

Rare 31,409 SF Industrial Owner User Opportunity

100% of Building Available for an Owner User | 2 Contiguous Units (17,209 SF & 14,200 SF)

1.59 AC Lot – Fenced Yard | 4 Grade Level Doors | 3 Phase - 800 Amps | 100% HVAC

DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

dtaxin@moinc.net

JEREMY AWDISHO

Vice President

Lic. #02064232

650.814.4510

jeremy@moinc.net

894 Faulstich Ct, San Jose



PROPERTY OVERVIEW



OFFERING PRICE: \$10,900,000

BUILDING AREA: ± 31,409 SF

YEAR BUILT/RENOVATED: 1982/2014

LAND AREA: ± 1.587 AC

POWER: 3 Phase – 800 Amps/480V

PARCEL NUMBER (APN): 241-13-017

ZONING: LI – Light Industrial

PARKING: 51 Fenced Spaces

OF ROLL UP DOORS: 4

CLEAR HEIGHT: 20'

Rare 31,409 SF Industrial Building For Sale

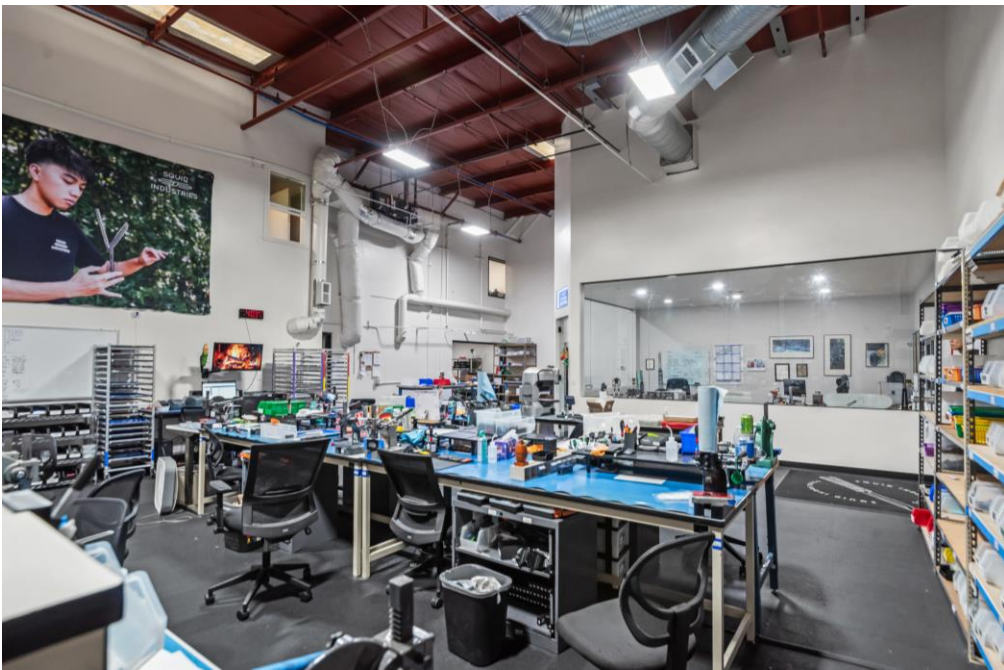
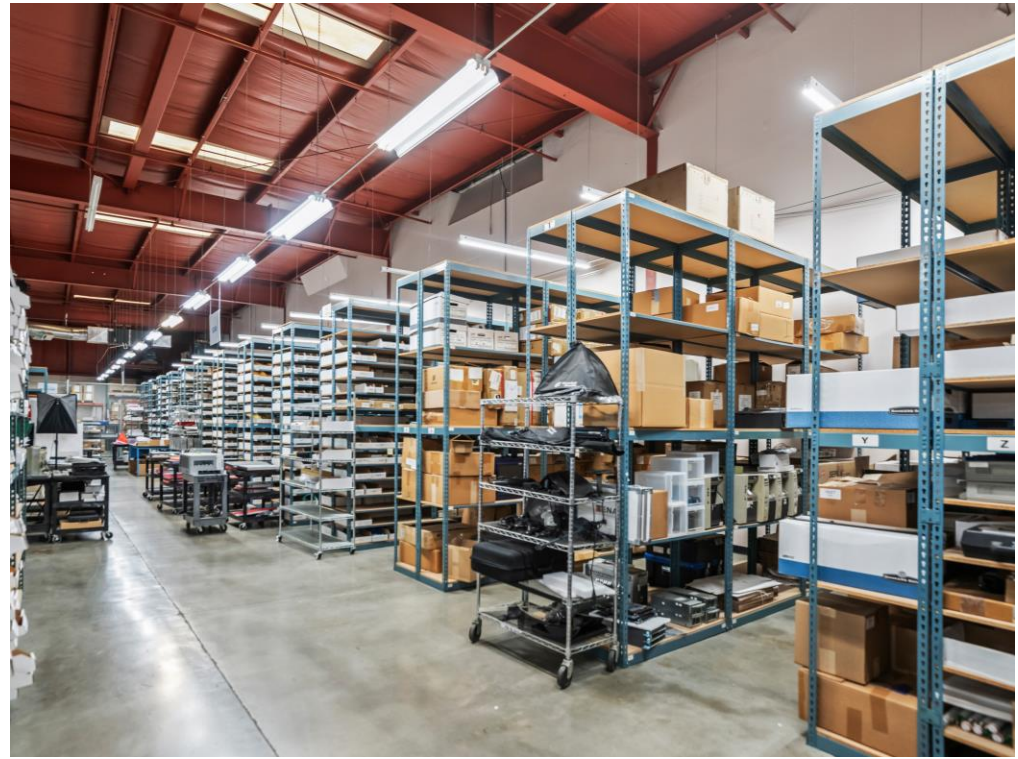
Owner User/Investment Opportunity

