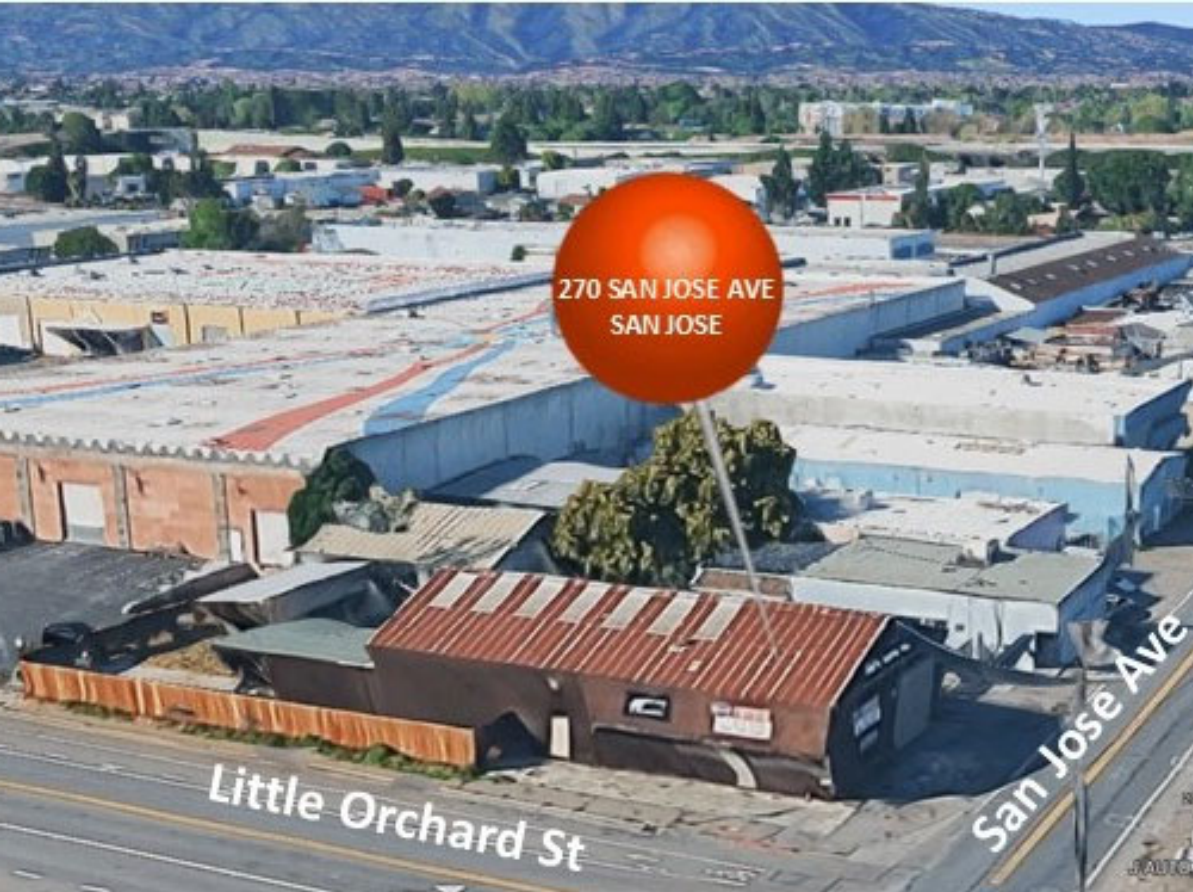


FOR SALE - 270 San Jose Ave., San Jose



OWNER/USER PURCHASE OPPORTUNITY!



HIGHLIGHTS

- ±10,500 SF SITE & ±3,200 SF BUILDING
(per County, Buyer to verify)
- 92% WAREHOUSE & 8% OFFICE
- BONUS ±300 SF STORAGE & ±200 SF MEZZANINE
(unpermitted)
- 2 ROLLUP DOORS: 13'H x 15.7'W & 12'H x 10'W
- ± 13.5' CLEAR HEIGHT
- FENCED YARD, GATES ON 3 SIDES FOR EASY ACCESS
- CURB CUTS ON BOTH SIDES OF THE PROPERTY
- HIGH VISIBILITY INTERSECTION
- CLOSE TO HIGHWAYS 87, 280 & 101
- ELECTRIC: 100Amp, 120/208V, 3-PHASE (Buyer to verify)
- HEAVY INDUSTRIAL (HI), [CLICK HERE](#) TO SEE USES
- PROBATE SALE

