

FOR SALE

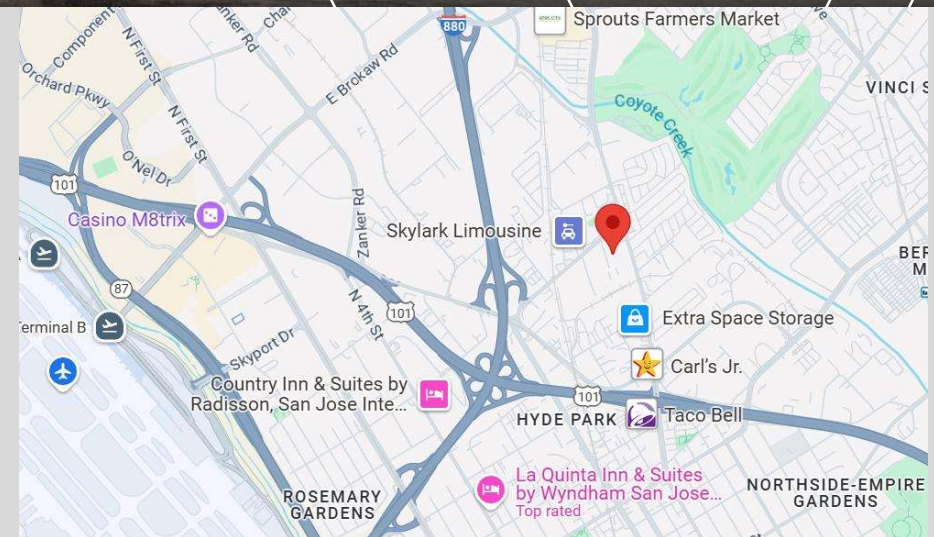
KPA

COMMERCIAL

840 JURY COURT SAN JOSE, CA

Project Summary:

- Building Size: $\pm 15,124$ SF
- Lot Size: $\pm 37,461$ SF (0.86 Acres)
- APN: 237-06-079
- Zoning: Heavy Industrial (HI)
- Price: \$5,000,000 / \$330.60 psf
- Sprinklered
- Gas Available
- Year Built: 1980



For more information, please contact:

KEVIN PEIXOTO

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CalDRE Lic. No. 01411086 / CalDRE Corp. Lic. No. 02035384

