

2105

LUNDY AVE SAN JOSE, CA

DEMO COMPLETE & PERMIT-READY
DELIVERING Q3-2025



AVAILABLE FOR SALE OR LEASE

Freestanding $\pm 93,156$ SF Class "A" Advanced Manufacturing (expandable to $\pm 96,156$ SF)



www.2105Lundy.com

NEWMARK



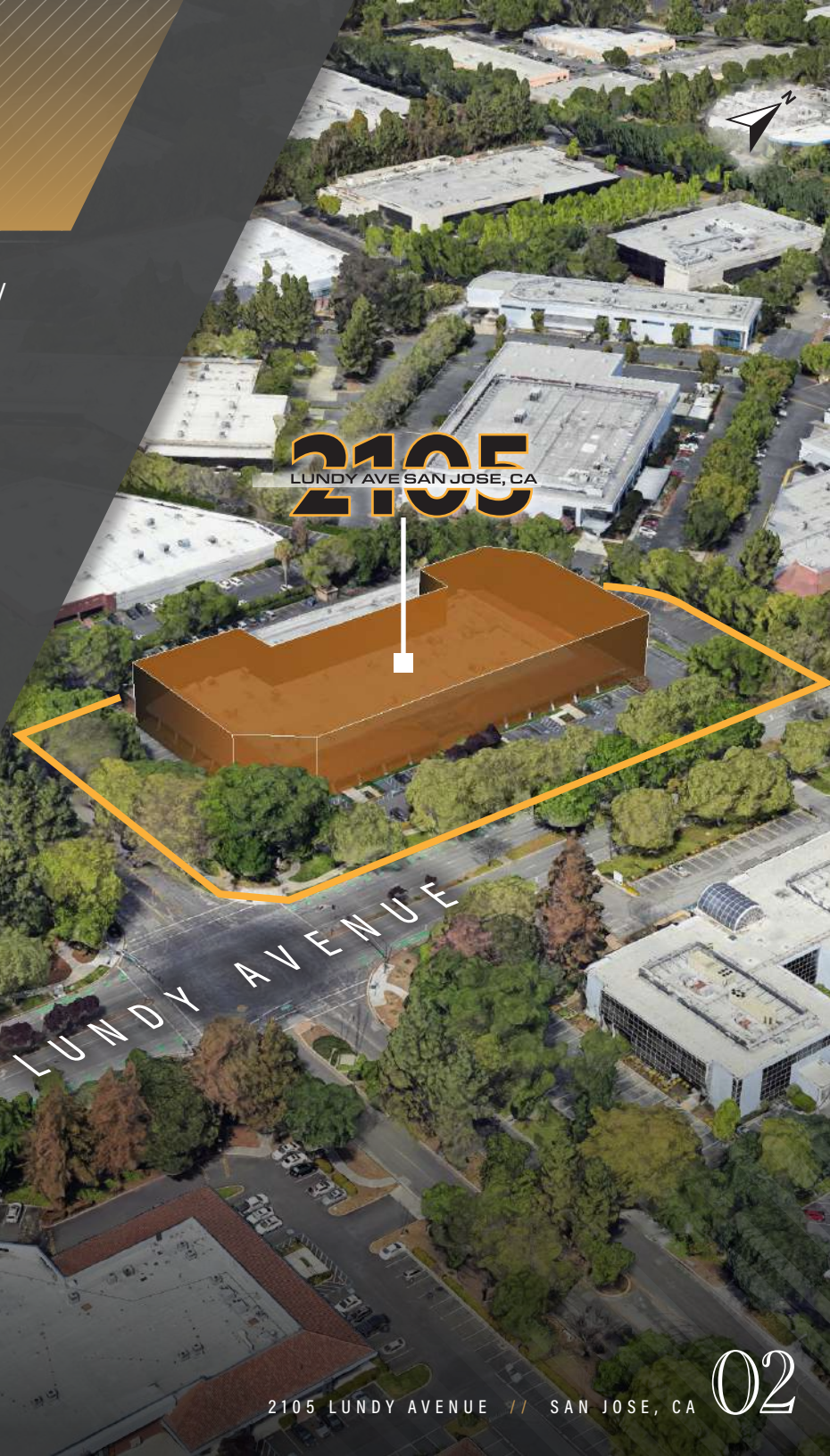
CLARION PARTNERS

MIKE SPIRO
510.681.7918
mike.spiro@nrmk.com
CA RE Lic #01433395

GRANT MEYLAN
408.987.4153
grant.meylan@nrmk.com
CA RE Lic #02078953

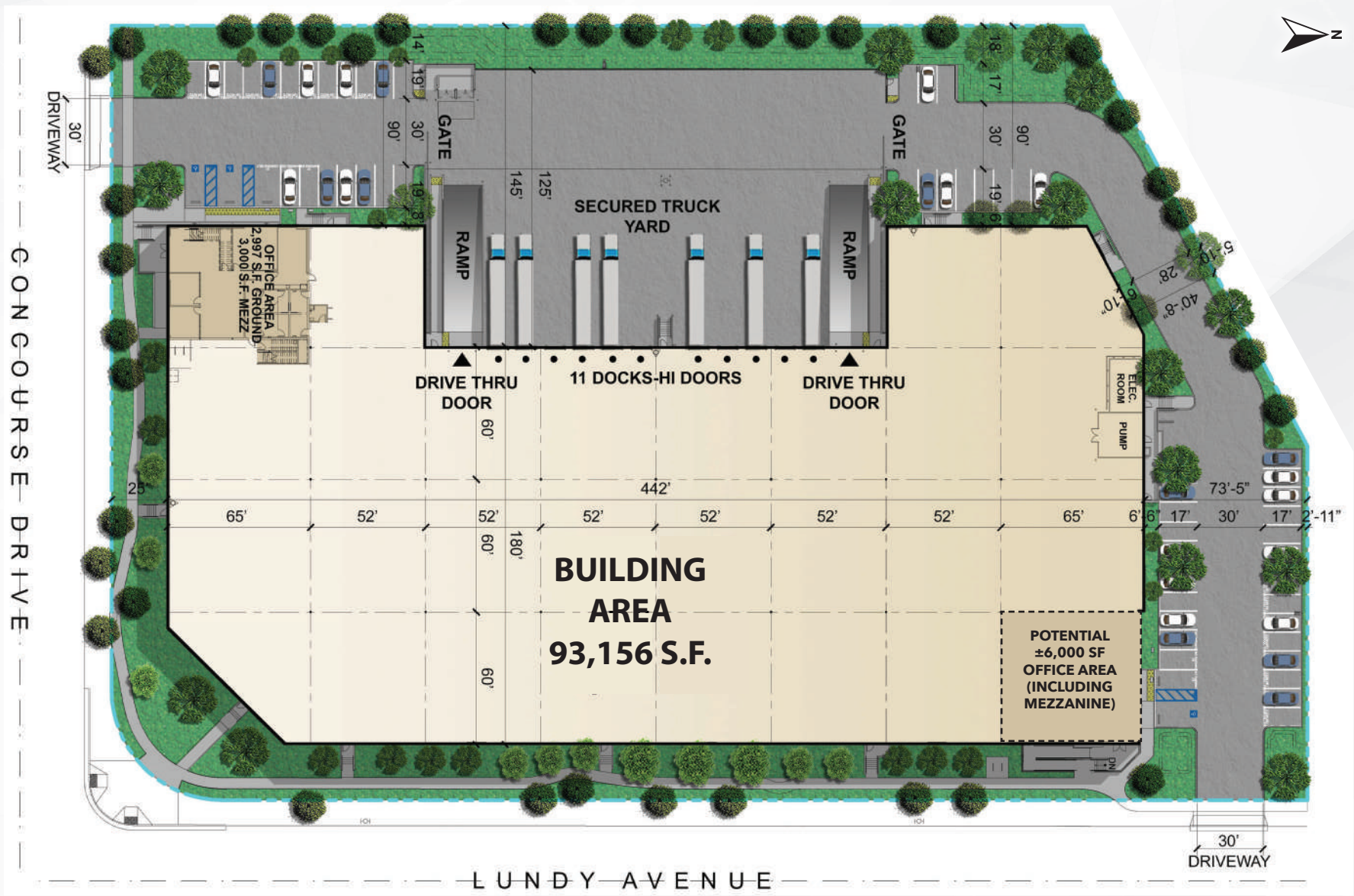
PROJECT HIGHLIGHTS

-  Building/Site Area: ±93,156 SF (expandable to ±96,156 SF) Building Area / ±4.11 Acres (±178,956 SF)
-  Location: 2105 Lundy Ave, San Jose
-  Submarket: Corner Location at Lundy @ Concourse in San Jose's International Business Park
-  Zoning: Industrial Park ([click here for permitted uses](#))
-  Office Area: ±2,997 SF office, plus ±3,000 SF of 2nd story mezzanine (expandable to ±11,997 SF)
*Expandable office includes ±3,000 SF of additional ground floor office space, plus ±3,000 SF of additional 2nd story mezzanine
-  Loading Doors: Eleven (11) Dock-High / Two (2) Grade Level, 35K LB Mechanical Levelers at Each dock door
-  Clear Height: 32' minimum
-  Power Service: 4,000 amps @ 277/480 volts, 3 phase
-  Parking: 58 auto parking stalls
-  Lighting: 20 Foot-Candles in Warehouse and 2.5% Skylights
-  Floor: 7" reinforced concrete slab, MM80 in the Speed Bay
-  Column Spacing: 52' x 60'
-  Sprinkler System: ESFR with K-25 Heads
-  Lease Rate /Sale Price: **Contact Brokers**



