

FOR LEASE

## R&D / Tech Flex Unit

830 Jury Ct, Unit #4  
San Jose, CA 95112

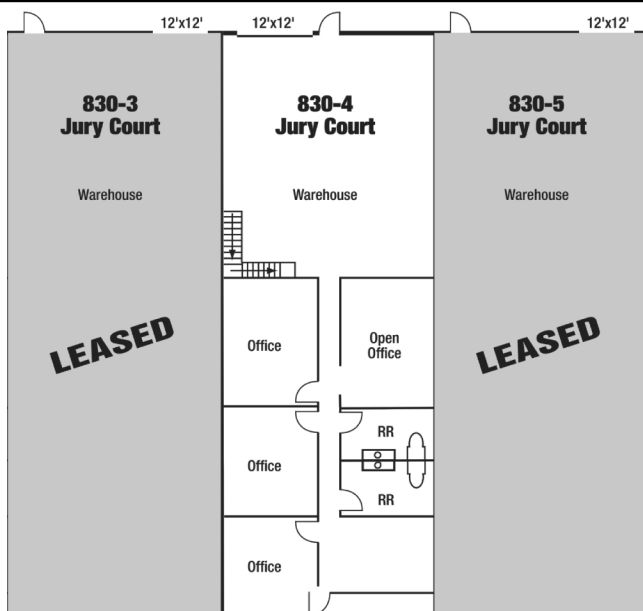


### PROPERTY SUMMARY

This rare 1,950 sq. ft. unit offers a turnkey solution for industrial and R&D users in a prime North San Jose location. Mechanically robust and well-maintained, the property features a newer roof (2020) alongside a new HVAC unit, shop heater, and water heater (2023).

Situated on a strategic corner lot with dual driveway access from Gish Rd and Jury Ct, the site ensures seamless truck maneuverability and immediate connectivity to Hwy 101 and I-880. The facility is professionally managed with clean, responsive local ownership.

- ± 55% Office, 45% Warehouse
- Bonus Mezzanine
- Gated Yard + Secure Enclosure
- 12' Grade Level Roll-Up Door
- 14'-16' Clear Height
- 200 Amps 3-Phase Power (120/208V)
- Heavy Industrial (HI) Zoning
- 100% LED Lighting Throughout
- Front & Rear Parking (2.5/1000)
- CAM Includes Water
- Email/Call to Schedule Tour



Space Available	1,950 SF
Availability	Immediate
Lease Rate	\$1.85/sf + \$0.25 CAM
Construction	Concrete Tilt-Up
HVAC	Office A/C & Heat + Shop Heater
Security	Bright LED Night Lighting
Fire Safety	Fire Sprinklers
Gas Service	Natural Gas Connected
Restrooms	2 Private Restrooms
Year Built	1980
Total Units	6



**WESSDEL I, LLC**

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**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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