

# 2105

LUNDY AVE SAN JOSE, CA

**DEMO COMPLETE & PERMIT-READY  
DELIVERING Q1-2027**



**AVAILABLE FOR SALE OR LEASE**

Freestanding  $\pm 93,156$  SF Class "A" Advanced Manufacturing (expandable to  $\pm 96,156$  SF)



[www.2105Lundy.com](http://www.2105Lundy.com)

**NEWMARK**










**CLARION  
PARTNERS**

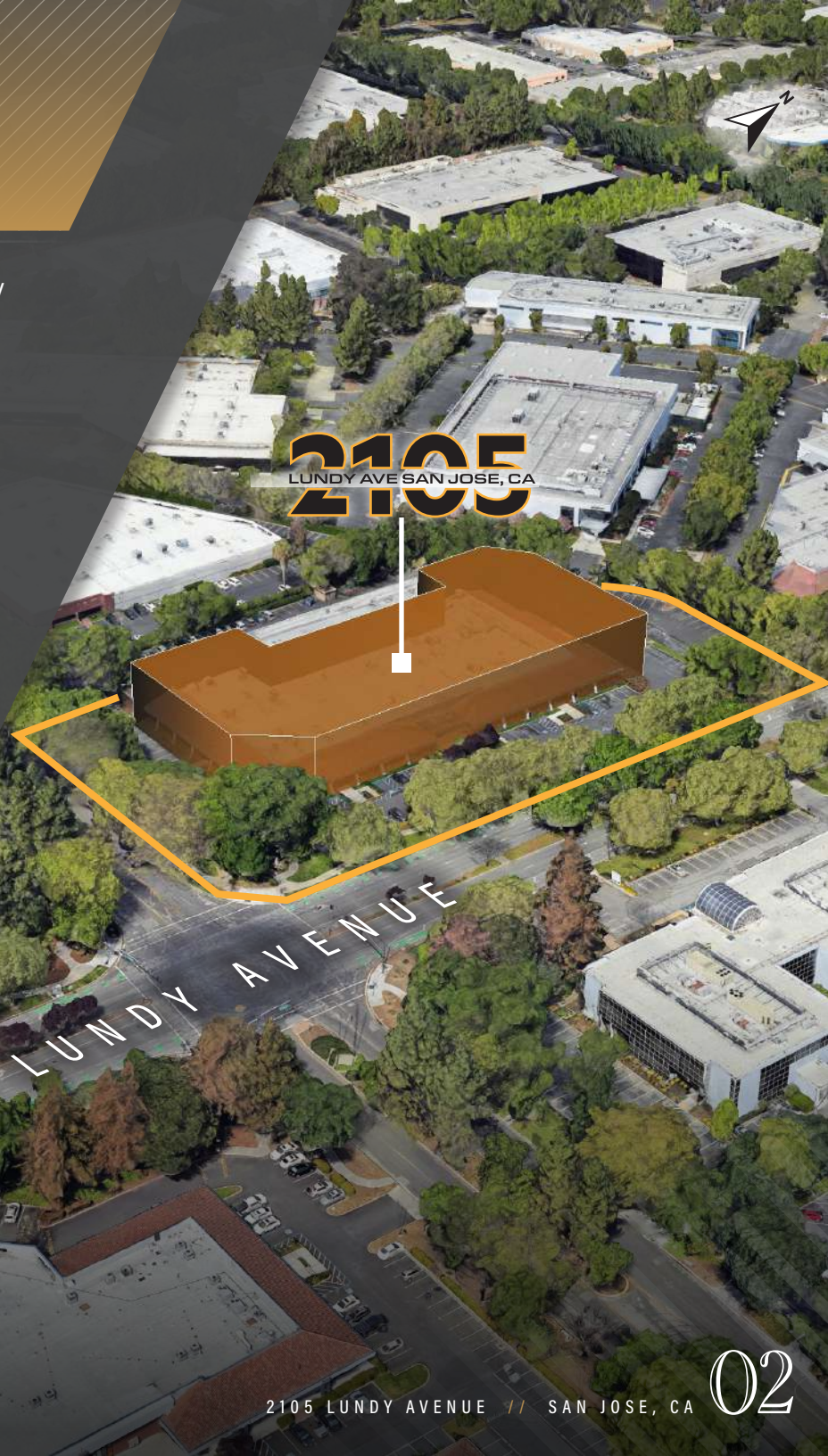
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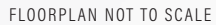
# PROJECT HIGHLIGHTS

