

For Sale - Leased Investment 2971 Monterey Road, San Jose

For Sale



Building Size: +/-6,450 SF

Lot Size: 18,500 (.42 acres)

APNs: 456-41-013, 014

1/3 Showroom balance warehouse

14' Clear Height

3 Grade Doors

Zoning – CIC

(Combined Industrial Commercial)

[Link to photos](#)

LED: July 31, 2026

2 – 5 Year Options to Renew at FMV

Pole Signage/Billboard Income

Fenced Yard/Parking

Retail Exposure on Monterey Road

Current Use: Welding Supply

Tenant: Linde (Stock symbol: LIN)

Do not disturb tenant

For more information, please contact:

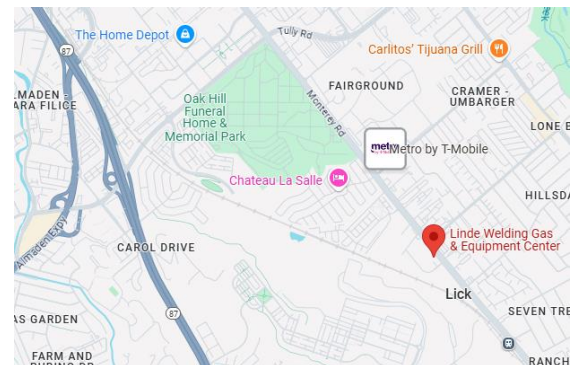
Kevin Peixoto

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Lic. #: 01411086



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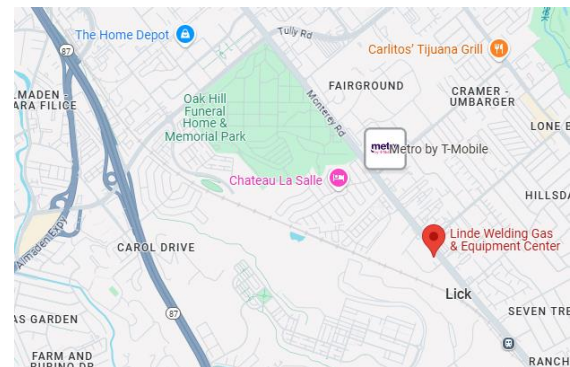
Tenant Profile

Tenant Name	Linde, formerly Praxair Distribution
Property Address	2971 Monterey Road, San Jose
Building Square Footage	6,450 SF
Lot Size	18,500 SF
Lease Expiration Date	July 31, 2026
Options	Two (2) Five Year Options at FMV*
Monthly Base Rent	\$8,159.64 (\$1.27/sf Gross)
Next Increase	August 1, 2025 (\$8,363.63)
Lease Type	Modified Net
Property Taxes	Landlord
Insurance	Tenant
Billboard Income	\$5,520.40/year (2% yearly increase every December until 12/2028)
*FMV (Fair Market Value)	

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Not to scale/not exact
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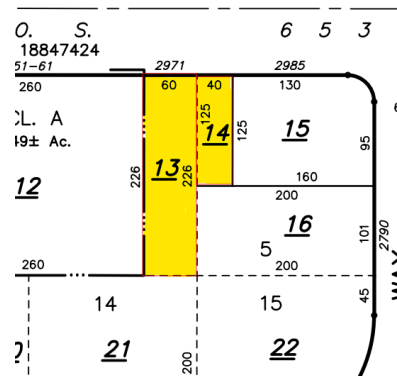
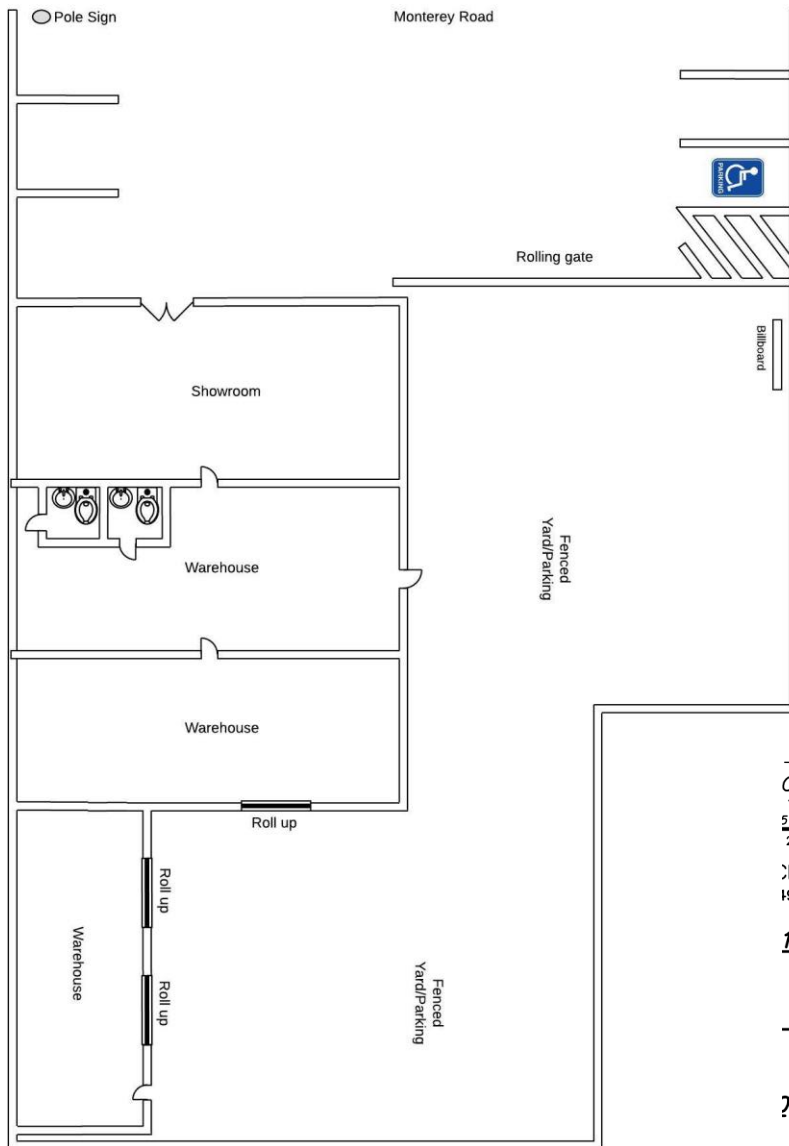


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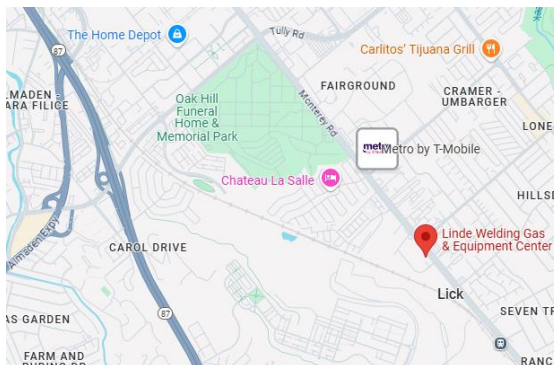
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