SITE PLAN

LUNDY AVE SAN JOSE, CA



- ▲ = GRADE DOORS
- = DOCK DOORS

FLOORPLAN NOT TO SCALE

LOCATION MAP

LUNDY AVE SAN JOSE, CA



DRIVE TIMES

San Jose
International Airport

13min

San Francisco
International Airport

41min

Oakland
International Airport

42min

Port of Oakland

51min



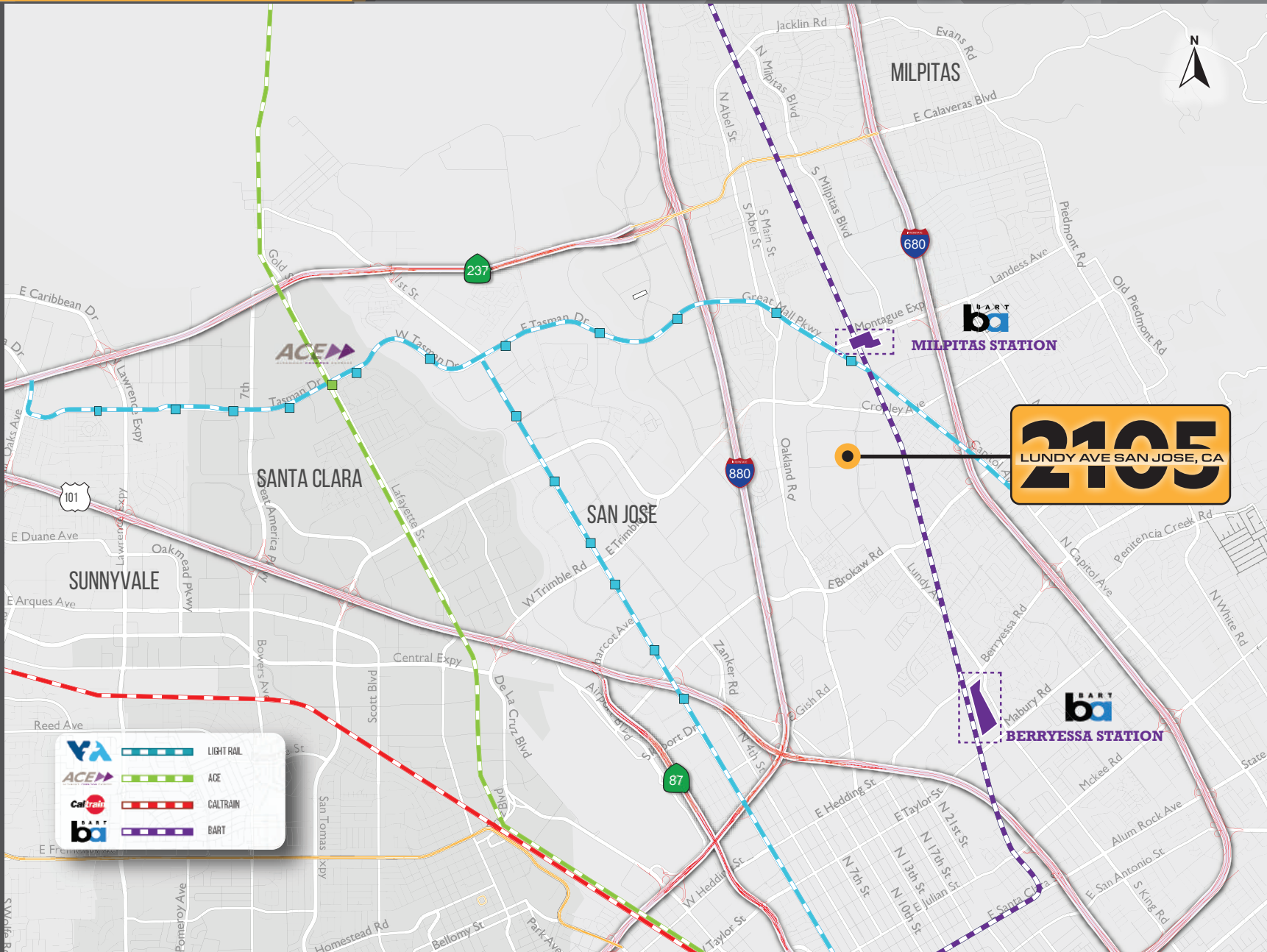
@ Montague Expressway

6min



@ Montague Expressway

7min



