

600 UNIVERSITY AVE  
**SAN JOSE**

**RARE ±19,794 SF INDUSTRIAL BUILDING FOR SALE**  
3 BUILDINGS ON A SINGLE PARCEL  
OWNER USER/INVESTMENT OPPORTUNITY



# PROPERTY OVERVIEW



<b>PRICE:</b> \$6,433,000 (\$324 SF)	<b>ZONING:</b> LI – Light Industrial
<b>PROPERTY TYPE:</b> Industrial	<b>GENERAL PLAN:</b> LI – Light Industrial
<b>BUILDING SIZE:</b> ±19,794 SF	<b>YEAR BUILT:</b> 1958
<b>LOT SIZE:</b> ±30,056 SF	<b>APN:</b> 259-01-023

# RARE ±19,794 SF INDUSTRIAL BUILDING FOR SALE

## OWNER USER/INVESTMENT OPPORTUNITY

- **3 Industrial Buildings** Totaling ±19,794 SF on a Single ±0.69 AC Parcel of Land.
- **Rare Owner User Opportunity** – No Long Leases in Place, the Property Can be 100% Occupied by an Owner User by January of 2026.
- **6 Grade Level Roll Up Doors.**
- **Zoning: LI (Light Industrial)** – Which Allows for Uses such as Construction Yards, Industrial Services, Light and Medium Manufacturing and Assembly, Warehouse/Distribution Facility, Wholesale Establishment, Commercial Kitchen, Industrial Equipment Sales, Auto Repair and Auto Body Shops, and Many More.
- Located on the Corner of Chestnut St & University Ave, Directly off Coleman Avenue Minutes from the San Jose Airport.
- Easy Access to Highway 880 & Highway 87.



602















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636



INTERIOR  
**PHOTOS**



## AERIAL PHOTOS

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## AERIAL PHOTOS

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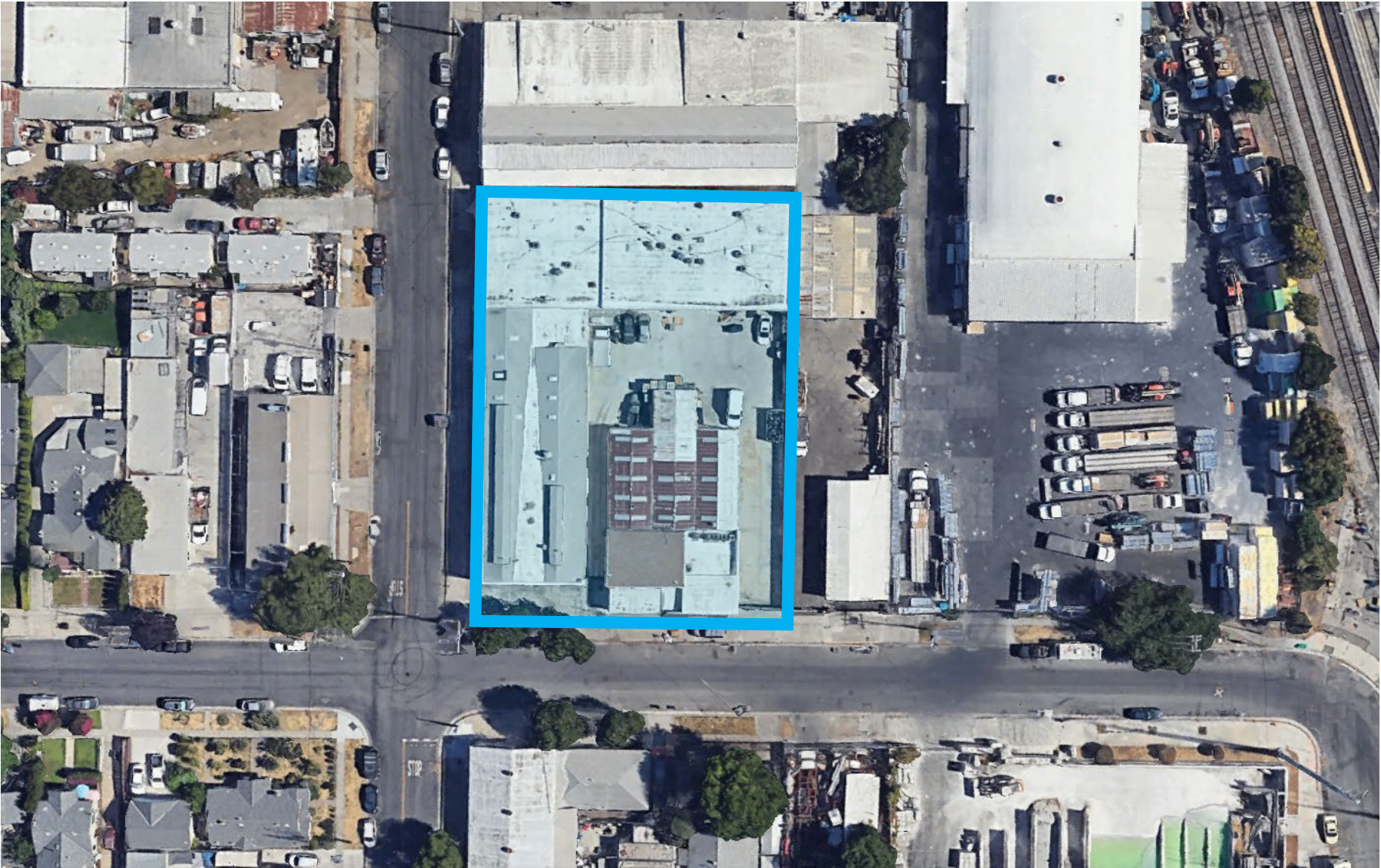


