



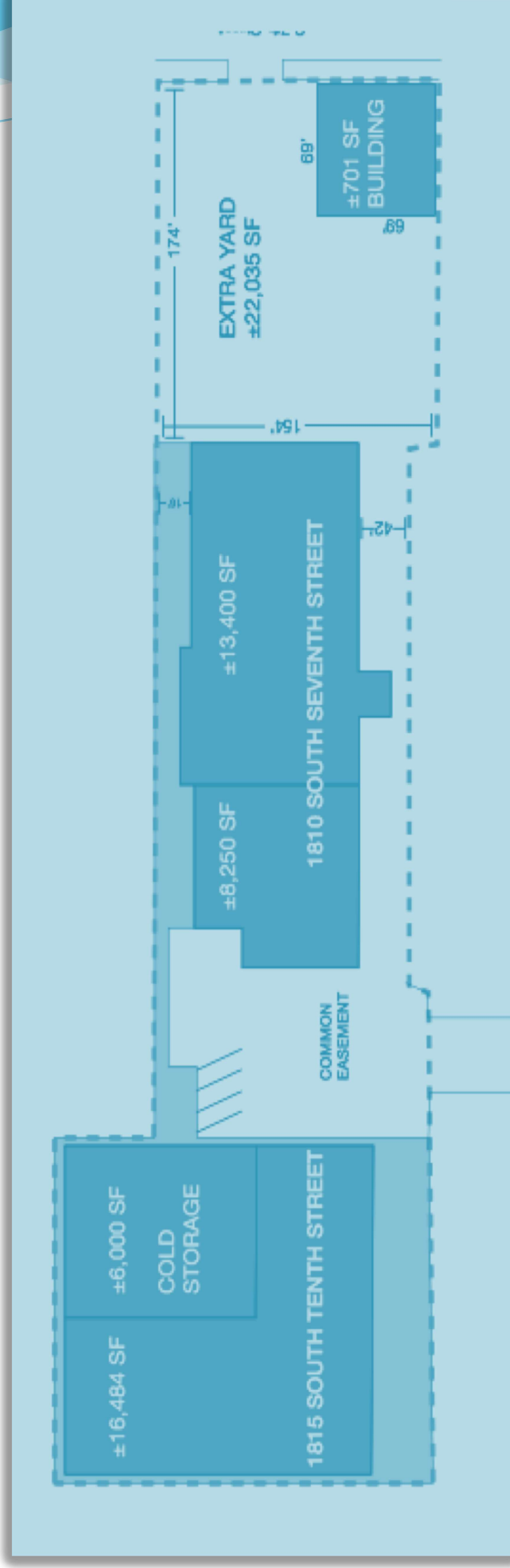
SMITH AVE PROPERTIES
WAREHOUSE/COLD STORAGE LEASE:
16,000-6,000 sq. ft. available for \$ NNN

AREA MAP & DETAILS:

