



5550

HELLYER AVE

SAN JOSE

R&D MANUFACTURING SITE
AVAILABLE FOR SUBLEASE

±78,974 SF AVAILABLE

NEWMARK 

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PROJECT HIGHLIGHTS

» PROMINENT SIGNAGE

- Monument and Building

» OFFICE ±8,000 SF

» POWER:

- 3000amps @480 w/800amp breaker feeding 1600amp 208/120v distributed power (power to be verified by tenant)
- Substantial distributed power / power drops
- Power expandable (12000v of additional power on site)

» 3.3/1000 Parking Ratio

» LOADING

- 3 Docks & 1 Grade

» SKY LIGHTS

throughout production area

» SHIPPING & RECEIVING

» PLUG & PLAY POTENTIAL

- 103 cubicles

» CEILING HEIGHTS

- Office 10'-0"
- Manufacturing 18' Clear

» IT SERVER ROOM

- Dedicated HVAC

» LEASE EXPIRATION

- 04/30/2032

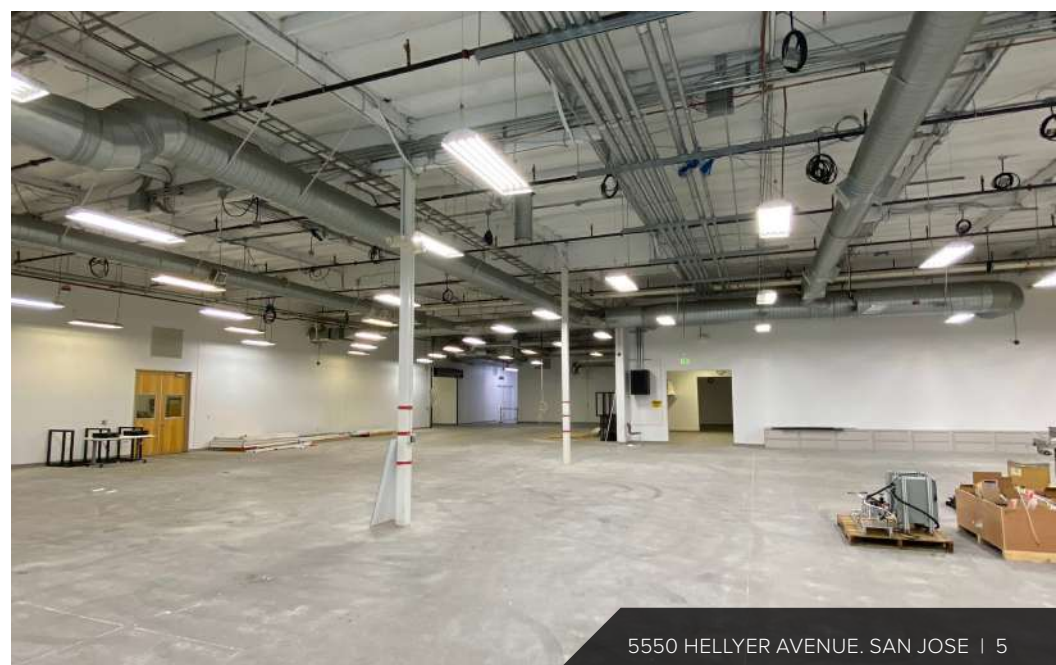
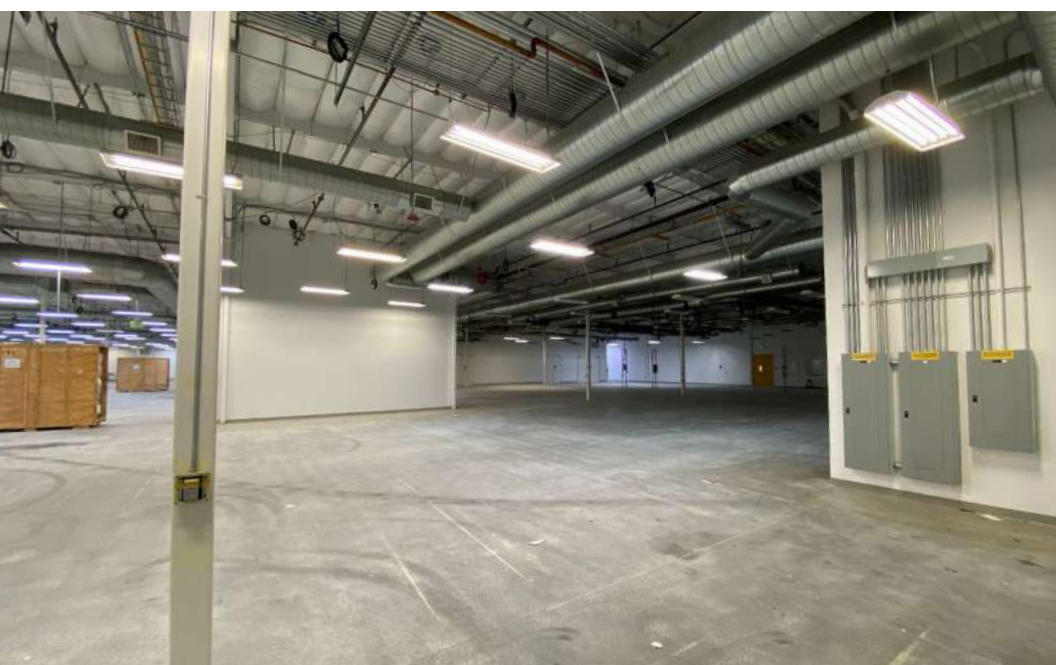
» UPGRADED OFFICE AREA



PHOTO GALLERY



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NEIGHBORS



TRANSPORTATION



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SAN JOSE



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