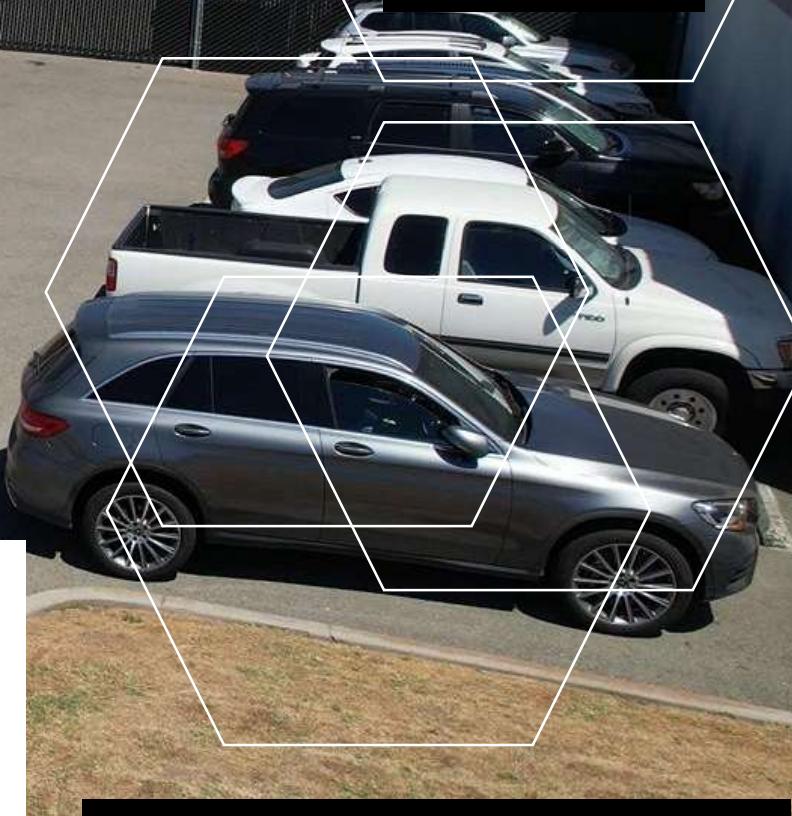


FOR LEASE/SALE



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Property Summary:

- Stand Alone Building / Owner User Opportunity
- Building Size: ±7,470 SF
- Lot Size: ±17,148 SF
- Power: 400 amps/208 volts
- 1 Roll Up Door with ability to add one more
- Lease Rate: \$1.65 per SF, nnn + \$.32/sf OPEX (est)
- Sales Price: \$3,250,000
- APN: 237-31-014
- Zoning: IP – Industrial Park
- Fenced Yard
- Easy Access to I-880

**1454 SEAREEL PLACE
SAN JOSE, CA**

For more information, please contact:

KEVIN PEIXOTO

kevin@kpacommercial.com

408.557.0167

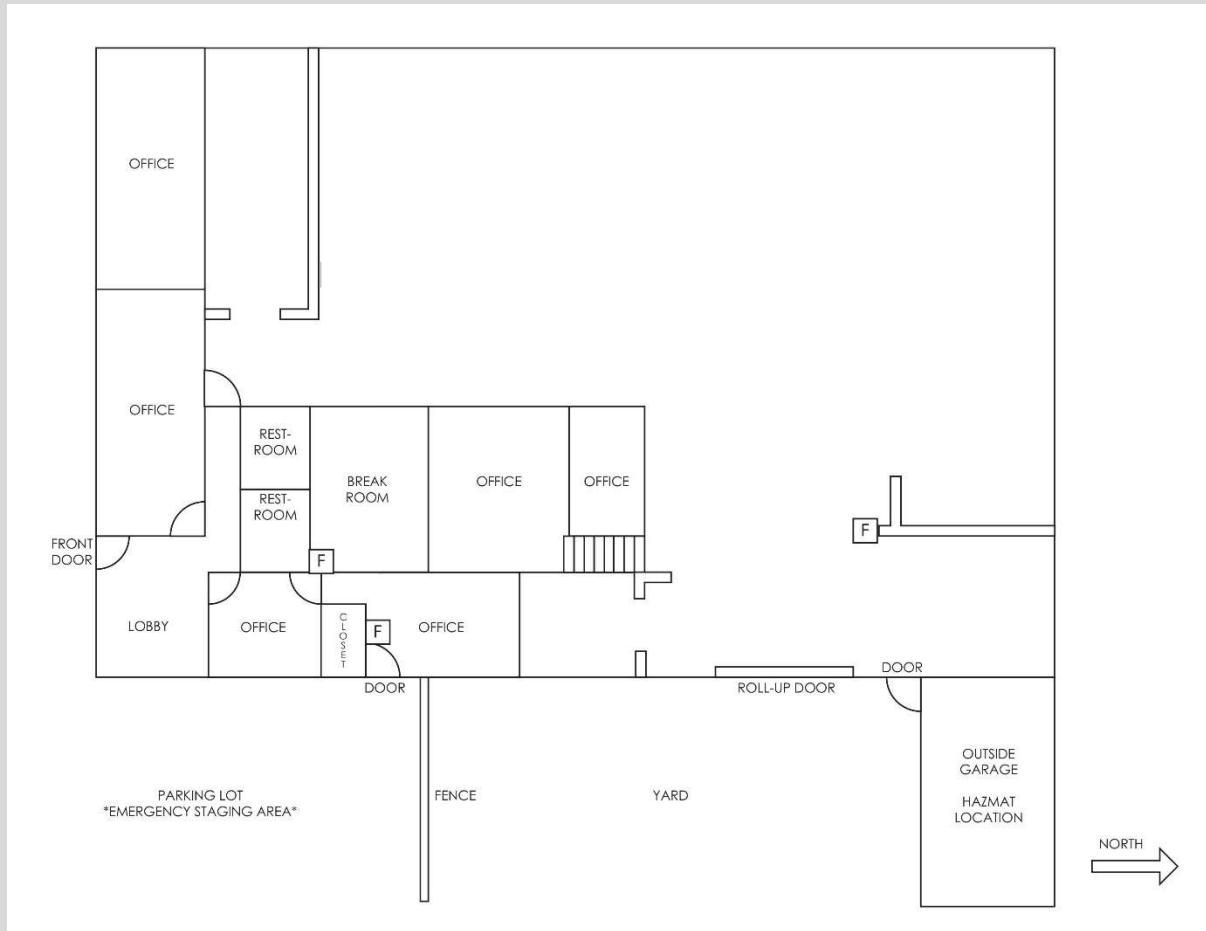
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FLOOR PLAN

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**FLOOR PLAN NOT TO SCALE

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