EXCLUSIVELY LISTED BY

MIKE MEFFERT

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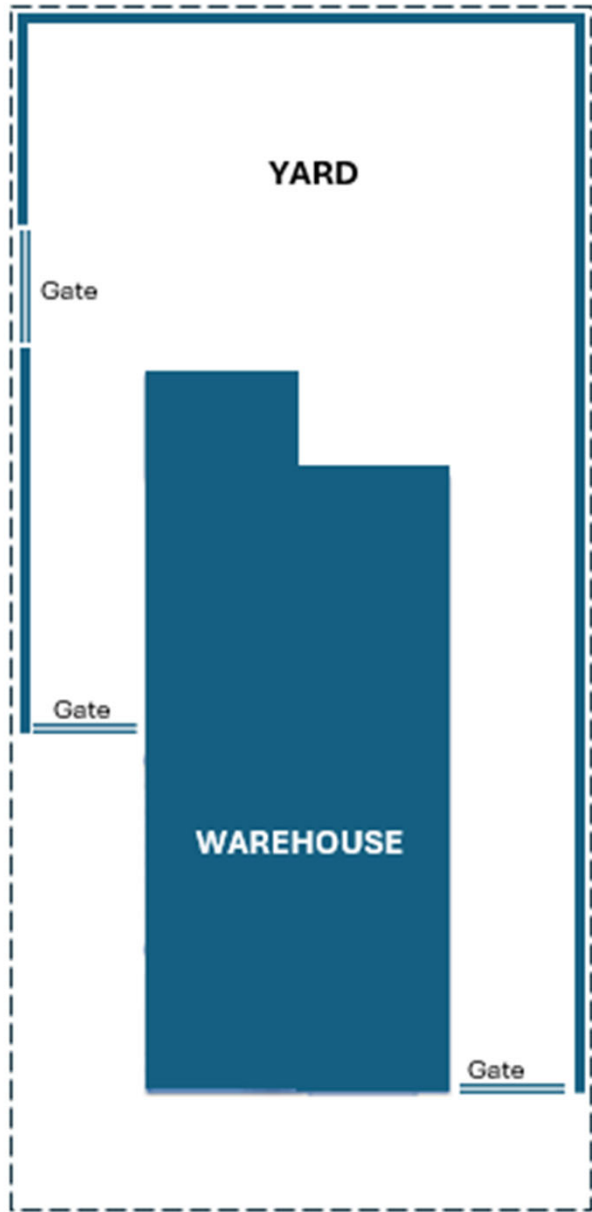
CA – DRE Lic # 00873502

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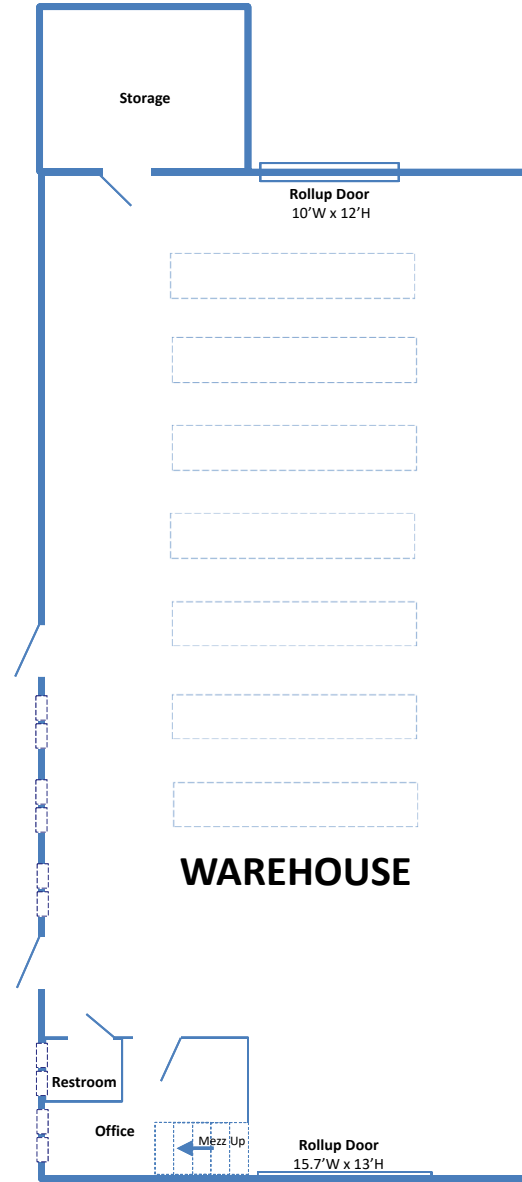
SITE PLAN & FLOOR PLAN

(Not Exact. Not to Scale)