1810 S. 7th Street

1815 S. 10th St. San Jose, CA &

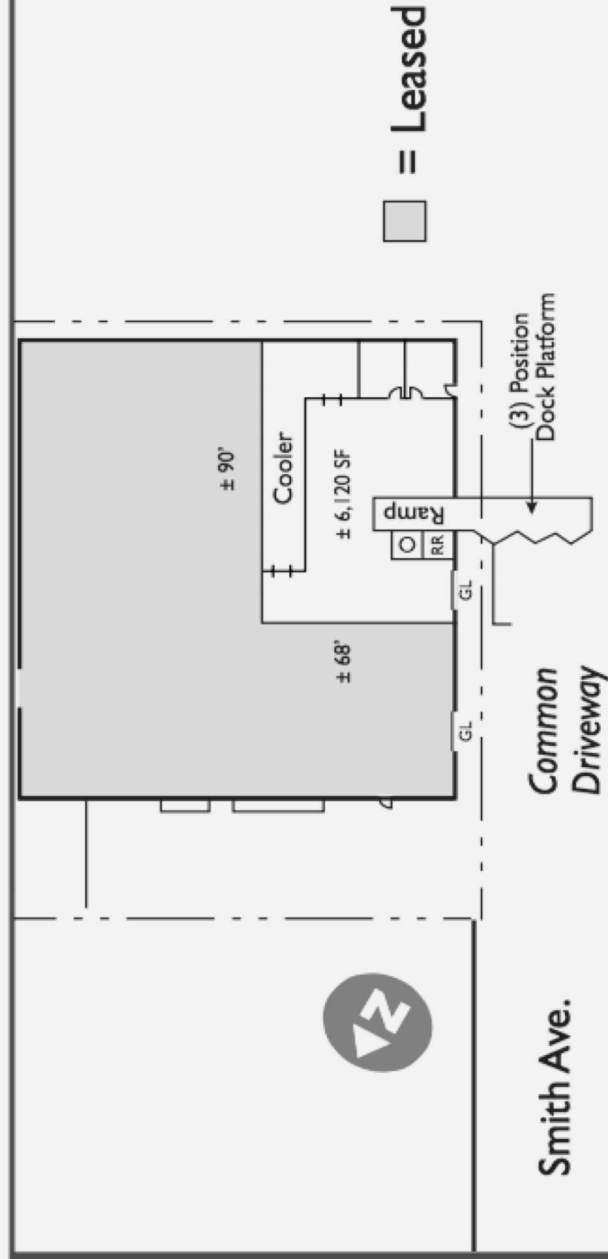
(1815 also referred to as 1801 unit C smith Ave, San Jose)



for Lease

1801-C. SMITH AVE, SAN JOSE

±6,120 Sq. Ft. Warehouse With Cooler/Freezer Space

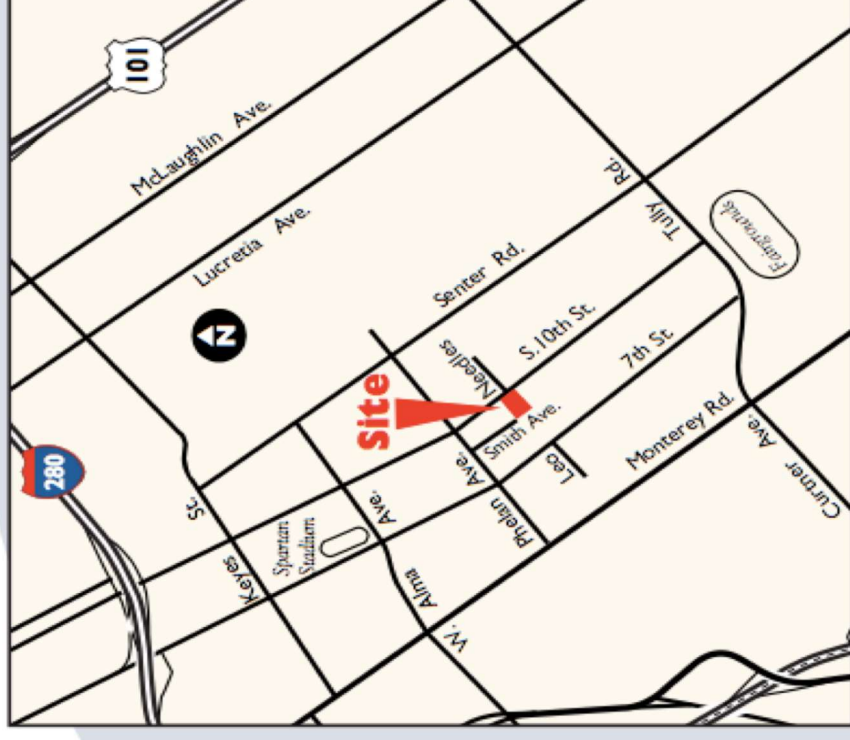


- ▶ 1815 S 10TH St. San Jose is located in the Monterey business corridor, located in the fairgrounds neighborhood in San Jose. NEXT to highway 101, highway 87, and highway 280 and close proximity to Monterey road. The property is zoned Heavy Industrial and 24/7 work hours are permissible.



(loading docks on 1815 S 10th St.)

