

FROZEN FOOD PRODUCTION PLANT FOR SUBLEASE / LEASE

71,364 Square Feet on 5.84 Acres

San Jose, California



FOOD PROPERTIES
GROUP



1885 LAS PLUMAS AVENUE, SAN JOSE, CALIFORNIA

- Total Building: +/-71,364 Square Feet
- Newly Renovated / Interior Construction 2021
- Production: 12,915 Square Feet
- Frozen Storage: 5,119 Square Feet
- Blast Freezer: 890 Square Feet
- Refrigerated Storage: 6,658 Square Feet
- Ambient Storage: 13,808 Square Feet
- Elevated Utility Capabilities
- Heavy Auto & Trailer Parking
- Immediate I-680, I-880, & SR-101 Access

Scott Delphey, Founder

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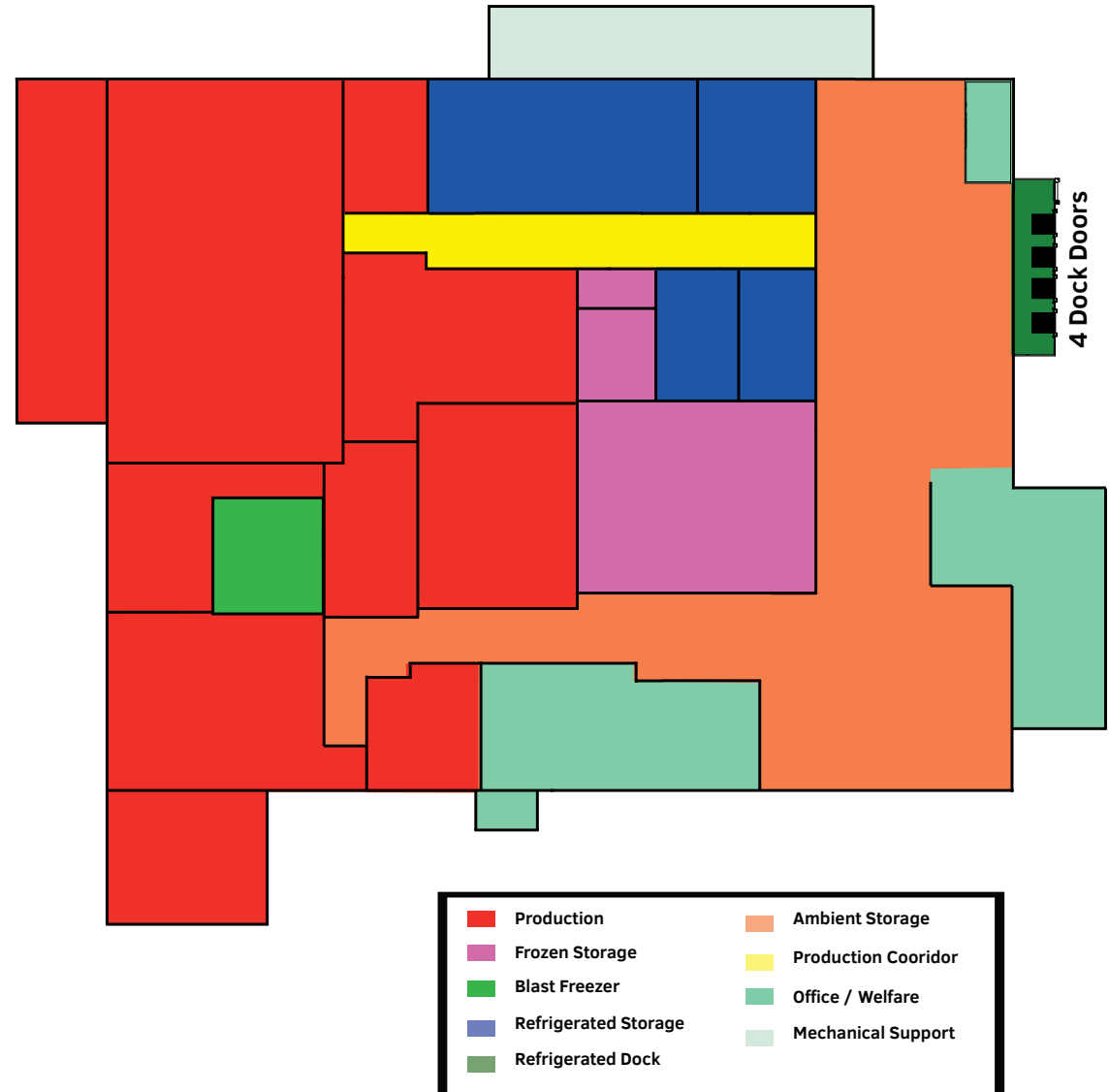
San Jose, California



