

FOR LEASE

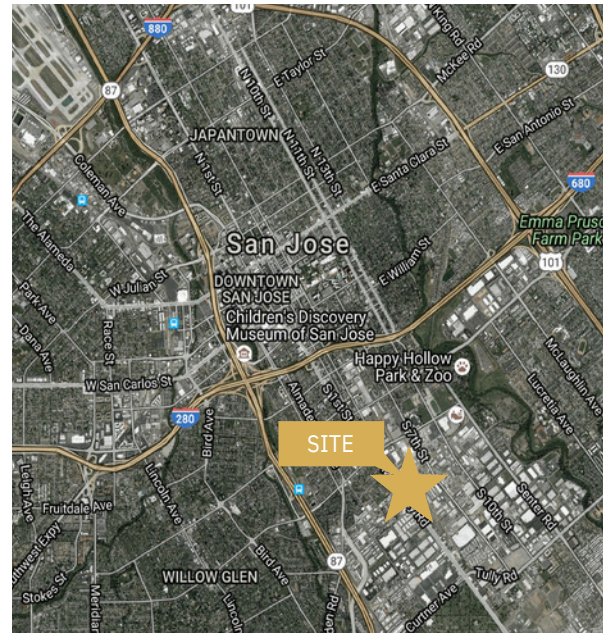
# MONTEREY PHELAN BUSINESS PARK

SAN JOSE, CALIFORNIA



## PROPERTY FEATURES

- 18'-20' Clear Height
- Grade Level Roll-up Door (12'x14')
- Great Retail Visibility-Near the "Plant" Retail Development
- Located at the Intersection of Monterey Road and Phelan Avenue
- Light Industrial Uses Permitted
- Close Proximity to Highways 101, 280 and 87
- Part of a Four-Building 100,000 SF Multi-Tenant Project
- Located in the San Jose Enterprise Zone
- Call to Tour



## CONTACT US

### BEN CAPUTO

Lic. 01308051

O: 408-645-6651 M: 408-656-0893

ben@bc-commercial.net



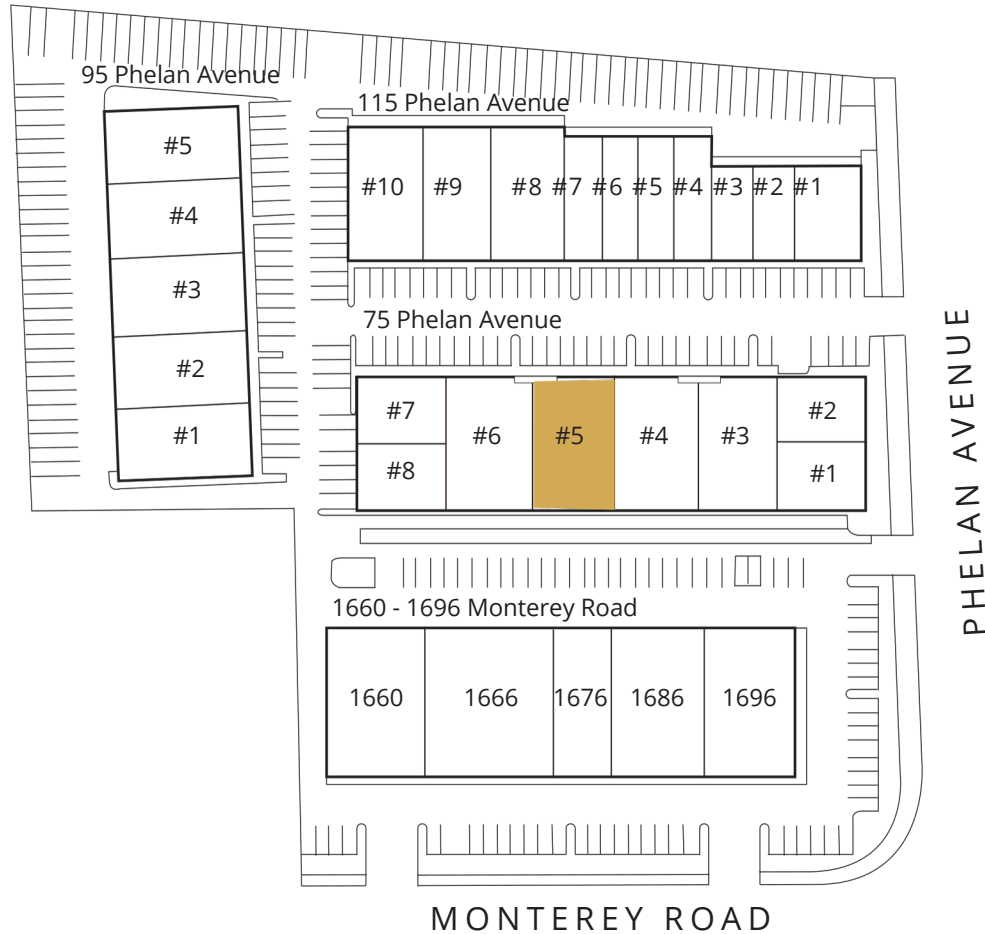
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# MONTEREY PHELAN

BUSINESS PARK  
SAN JOSE, CA



## SITE PLAN



## AVAILABLE UNITS

Address	Unit	SF (±)	Rate	Available
75 Phelan Ave	5	±4,725 SF	\$1.65 Gross	Q2 2025



**BEN CAPUTO** | Lic. 01308051 | O: 408-645-6651 | | [ben@bc-commercial.net](mailto:ben@bc-commercial.net)

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