

For Lease

2040

S 7th St San Jose

±41,006 SF FREESTANDING WAREHOUSE
WITH FRONT YARD & SIDE PARKING

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PROPERTY HIGHLIGHTS

Freestanding Warehouse & Fenced Yards

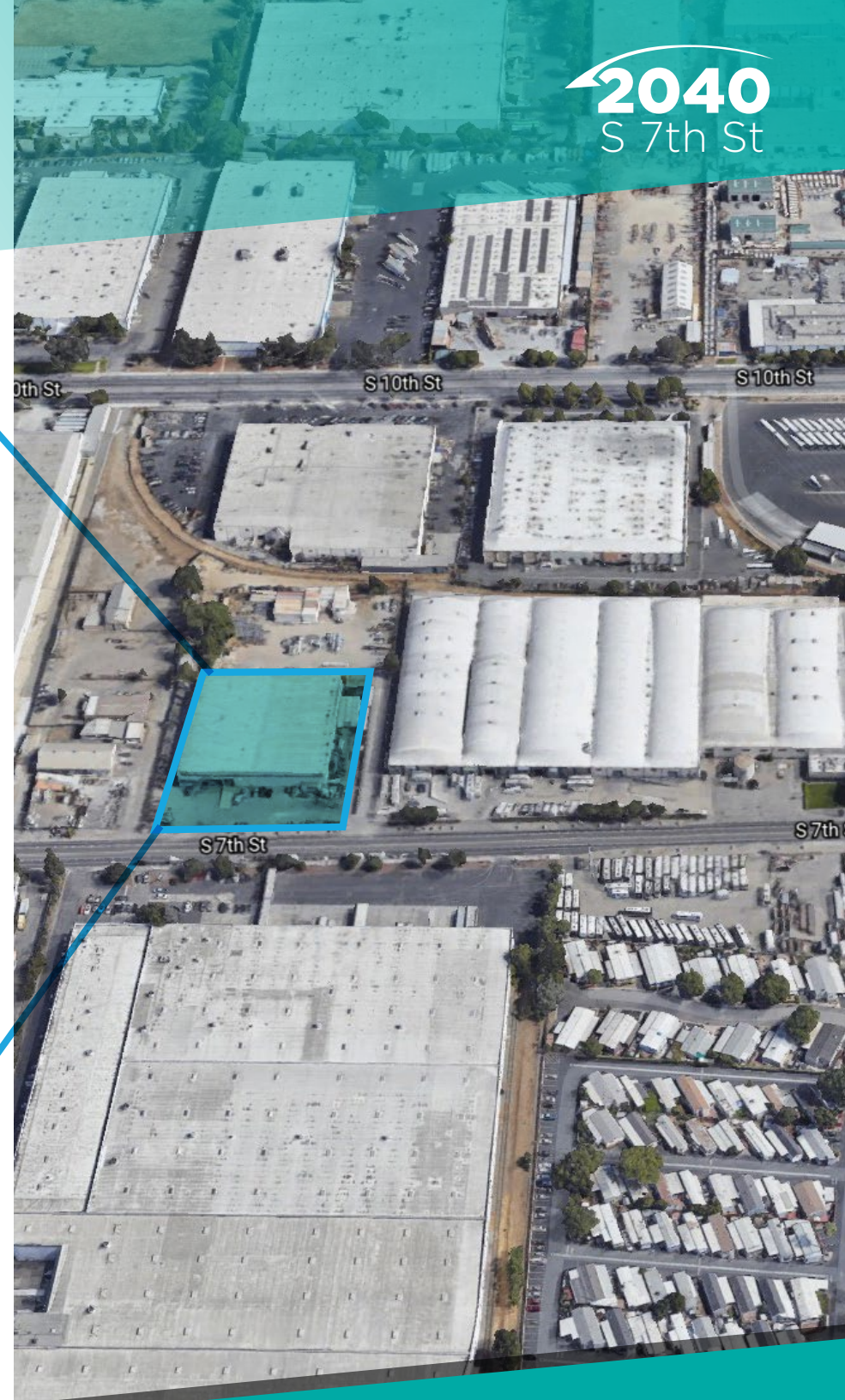
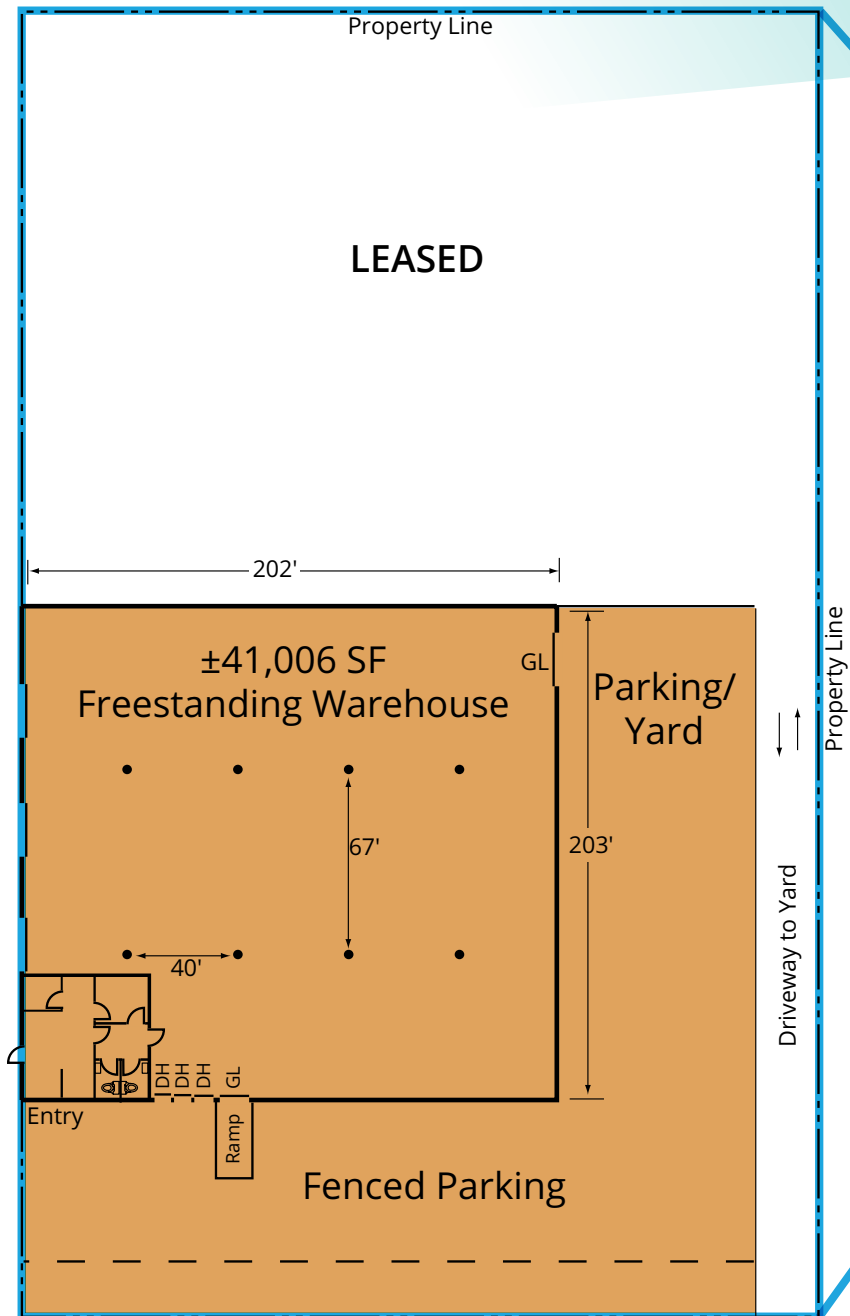
- Heavy Industrial Zoning
- Available June 2025
- Call to Show