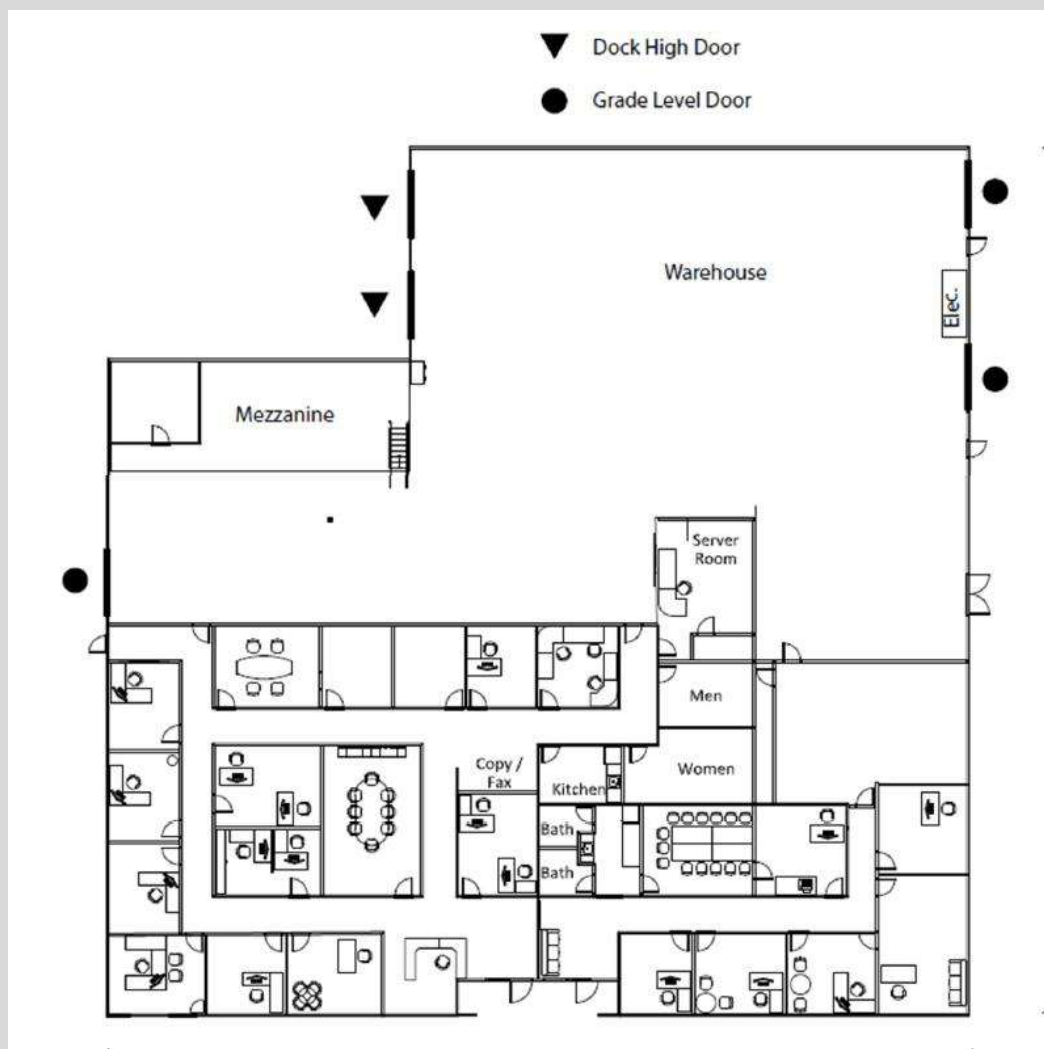
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EXISTING FLOOR PLAN

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Property Description:

- Layout: 50% office & 50% warehouse
- Clear Height: 16 ft
- Grade Doors: 3
- Dock High Doors: 2
- Power: Two (2) – 400 amp panels
* Buyer to verify
- Parking Ratio: 2/1,000 psf
- Potentially Divisible

*DRAWINGS NOT TO SCALE/NOT EXACT

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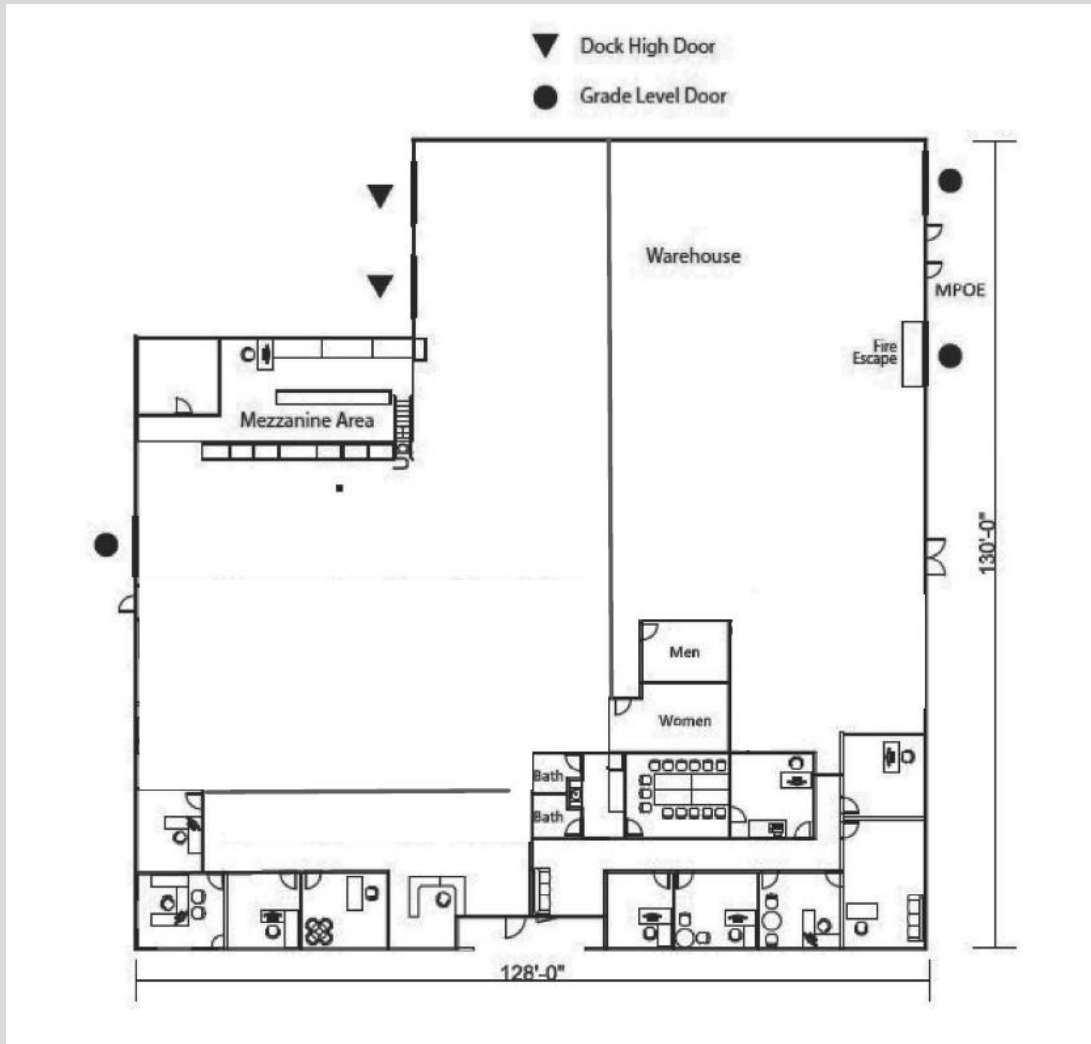
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CONCEPTUAL FLOOR PLANS

