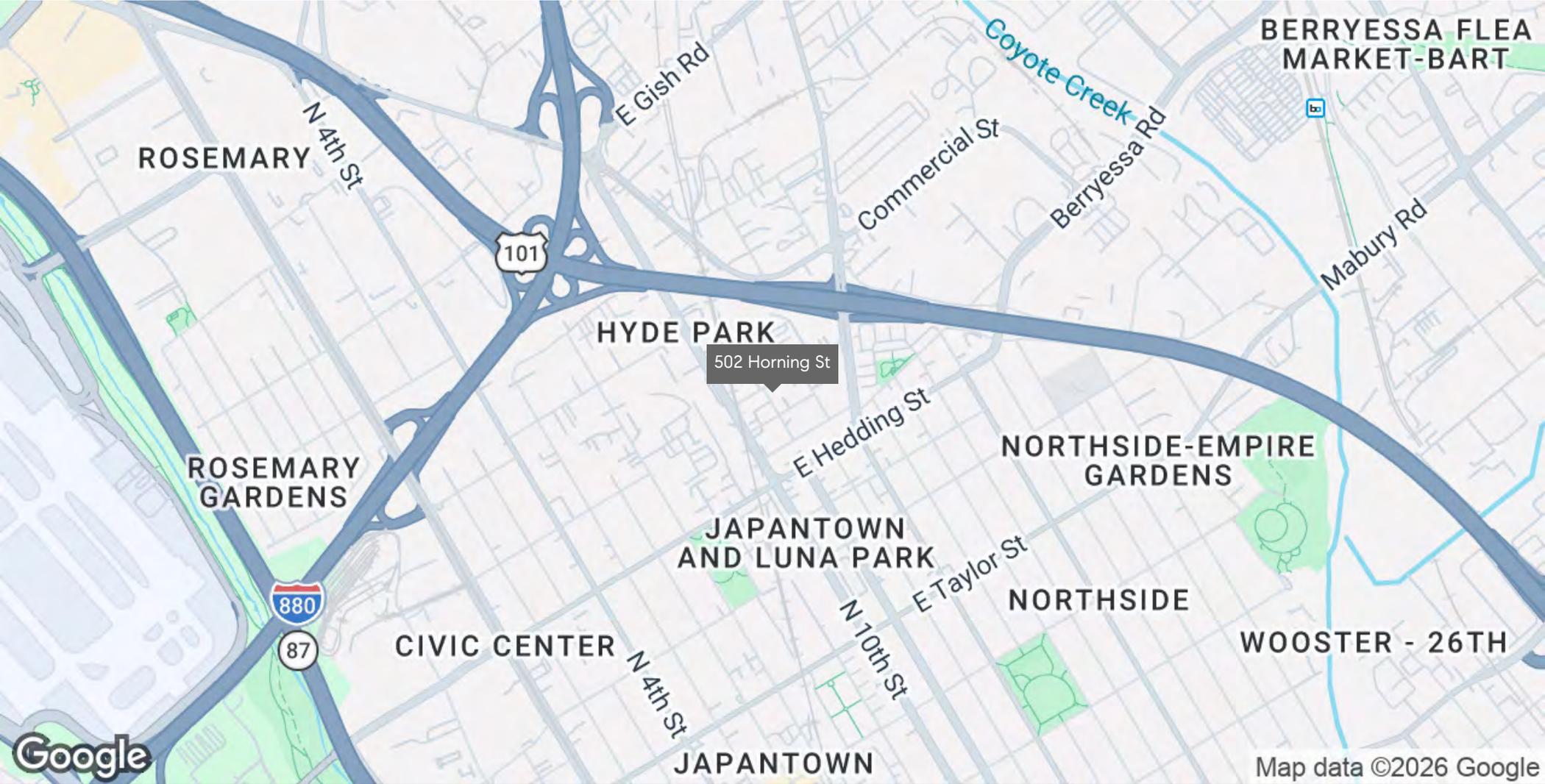


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Regional Map



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Aerial Photo



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Exterior Photos



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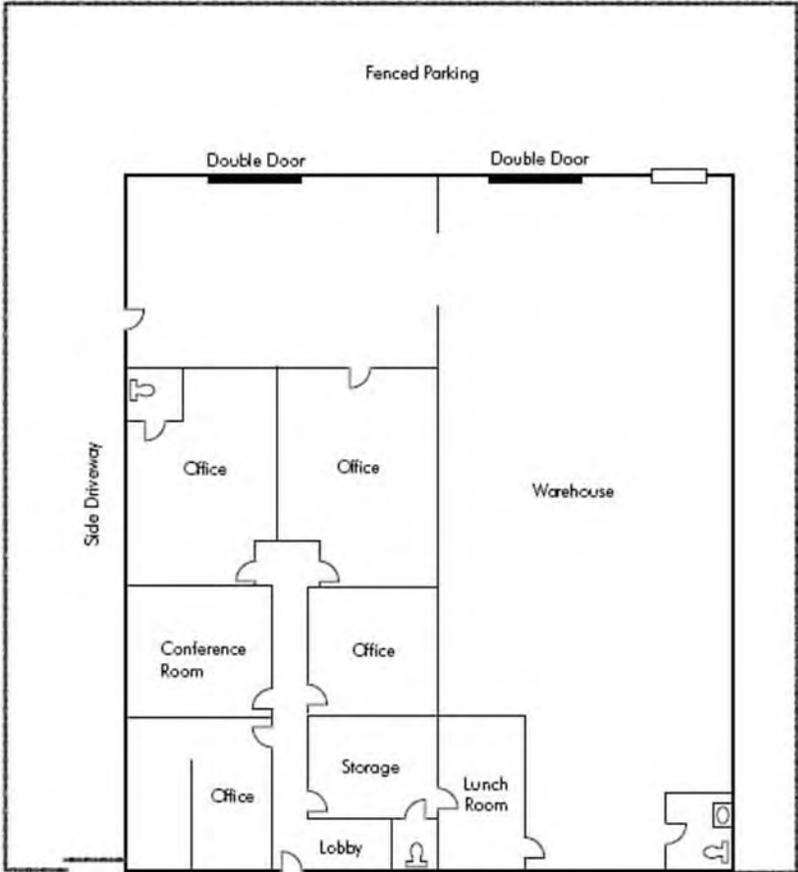
Interior Photos