Little Orchard Pkwy

San Jose Ave



FOR SALE - 270 San Jose Ave., San Jose

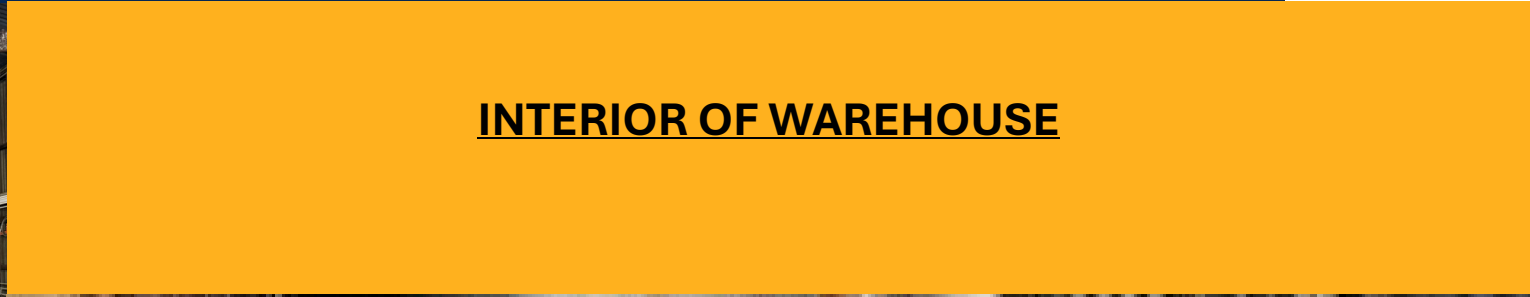


ORIGINAL PHOTO

WELL-LIT, NATURAL LIGHT
WITH SKYLIGHTS
THROUGHOUT

ABOVE GROUND AUTO
LIFTS AVAILABLE

OTHER AUTOMOTIVE PARTS
& EQUIPMENT MAY BE
AVAILABLE



INTERIOR OF WAREHOUSE



DIGITALLY MODIFIED RENDERING

FOR SALE - 270 San Jose Ave., San Jose



FENCED BACK YARD



ORIGINAL PHOTO

GATE WITH CURB CUT TO
LITTLE ORCHARD STREET TO
THE LEFT OF PHOTO (NOT
SHOWN)



