

## ±132,419 SF Warehouse/Distribution Facility

2275 TRADE ZONE BOULEVARD, SAN JOSE CA

A PROJECT BY

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## HIGHLIGHTS

#### DISTANCE



Prime location in the heart of Silicon Valley with easy access to Interstate 880 and 680



4.2 Miles San Jose Mineta International Airport



Walk to Milpitas BART Station (±0.5 Miles)



Retail amenities within a mile, including Costco, Restaurants, Cafes and the San Jose Main Post Office

#### **PROJECT**



State-of-the-Art industrial building constructed for flexibility



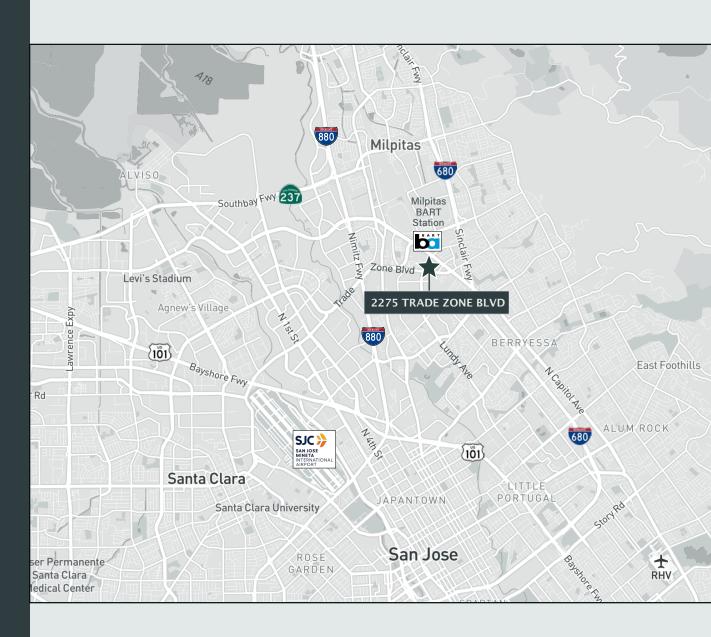
Big Power - 9,600 Amps



ESFR sprinkler system



32' clear height





### SITE PLAN



### **PROPERTY SPECS**

- ±132,419 SF
- 10,000 SF Office (1st Floor & 2nd Floor Mezzanine)
- 122,419 SF Warehouse
- 6.5 Acres
- Industrial Park (IP Zoning)
- 32' Clear Height
- 86 Auto Parking Stalls (expandable via super-parking)
- 6 Trailer Parking Stalls
- Sixteen (16) ±9' x ±10' Dock Doors
- One (1) ±12' x ±14' Grade Level Door
- 9.600 Amps, 277,480 Volts
- ESFR Sprinkler System
- Building Dimensions: ±574' x ±222'
- ±56' x ±60' Typical Column Spacing
- ±120' x ±180' Concrete Truck Court
- 2.5% Skylight Ratio
- Secure Gated Yard



# **LOCATION MAP**



San José Mineta **International Airport** 

**13** min

San Francisco **International Airport** 

**40** min

Oakland International Airport

**36** min

Port of Oakland

**37** min

Montague Expressway @

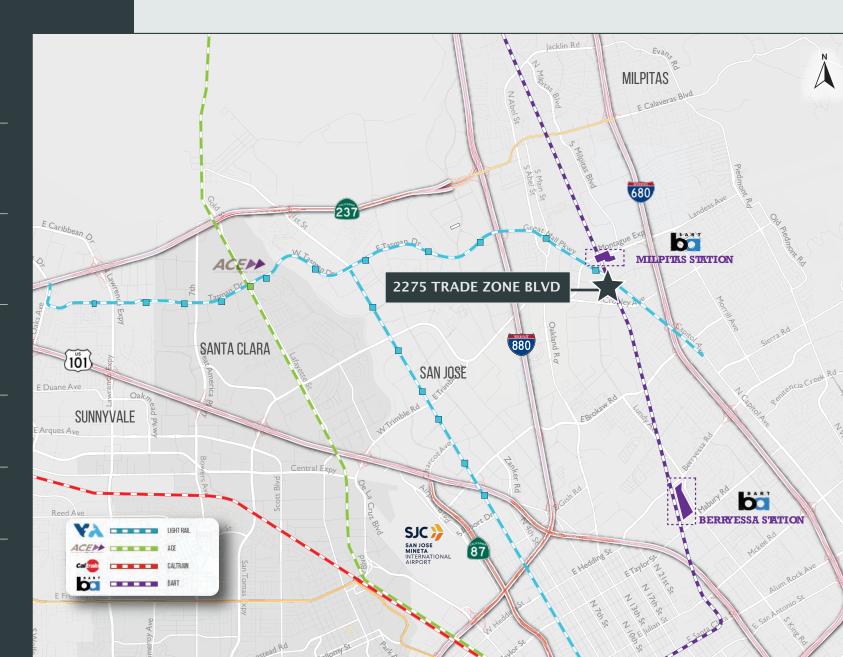


880 **5** min

Montague Expressway @



6 min







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