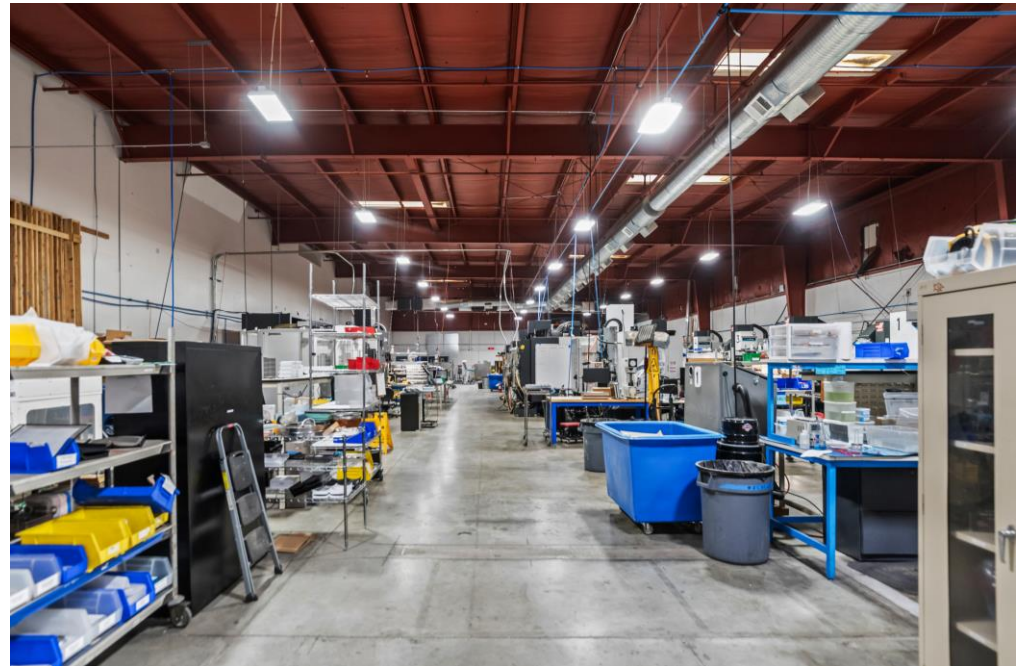
- Owner User Opportunity – 31,409 SF Light Industrial Building For Sale on Faulstich Ct Directly Off Oakland Rd
- 2 Contiguous Units (14,200 SF & 17,209 SF)
- Seller is Currently Occupying Unit B (17,209 SF) which is 55% of the Total Square Footage and Unit A (14,200 SF) is leased to Network Distributors and the lease can be Terminated with 7 Months Notice
- Owner User can Occupy Unit B (17,209 SF) Immediately at the Close of Escrow and Unit A (14,200 SF) 7 months from the Close of Escrow
- Large 1.59 AC Lot with 51 Parking Spaces
- Large 5,000 SF Fenced Yard in the Rear of the Property
- Building was Fully Renovated in 2014 and is in Exceptional Condition
- Fully Insulated Building
- Fully Sprinklered Building
- Large Outdoor Fully Enclosed Storage Shed attached along the Back Side of the Building, Approximately 850 SF
- LED Lighting
- Power: 800 Amps/480V 3 Phase
- 4 Grade Level Roll Up Doors
- 20' Ceiling Clear Height
- 100% HVAC
- LI – Light Industrial Zoning and General Plan Designation
- Central Location with Easy Access to Highway 101, The Property is on Faulstich Ct Directly off Oakland Rd between E Gish Rd & Old Backshore Hwy/Commercial St