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Property Highlights:

- Limited inventory
- Flexible Layout: Ideal for a variety of uses including corporate offices, tech startups, manufacturing, distribution, supply house and several other uses.
- Economic Growth: The San Jose area is home to some of the world's largest tech companies and has a booming real estate market.
- Business-Friendly Environment: San Jose offers competitive tax incentives for businesses and a talented workforce.

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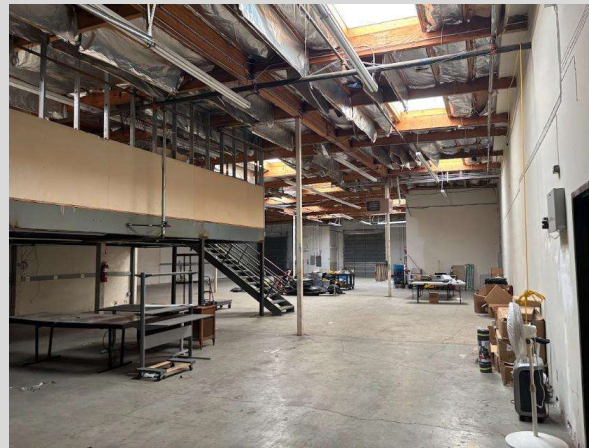
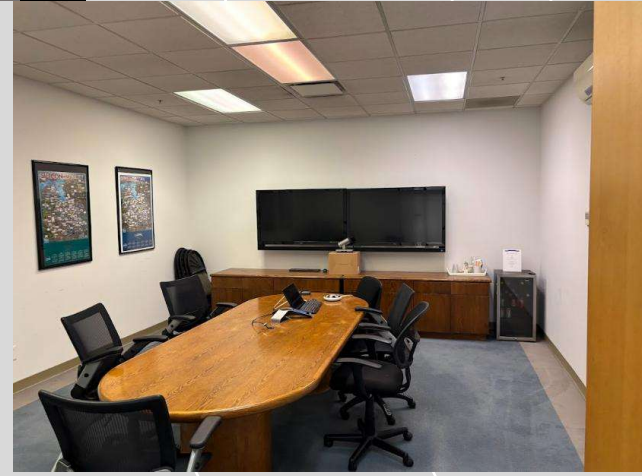
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PHOTOS

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