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SQUARE FOOTAGE ITEMIZATION

- Total Building: +/-71,364 square feet
- Production: 12,915 square feet
 - Insulated metal panel walls/ceiling, epoxy floors, stainless drained/sloped floors.
- Frozen Storage: 5,119 square feet
 - Two rooms (raw & finished goods, respectively).
 - 366 racked positions.
- Blast Freezer: 890 square feet
 - Two rooms, 445 square feet each
- Refrigerated Storage: 6,658 square feet
 - Four rooms.
 - 239 racked positions.
- Ambient Storage: 13,808 square feet
 - 300 racked positions.



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UTILITIES

- **Electrical:** 3000 amps; 480 / 277 volt service.
- **Gas:** 5 psi service; connected gas load of 14,782 CFH.
- **Water:** 3" service; booster pump set at 80 psi.
 - Incoming water treatment. GAC filters and UV filters.
- **Wastewater:** Three compartment grease interceptor (500 gallon each), lift station, and PH up control system.
 - **Capacity:** 60 gpm with 2,000-gal EQ tank and circulation pump.
- **Boiler:** One 100 hp Miura Boiler LX100SG.
- **Air:** Two Atlas Copco GA7 10hp compressor/dryer package systems; 83 CFM, 125 psi max output, 125 gallon pressure storage tank, Culinary air filter array.
- **Fully-sprinklered:** Wet & dry systems.

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CONSTRUCTION

- Renovation and expansion of
- interior food improvements in 2021.
- 22'-26' ceiling height.
- 13 dock-high loading positions.
 - Four enclosed docks with levelers, locks, lights.
 - Nine exterior covered positions with dock plates.
- 5.86 acre lot.
 - Heavy auto and trailer parking.
 - Fully-fenced site.



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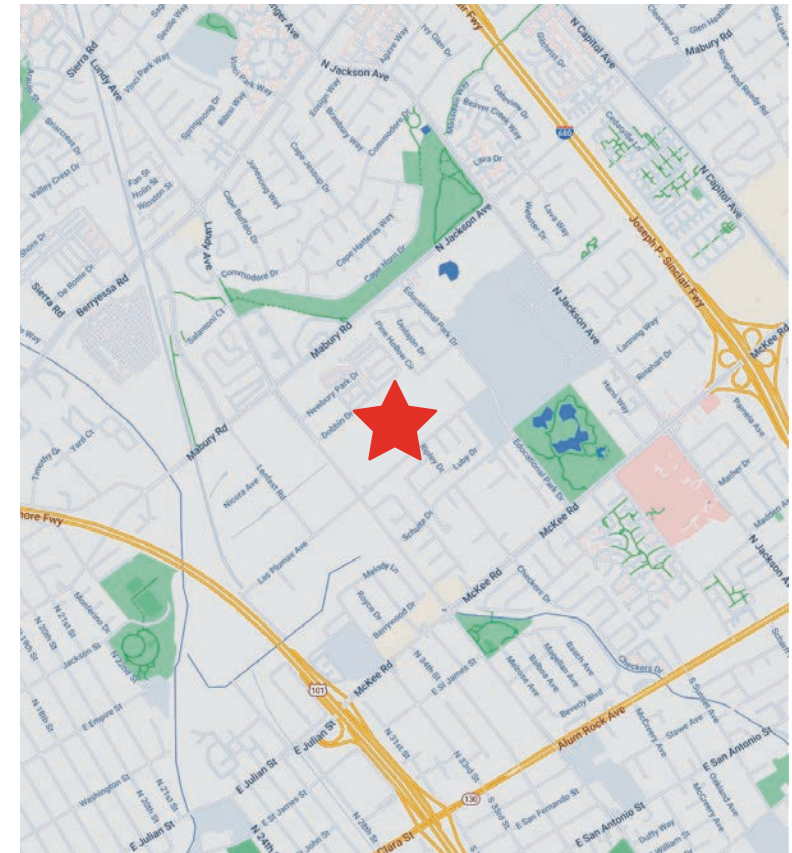
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OTHER

