

# 2230 WILL WOOL DRIVE

SAN JOSE, CA 95112

AVAILABLE FOR LEASE

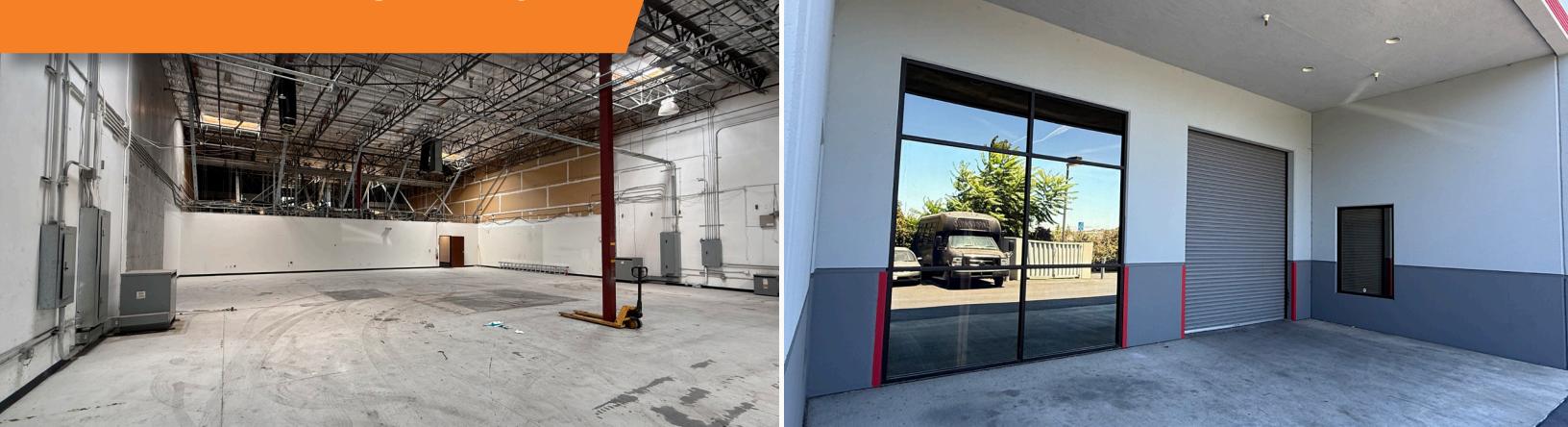
## PROPERTY HIGHLIGHTS

- CENTRALLY LOCATED TO HIGHWAYS 87, 101, AND 280
- 22-24' CLEAR-HEIGHT
- GATED PARKING
- PRIVATE LOCATION
- CONCRETE TILT-UP CONSTRUCTION



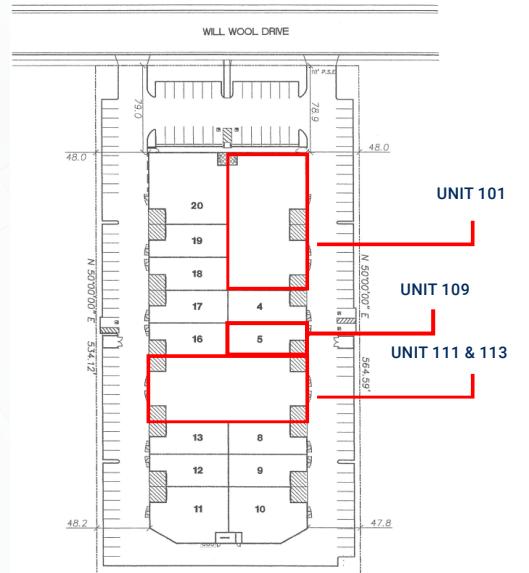
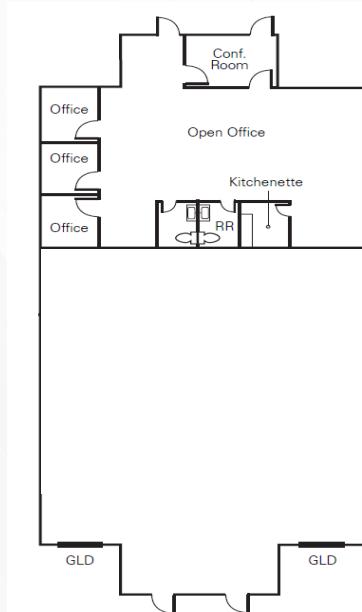
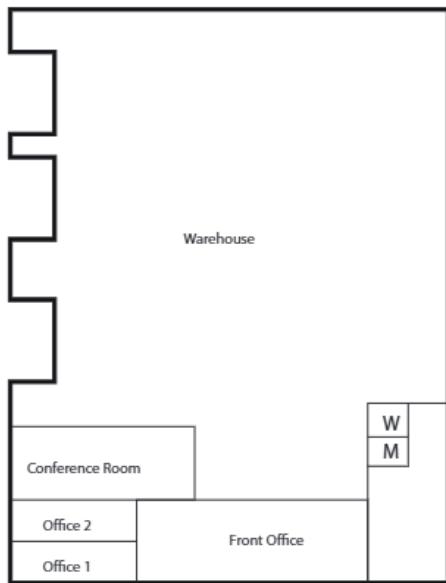
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**SUITE 101: TOTALING 9,735 SQFT  
(937 SQFT OFFICE/8,798 SQFT WAREHOUSE)**

- 10% OFFICE WITH 2 PRIVATE OFFICE AND 2 LARGE OPEN AREAS
- 3 GRADE LEVEL DOORS
- 2 RESTROOMS
- POSSIBLE EXTERIOR BUILDING SIGNAGE OPPORTUNITY

**SUITE 111-113: APPROX 8,928 SQFT  
(1,785 SQFT OFFICE/7,143 SQFT WAREHOUSE)**

- 20% OFFICE WITH BALANCE 22-24 FOOT CLEAR HEIGHT WAREHOUSE
- SPRINKLERED
- SKYLIGHTS IN WAREHOUSE
- OFFICE BUILD OUT: CONFERENCE ROOM, (3) PRIVATE OFFICES, BREAK ROOM, (2) RESTROOMS. NEW CARPET AND NEW PAINT
- OFFICE HAS CENTRAL HVAC
- THIS UNIT IS IN A MULTI-TENANT PROPERTY WITH PUNCH-CODE GATE ACCESS IN OFF-HOURS
- ONSITE PARKING

**SUITE 109: APPROX 2,232 SQFT  
(300 SQFT OFFICE/1,932 SQFT WAREHOUSE)**

- ONE GRADE LEVEL DOOR
- RACKS IN THE WAREHOUSE INCLUDED

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## CONTACT FOR MORE DETAILS

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