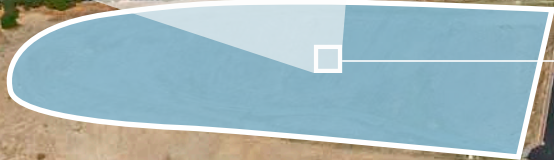


**FOR
LEASE / SALE**

± 121,679 SF MANUFACTURING/
WAREHOUSE BUILDING
WITH 2.0/1000 PARKING RATIO

865

Embedded Way



**SITE FULLY ENTITLED
FOR DEVELOPMENT**

CBRE

OPPIDAN

865 EMBEDDED WAY, SAN JOSE

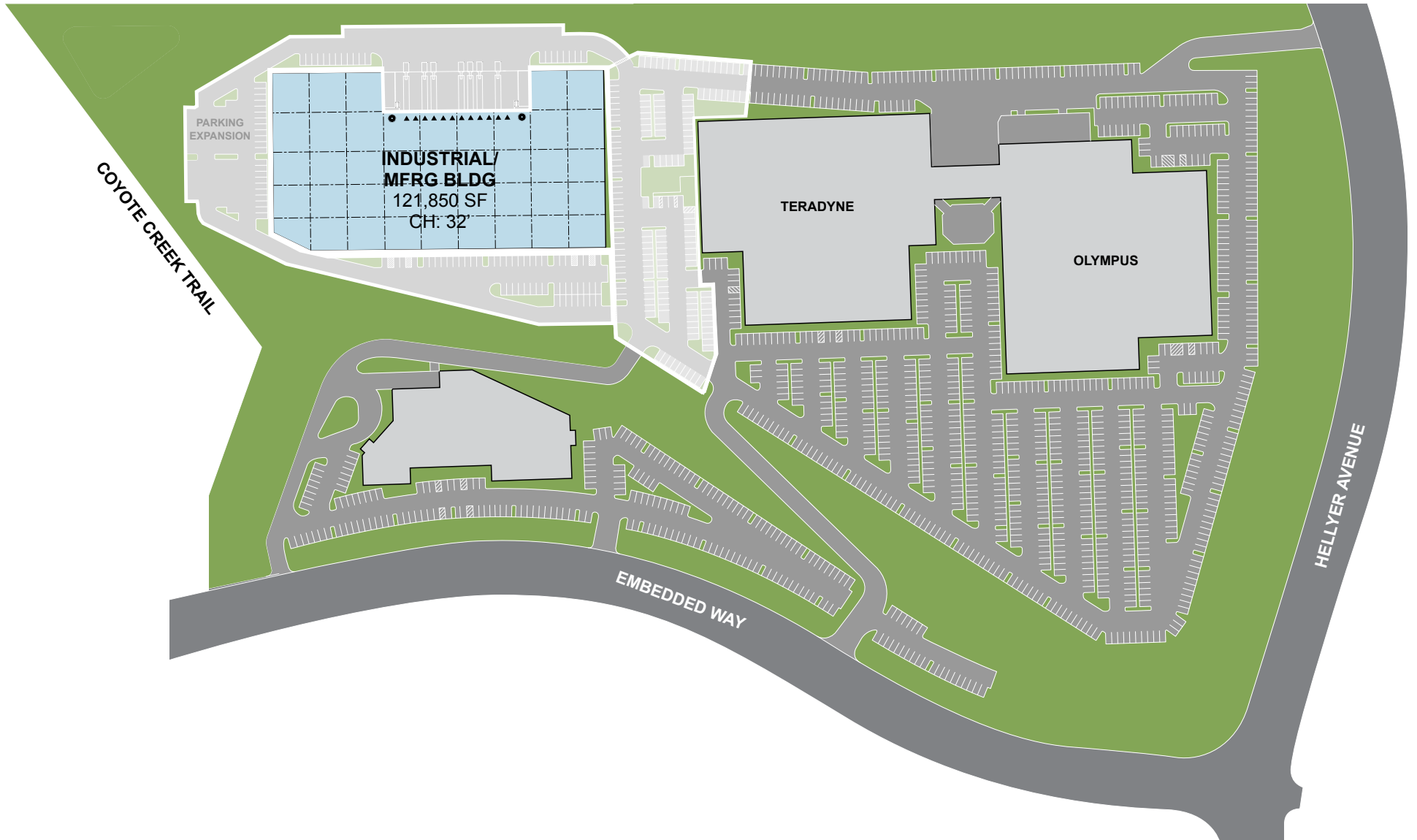


BUILDING HIGHLIGHTS

-  ± 121,679 SF Manufacturing/Warehouse Building
-  Reverse Commute Benefits
-  Ability to Add 2nd Floor Mezzanine
-  7" Concrete Foundation
-  10.17 Acre Site
-  ±130' Truck Court Depth
-  Up to 4,000 Amps (PG&E)
-  2.0/1000 Parking Ratio (250 Parking Stalls) - Expandable to 2.5/1000 Parking
-  11 Dock High Doors
-  60' x 56' Speed Bay
-  ±32' Clear Height
-  Located in Edenvale Industrial Park
-  2 Grade Level Doors
-  56' x 50' Column Spacing
-  ESFR Sprinkler System
-  Industrial Park (IP) Zoning
-  Office to Suit
-  Easy Access to Highways 101 and 85