- 250 employees when last operating



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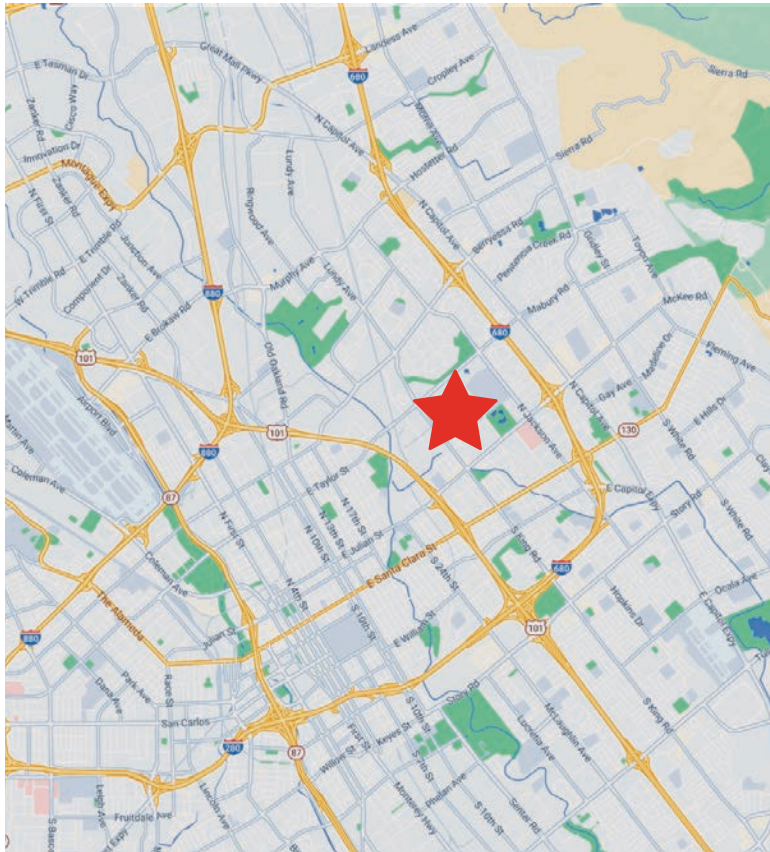
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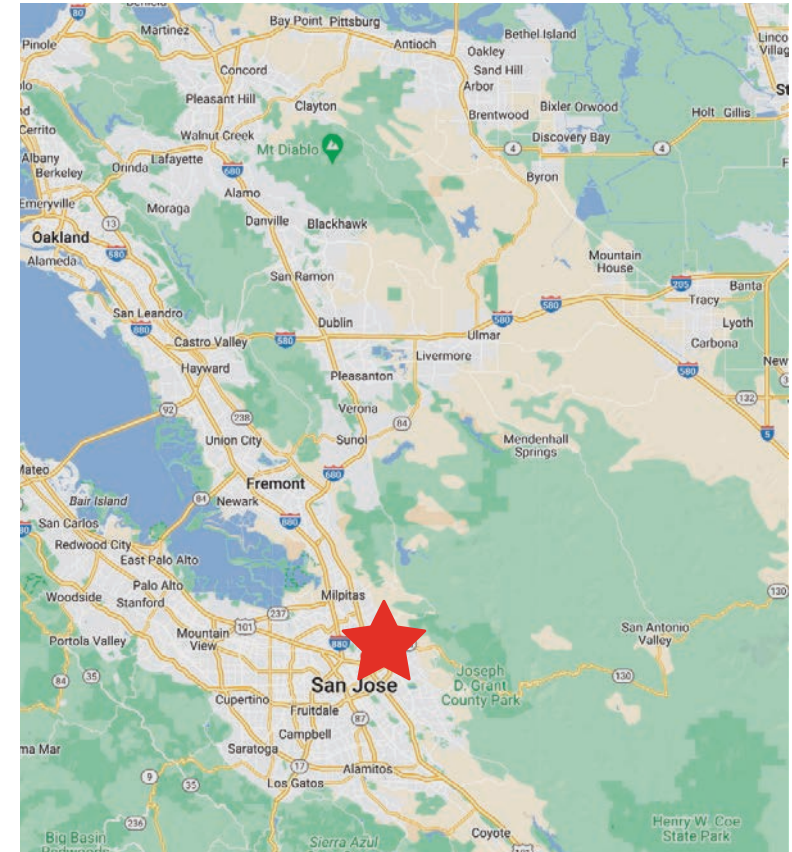
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