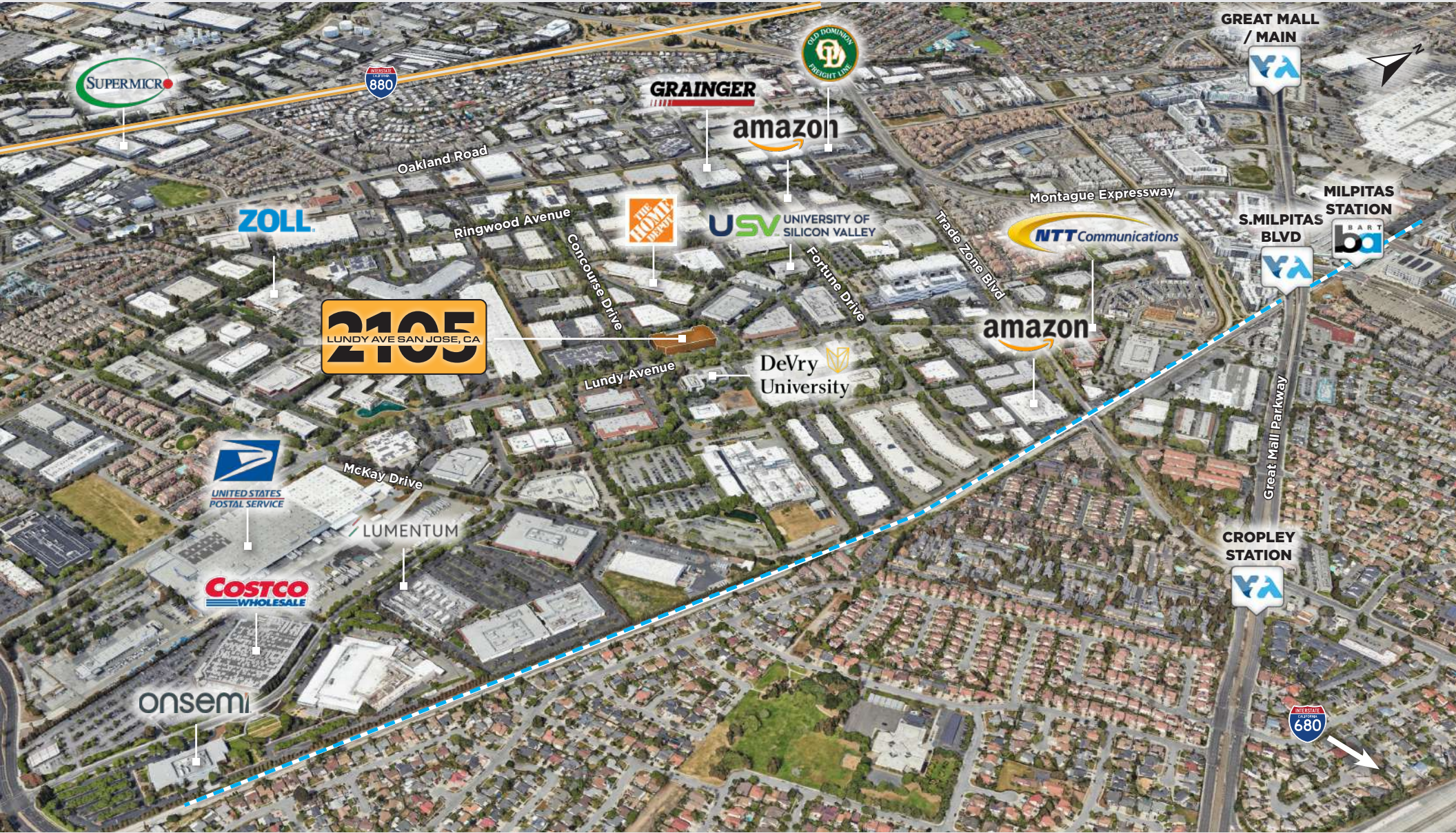
AMENITIES MAP

LUNDY AVE SAN JOSE, CA



EMPLOYER MAP

LUNDY AVE SAN JOSE, CA



2105

LUNDY AVE SAN JOSE, CA



www.2105Lundy.com



MIKE SPIRO // 510.681.7918 // mike.spiro@nmrk.com // CA RE Lic #01433395
GRANT MEYLAN // 408.987.4153 // grant.meylan@nmrk.com // CA RE Lic #02078953

NEWMARK



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MGM23-136 - 11/24