- ±500 SF Office
- (1) Restroom
- 18' Clear Height
- **±2,100 SF OF FREEZER/COOLER SPACE**
- Sprinklered
- 400 Amps, 120/208 Volt Power
- (1) Grade Level Door
- (3) Docks
- Heavy Industrial Zoning
- Located in Enterprise Zone
- Monterey Corridor Redevelopment Area
- Combo Lockbox - Call for Combo



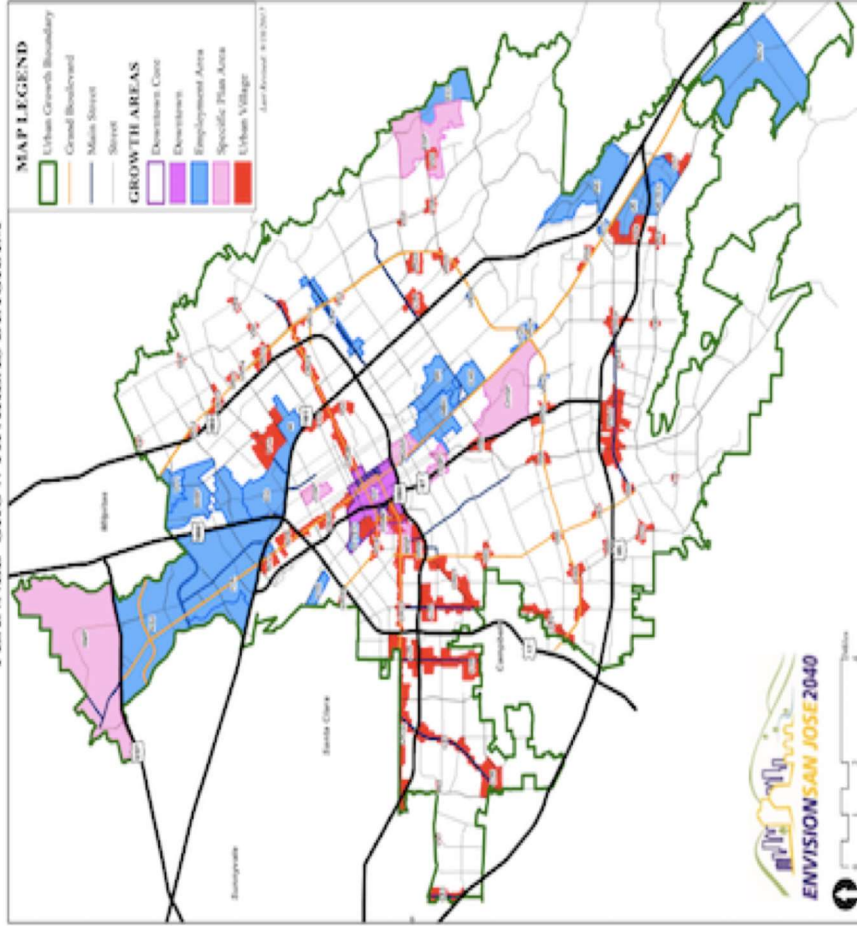
1810 S. 7th Street & 1815 S. 10th St. San Jose are conveniently located near the primary truck routes for the city of San Jose.



1810 S. 7th Street



ENVISION SAN JOSE 2040 GENERAL PLAN PLANNED GROWTH AREAS DIAGRAM



Map Legend	Urban Village Areas	Employment Areas	Specific Plan Areas	Other Areas
Urban Growth Boundary	UV1 - Downtown Core	EA1 - Downtown Core	SP1 - Downtown Core	Other Areas
Grand Boulevard	UV2 - Downtown Core	EA2 - Downtown Core	SP2 - Downtown Core	Other Areas
Main Street	UV3 - Downtown Core	EA3 - Downtown Core	SP3 - Downtown Core	Other Areas
Street	UV4 - Downtown Core	EA4 - Downtown Core	SP4 - Downtown Core	Other Areas
Downtown Core	UV5 - Downtown Core	EA5 - Downtown Core	SP5 - Downtown Core	Other Areas
Downtown	UV6 - Downtown Core	EA6 - Downtown Core	SP6 - Downtown Core	Other Areas
Employment Area	UV7 - Downtown Core	EA7 - Downtown Core	SP7 - Downtown Core	Other Areas
Specific Plan Areas	UV8 - Downtown Core	EA8 - Downtown Core	SP8 - Downtown Core	Other Areas
Urban Village	UV9 - Downtown Core	EA9 - Downtown Core	SP9 - Downtown Core	Other Areas