DIGITALLY MODIFIED RENDERING

FOR SALE - 270 San Jose Ave., San Jose



FENCED SIDE YARD

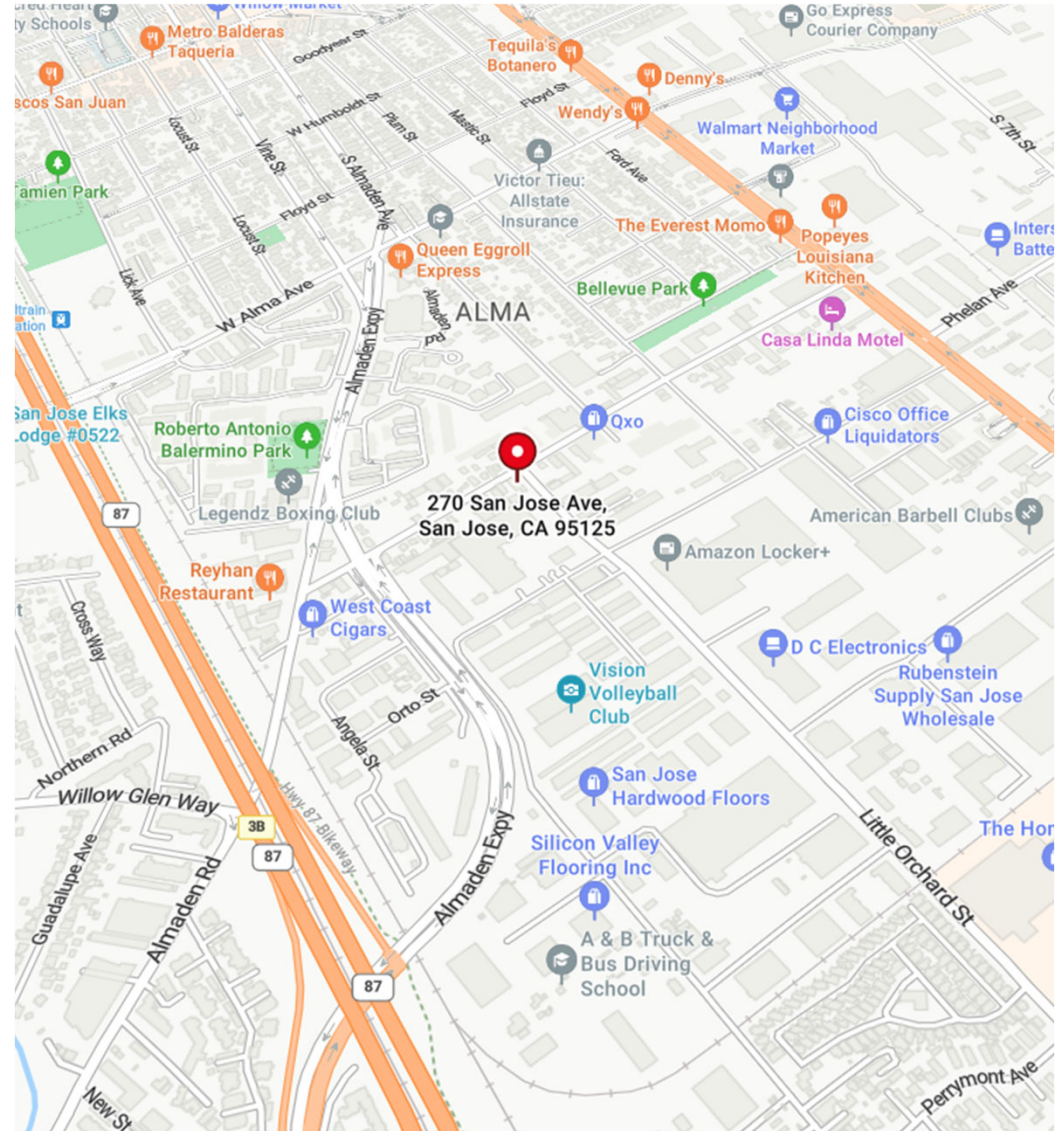
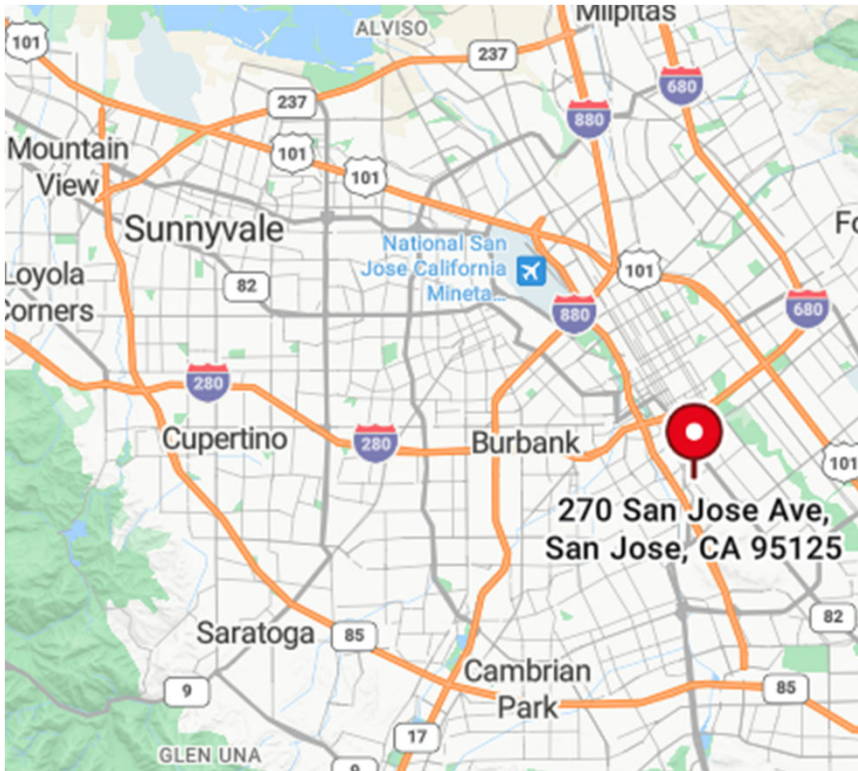
GATED ACCESS TO SAN JOSE
AVE SHOWN AT TOP OF
PHOTO



FOR SALE - 270 San Jose Ave., San Jose



SAN JOSE



- Close to Major Highways 87, 280, 101
- Centrally located to serve the entire Bay Area
- Easy access for transit and logistics

DISCLAIMER

The information contained in this Sales Offering has been prepared to provide summary, unverified information to prospective purchasers. The information contained herein is not a substitute for a thorough due diligence investigation. Stetson Earhart, Inc. ("Stetson Earhart") has not made any investigations, and makes no warranties or representations, with respect to the expenses for the property or any future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, asbestos or lead based paint, the compliance with State and Federal regulations such as The Americans with Disabilities Act ("ADA") or California Title 24, the physical condition of the improvements thereon. The information contained in this Sales Offering has been obtained from sources we believe to be reliable; however, Stetson Earhart has not verified, and will not verify, any of the information contained herein, nor has Stetson Earhart conducted any investigations regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided herein. All buyers should undertake their own independent investigations, inspections and other measures to verify all of the information set forth herein.

****ALL TOURS ARE BY APPOINTMENT ONLY****

PLEASE DO NOT CONTACT THE OWNERSHIP.

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