	Building/Site Area:	±93,156 SF (expandable to ±96,156 SF) Building Area / ±4.11 Acres (±178,956 SF)
	Location:	2105 Lundy Ave, San Jose
	Submarket:	Corner Location at Lundy @ Concourse in San Jose's International Business Park
	Zoning:	Industrial Park ( <a href="#">click here for permitted uses</a> )
	Office Area:	±2,997 SF office, plus ±3,000 SF of 2nd story mezzanine (expandable to ±11,997 SF) *Expandable office includes ±3,000 SF of additional ground floor office space, plus ±3,000 SF of additional 2nd story mezzanine
	Loading Doors:	Eleven (11) Dock-High / Two (2) Grade Level, 35K LB Mechanical Levelers at Each dock door
	Clear Height:	32' minimum
	Power Service:	4,000 amps @ 277/480 volts, 3 phase
	Parking:	58 auto parking stalls
	Lighting:	20 Foot-Candles in Warehouse and 2.5% Skylights
	Floor:	7" reinforced concrete slab, MM80 in the Speed Bay
	Column Spacing:	52' x 60'
	Sprinkler System:	ESFR with K-25 Heads
	Lease Rate /Sale Price:	<b>Contact Brokers</b>





LUNDY AVE SAN JOSE, CA



# LOCATION MAP

LUNDY AVE SAN JOSE, CA



## DRIVE TIMES

San Jose  
International Airport

**13min**

San Francisco  
International Airport

**41min**

Oakland  
International Airport

**42min**

Port of Oakland

**51min**



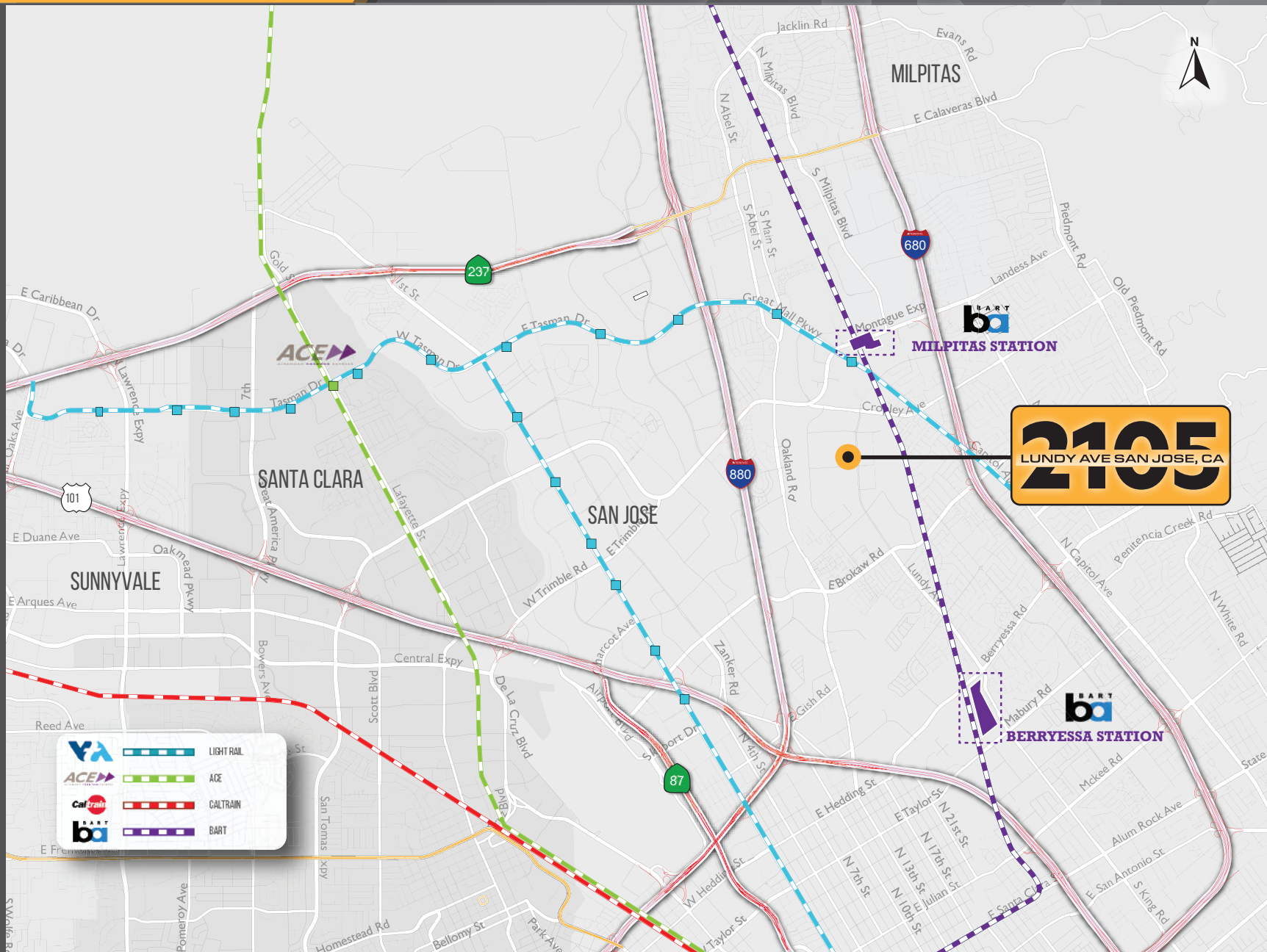
@ Montague Expressway

**6min**



@ Montague Expressway

**7min**





# AMENITIES MAP

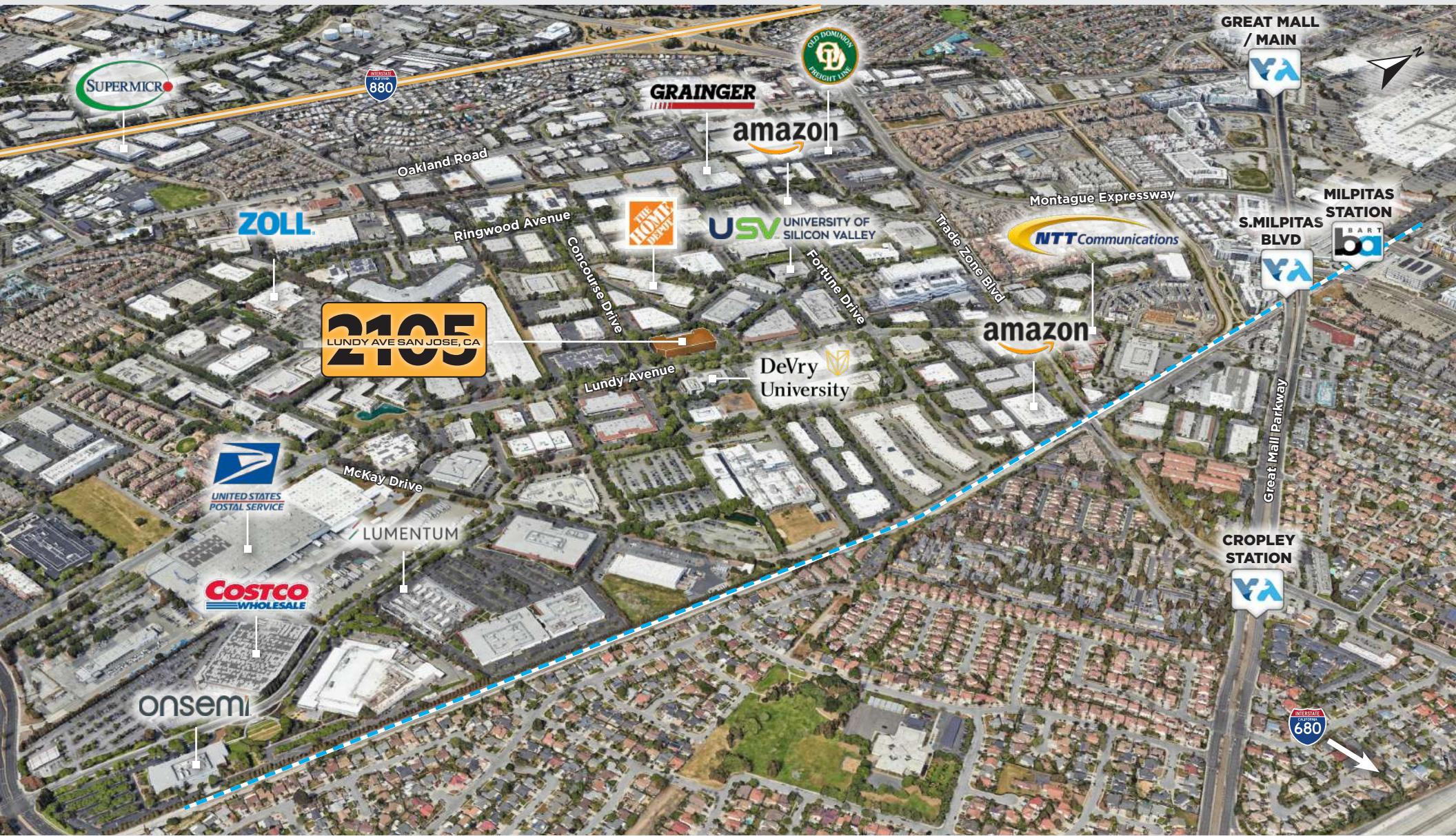
LUNDY AVE SAN JOSE, CA





# EMPLOYER MAP

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