Warehouse: ±41,006 SF

- ±1,500 SF Office
- 400 Amps, 120/208 Volts
- Three (3) Dock Doors
- Drive-In Ramp + GL Door
- Sprinklered
- ±18' Clear Height
- Front Yard & Side Parking Area
- Available at \$1.20/SF Ind. Gross
- ±\$0.02/SF CAM



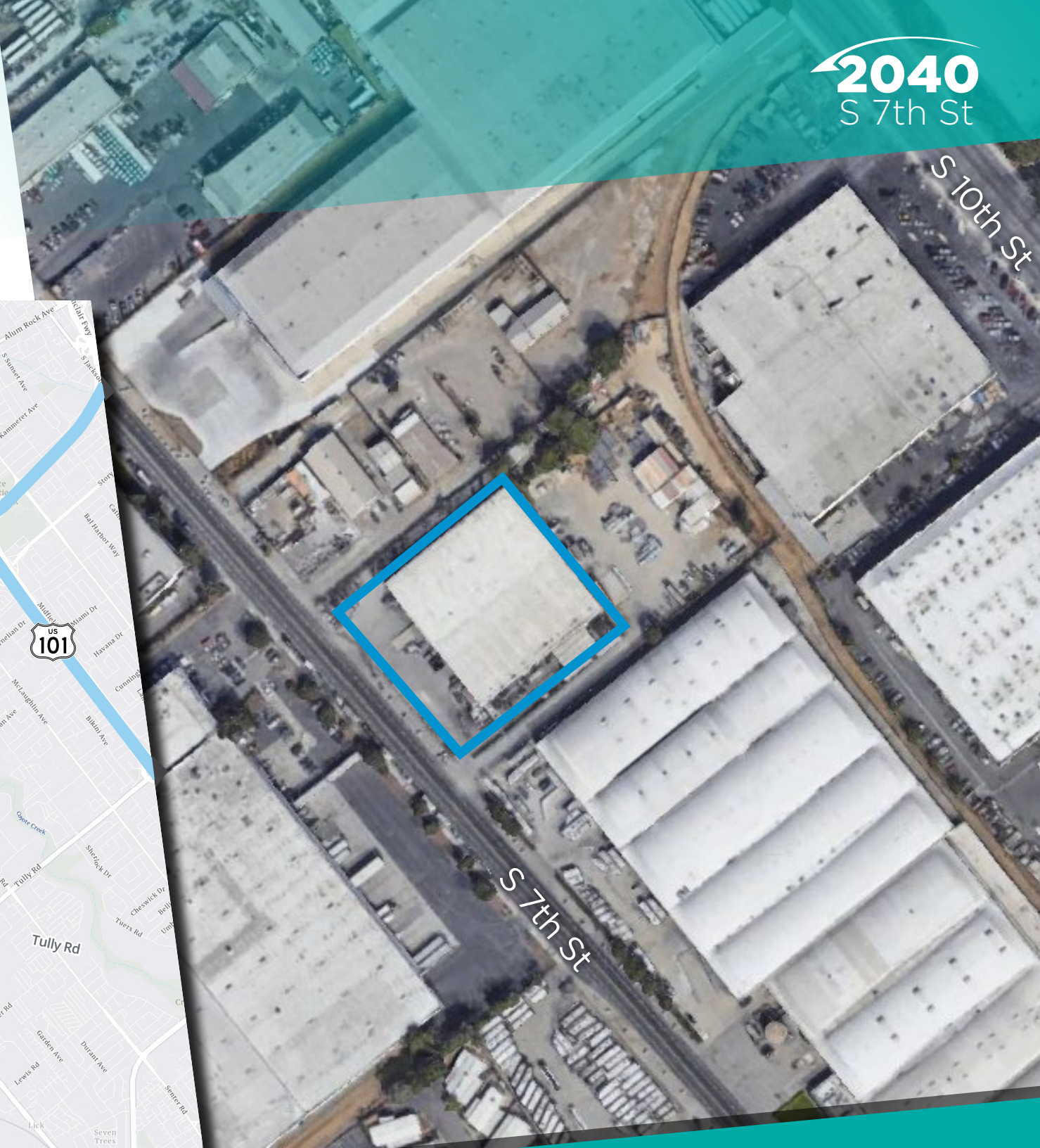
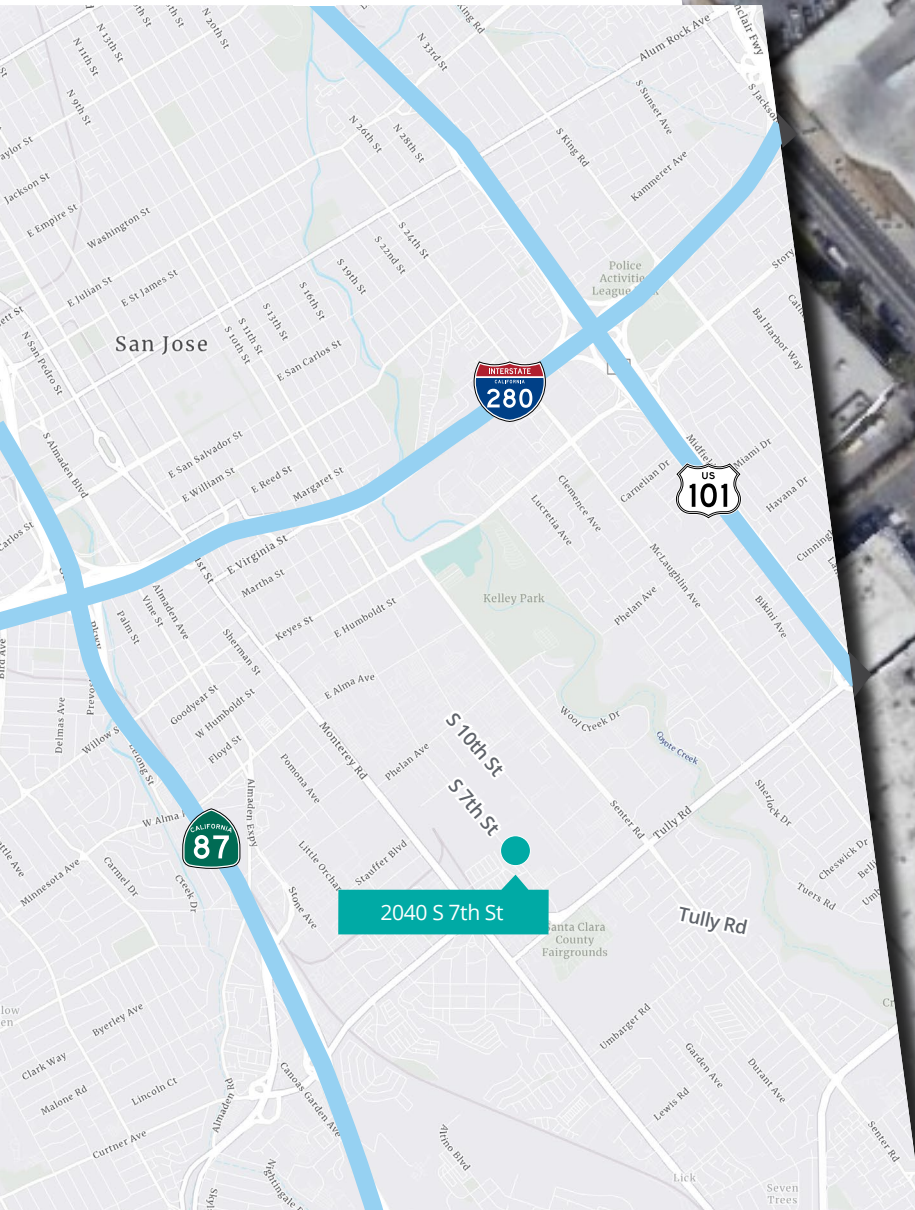
Site Plan