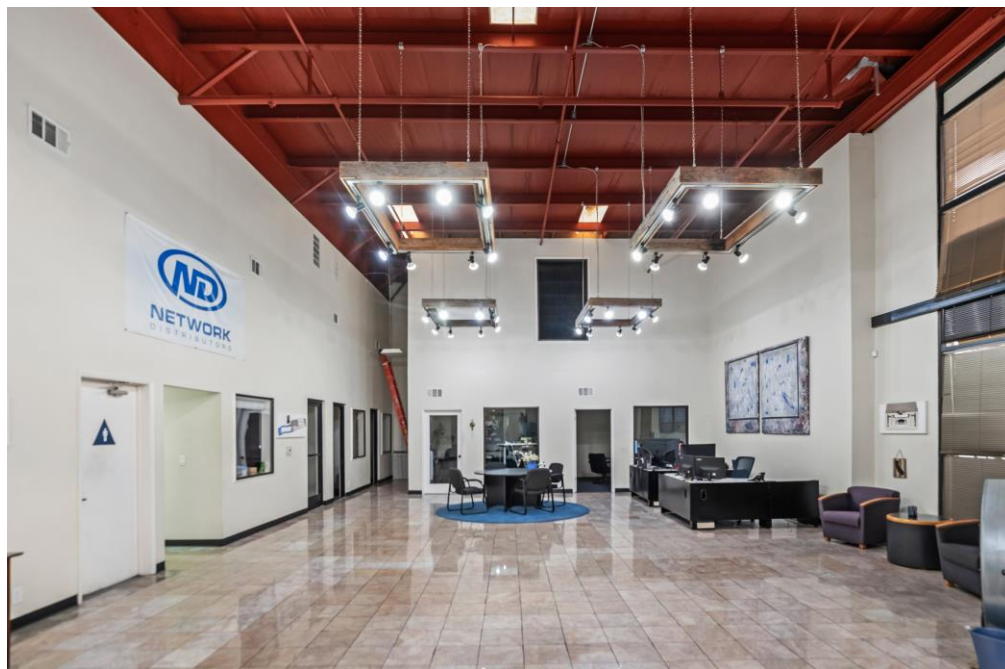














Commercial St



FERGUSON





Commercial St

Oakland Rd

 FERGUSON



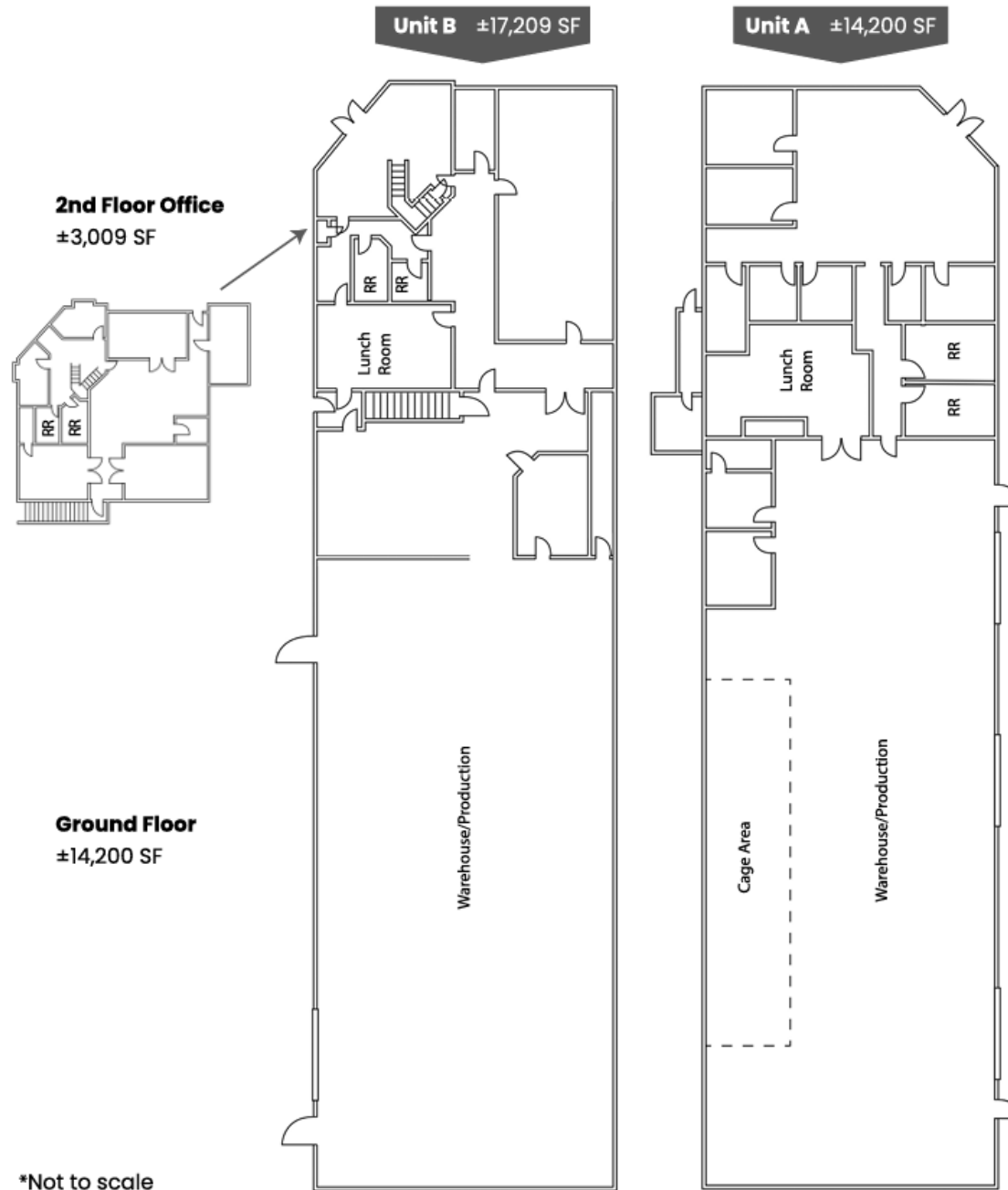
Oakland Rd



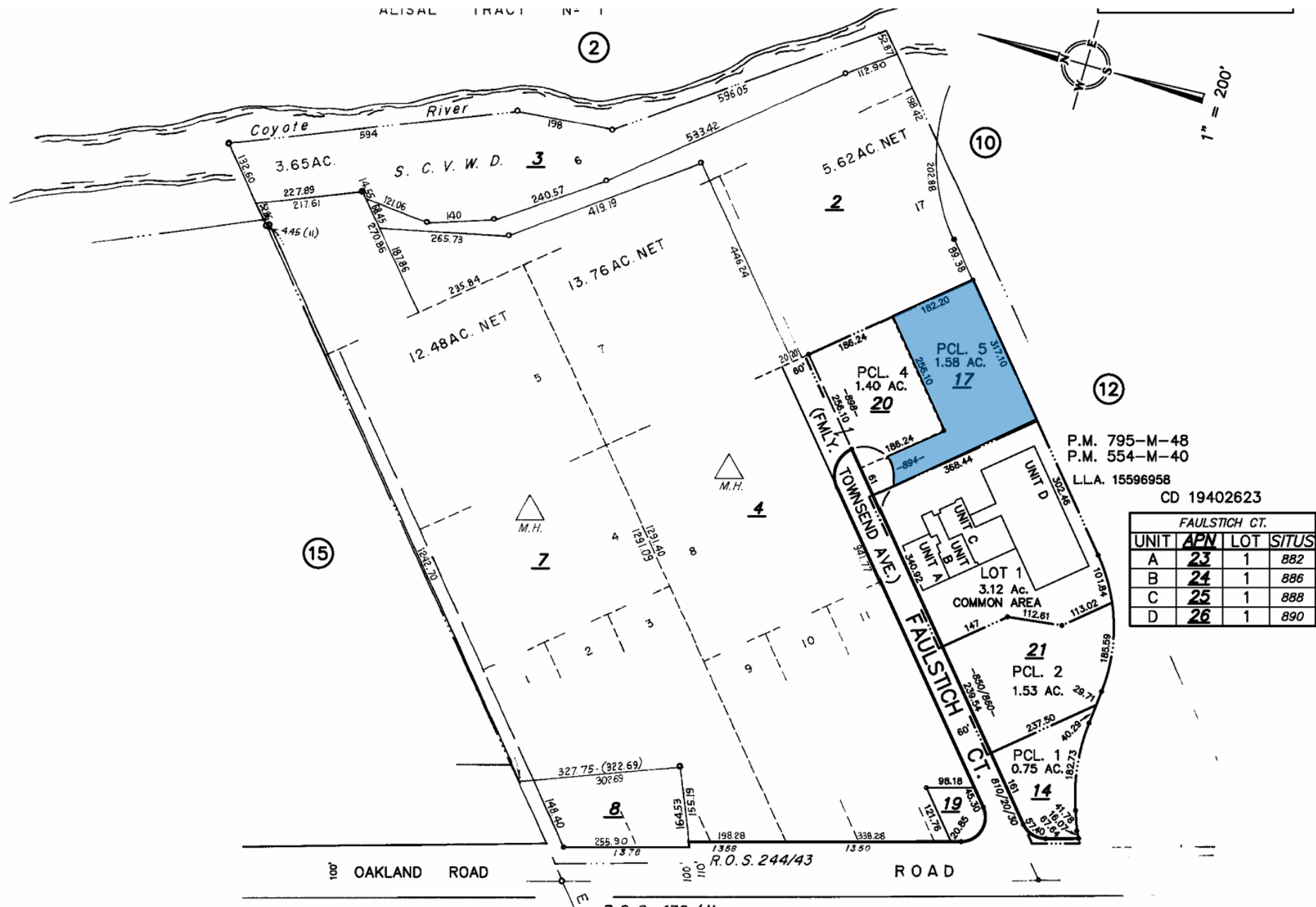
Faulstich Ct



FLOOR PLAN



PARCEL MAP



DEMOGRAPHICS

2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	18,209	559,923	1,445,989
Households	5,868	183,435	486,358
Average Household Size	2.9	2.9	2.8
Owner Occupied Housing Units	3,344	74,753	236,288
Renter Occupied Housing Units	2,350	101,575	231,445
Median Age	38.5	37	38.6
Median Household Income	\$146,197	\$124,160	\$140,495
Average Household Income	\$173,132	\$152,608	\$167,369

894 FAULSTICH CT

SAN JOSE, CA

DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

dtaxin@moinc.net

JEREMY AWDISHO

Vice President

Lic. #02064232

650.814.4510

jeremy@moinc.net

MEACHAM/OPPENHEIMER, INC.

8 N San Pedro St. #300

San Jose, CA 95110

Tel. 408.378.5900

www.moinc.net