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Floor Plan



Horning Street

N. 11th Street



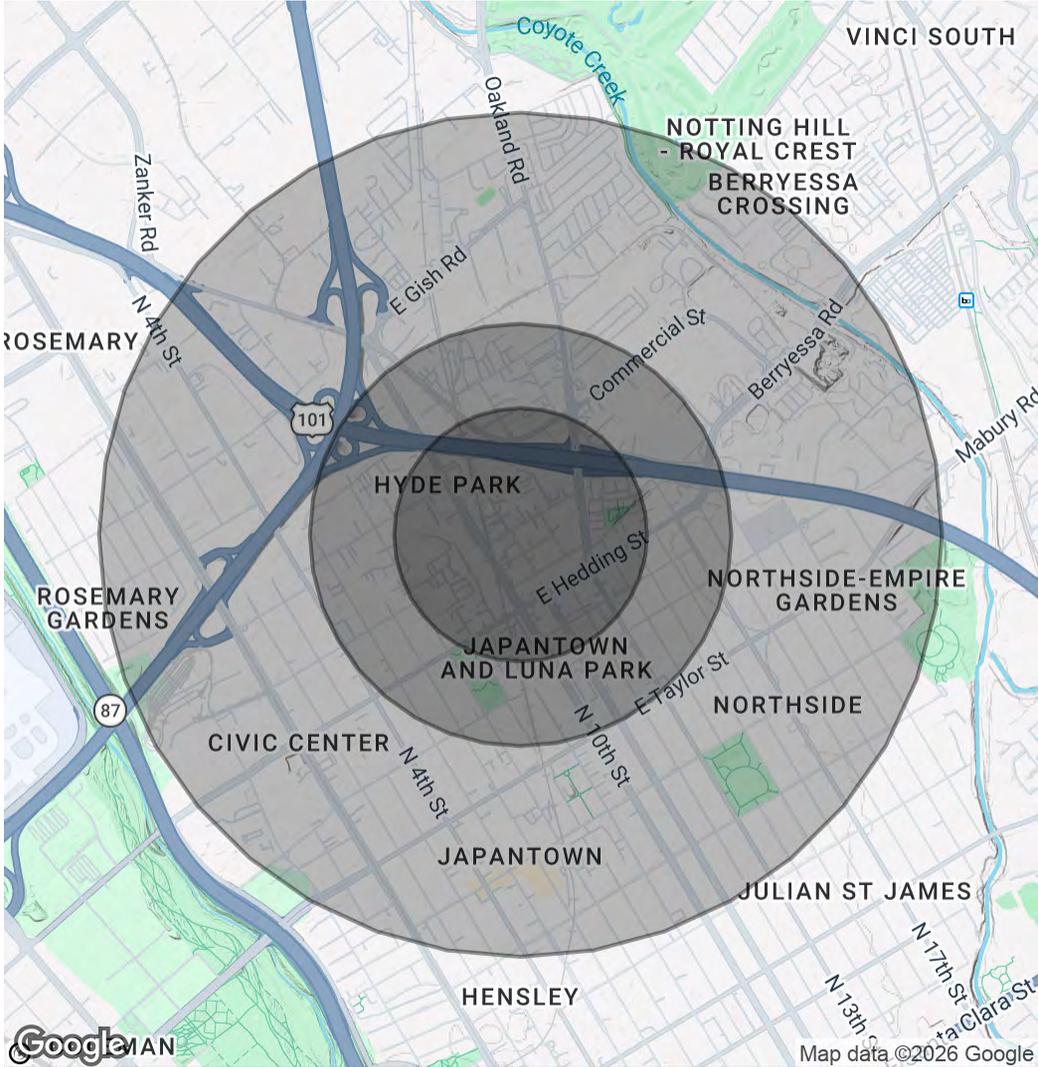
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,684	5,654	22,349
Average Age	37	37	39
Average Age (Male)	36	37	38
Average Age (Female)	37	37	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	587	2,011	8,188
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$222,307	\$222,567	\$180,401
Average House Value	\$1,115,027	\$1,123,091	\$1,075,970

Demographics data derived from AlphaMap



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