# AERIAL PHOTOS

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AERIAL PHOTOS



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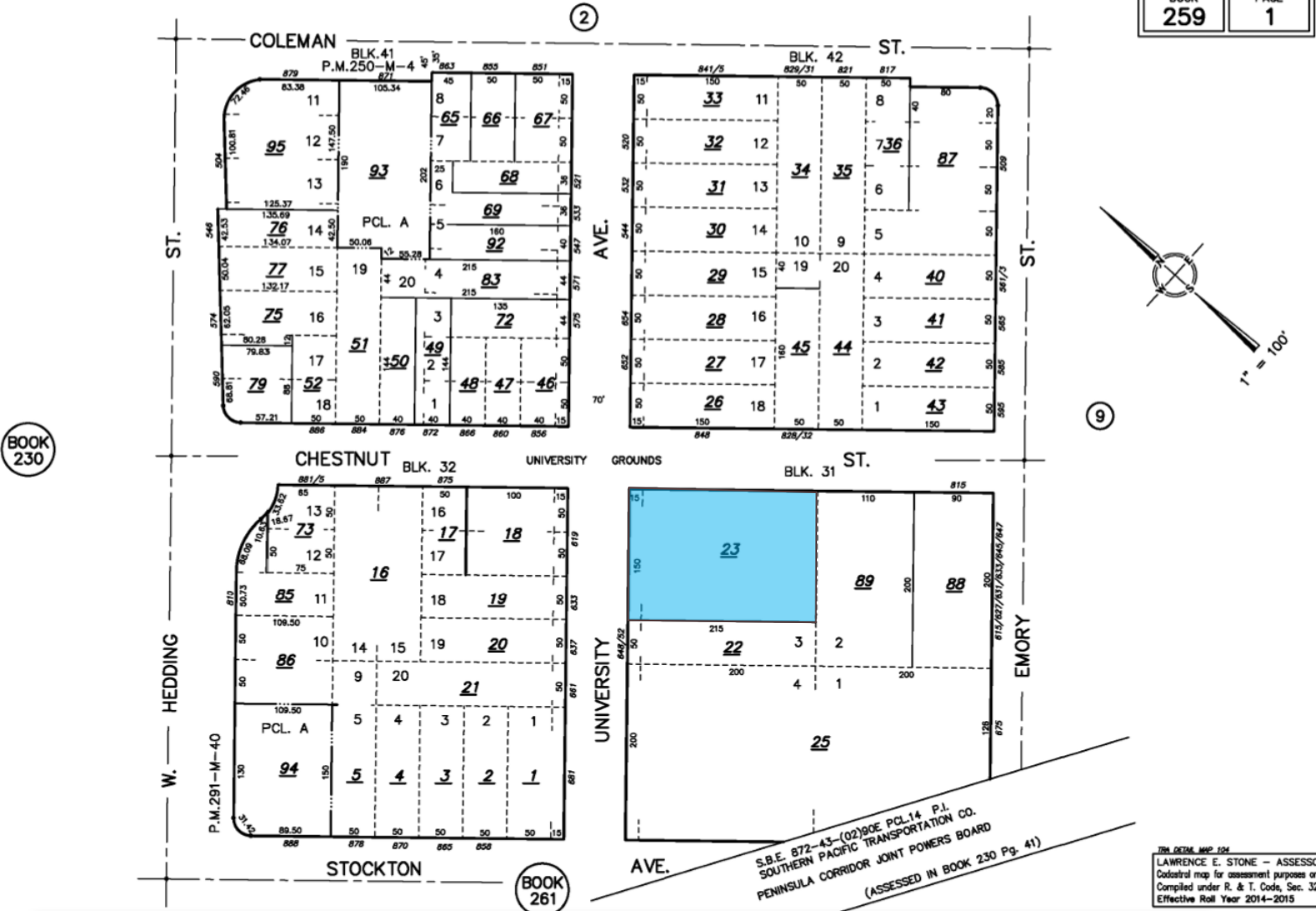


# PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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**SAN JOSE**



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