2040
S 7th St

Aerial ▶ Location ▼

2040
S 7th St



Amenities

2040
S 7th St



1 Retail:
Best Buy
GameStop
GNC
PetSmart
The Home Depot
Ross Dress for Less
Chase Bank
FedEx Kinko's Office

Restaurants / Food Services:

Applebee's
El Pollo Loco
Erik's DeliCafe
Famous Dave's
Five Guys Burgers and Fries
Ike's Love and Sandwiches
L&L Hawaiian Barbeque
Panda Express
Panera Bread
Poki Bowl
Rubio's
Starbucks
The Boiling Crab
Wing Stop

Professional Services:

AutoZone
AZ Dental
Bright Now! Dental
Foresight Optometry
Geico Insurance

2 Chick-fil-A
Agave Restaurant & Bar
Taco Bell
Grocery Outlet

3 Santa Clara County
Fairgrounds
4 Costco Wholesale
5 Holiday Inn Express
Papa John Pizza
Chavez Supermarket

6 City Diner
Starbucks
Lo Costa Del Sol

7 Cha Cha Sushi
Subway Restaurants
Taco Bell
Lucky
Wells Fargo Bank

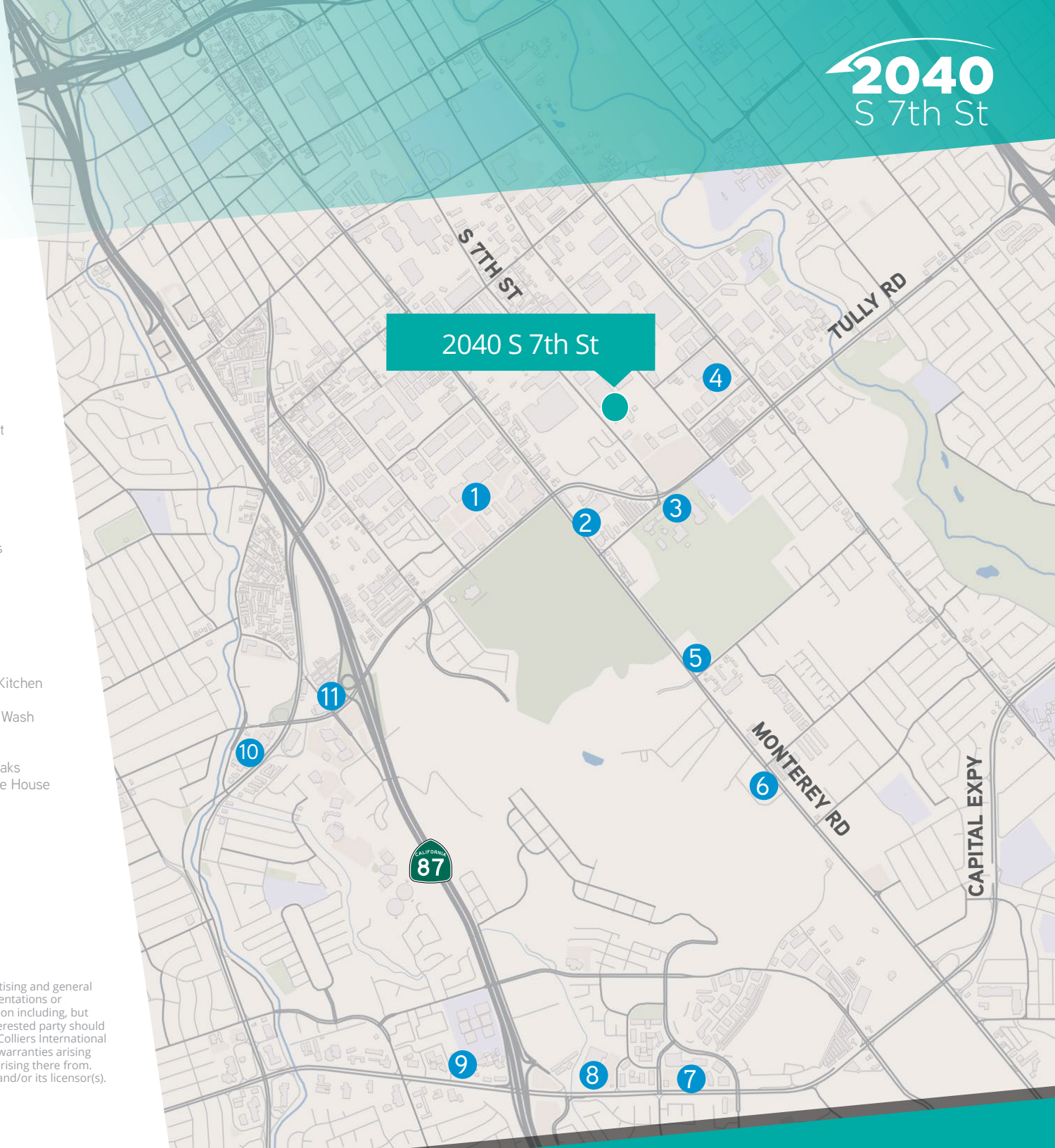
8 The Home Depot
Starbucks

9 Popeye's Louisiana Kitchen
McDonald's
Capitol Premier Car Wash

10 Starbucks
Amato's Cheese Steaks
The Original Pancake House
24 Hour Fitness
Burger King
McDonald's
Chase Bank

11 Jack in the Box
Subway

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