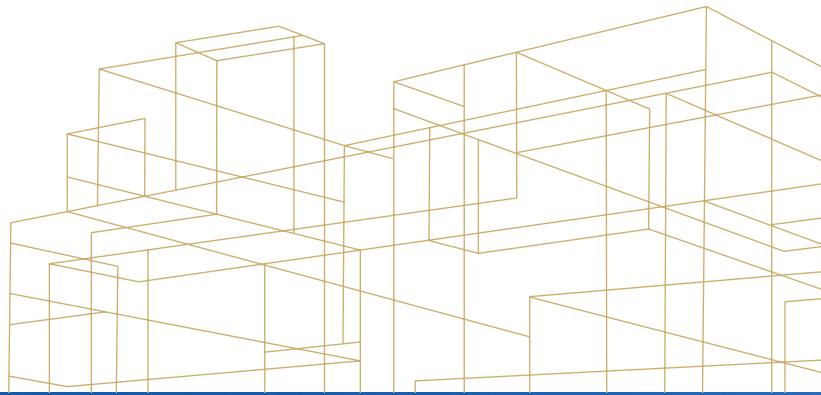


INDUSTRIAL FOR LEASE

1280 ALMA CT, SAN JOSE, CA



4,475 SF

TOTAL AVAILABLE SF

815 SF

OFFICE SPACE

\$1.50

LEASE RATE (PSF, IG)

\$0.31

CAM (PSF)

±4,475 SF total

±815 SF office space

One (1) grade level door

200 Amps at 120/208 Volt power

16' clear height

2/1,000 parking ratio

\$1.50 PSF, IG lease rate + \$0.31 PSF CAM

Call to show

DAVE EVANS

408.806.3146

dave.evans@kidder.com

LIC N° 00764837

STEVE ZAMUDIO, CCIM

408.888.7529

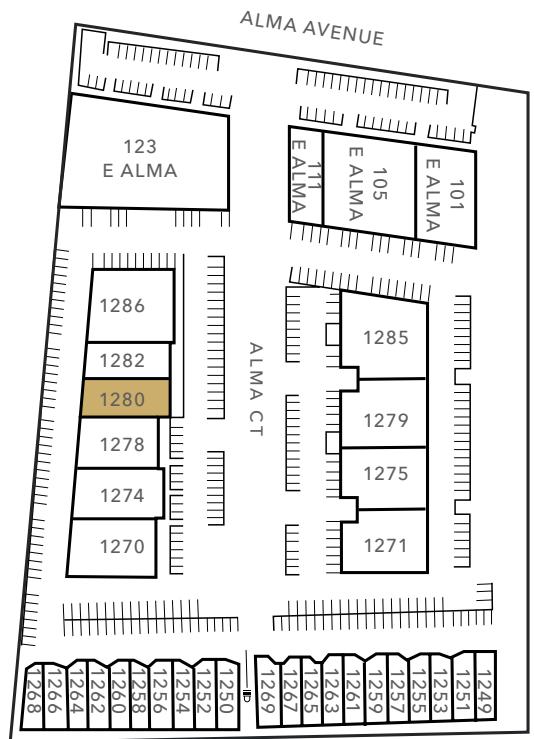
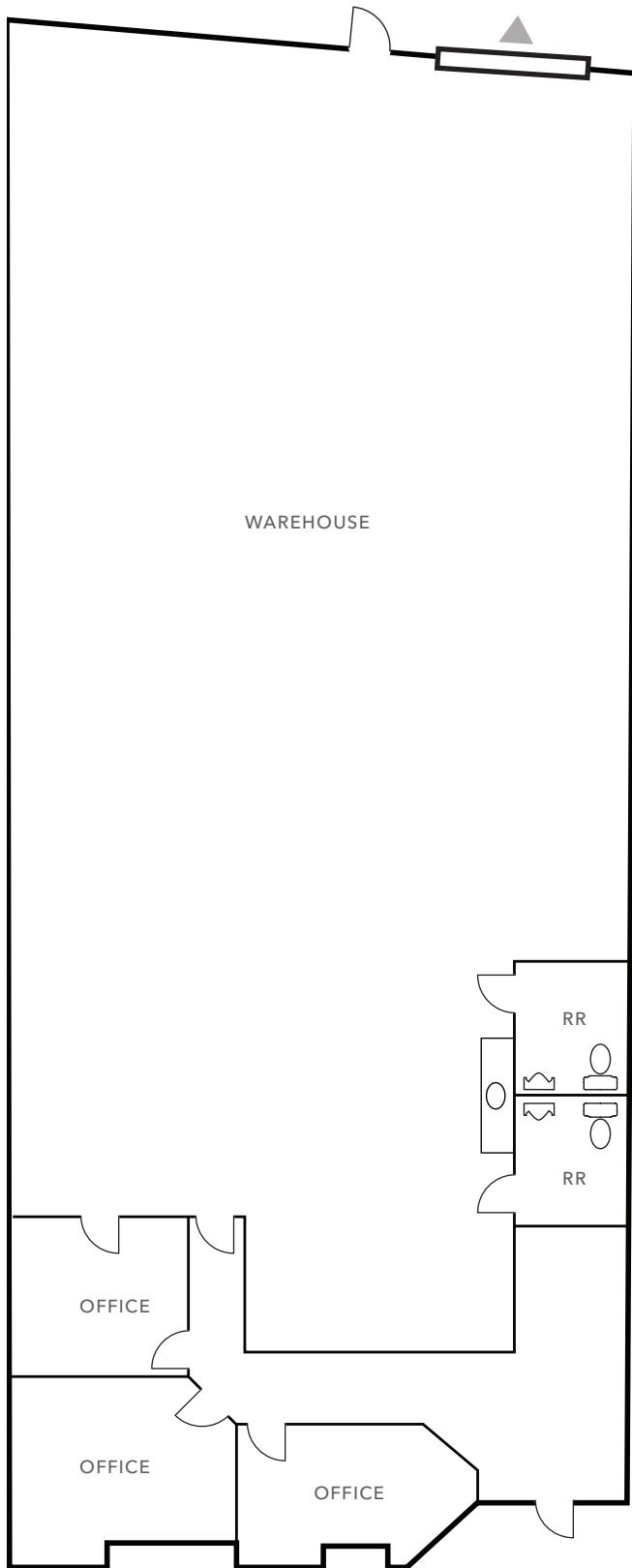
steve.zamudio@kidder.com

LIC N° 00905956

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews



▲ Grade level loading

FLOOR PLAN NOT TO SCALE