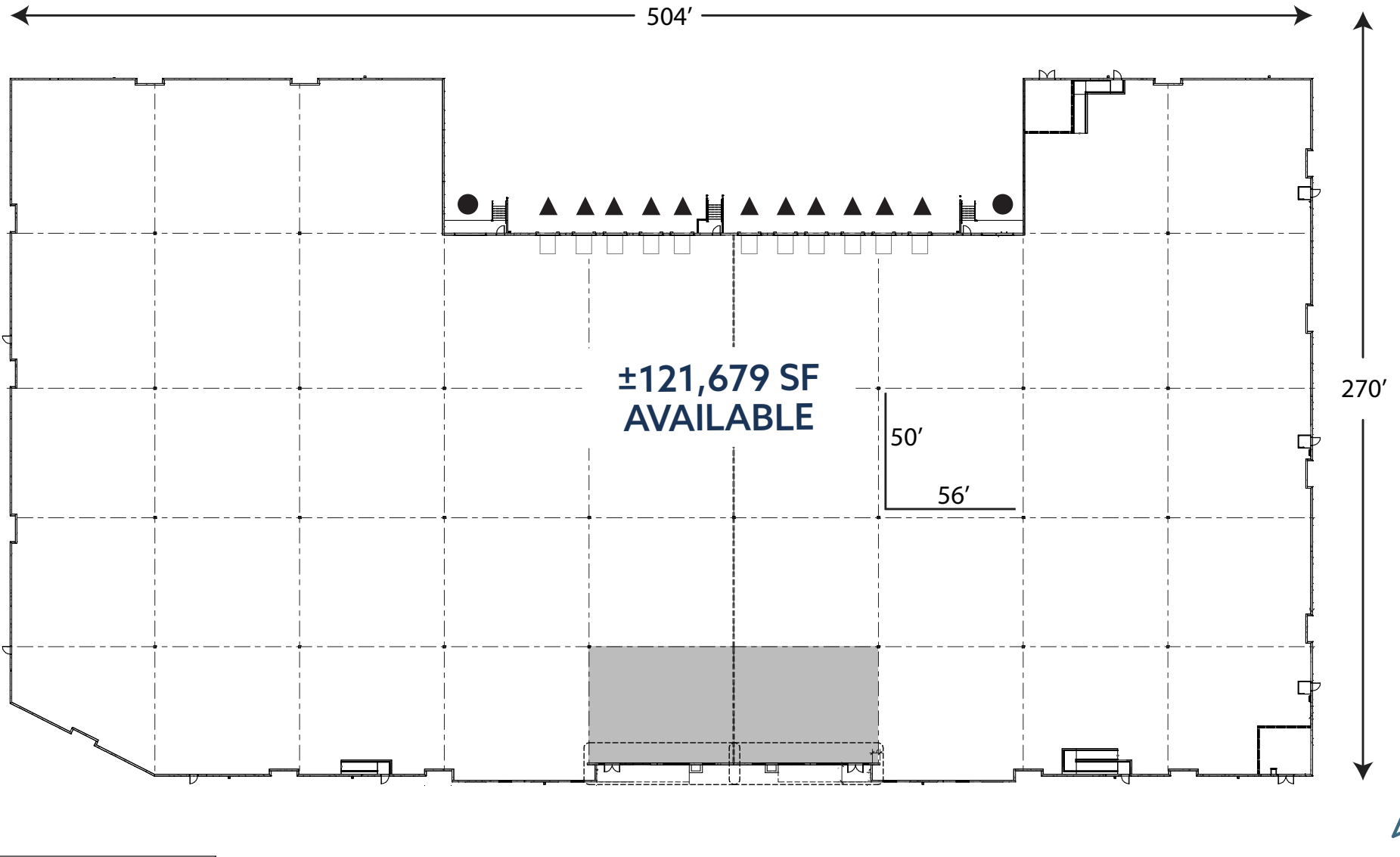


SITE PLAN



FLOOR PLAN

NOT TO SCALE



- OFFICE
- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

EDENVALE OCCUPIER NEIGHBORHOOD



DOWNTOWN
SAN JOSE

865
Embedded Way

101

101

85

NORTHROP GRUMMAN

Infinera

JABIL

EQUINIX

COSTCO
WHOLESALE

SAN JOSE POLICE
TRAINING CENTER

COTTLE
STATION VTA

NEW
RESIDENTIAL

NEW
RESIDENTIAL

WD
Western
Digital

VILLAGE
OAKS

NEW
RESIDENTIAL

Roche

bioCube

IDT

orbotech

stryker

JABIL

LKQ
CORPORATION

CenturyLink

HELLYER AVE

SILVER CREEK VALLEY RD

COUNTY OF
SANTA CLARA

ICU

Velodyne LIDAR

REACH

Snap-on
GENISTA

WaterBit

CIT INC.
M&V

THE PLEX

COBHAM

Caltrain
BLOSSOM
HILL

STRATEGIC SILICON VALLEY LOCATION

Access to educated and abundant labor force with over 7.5 Million residents living within an hour of the property, with affordable labor south of the project in Morgan Hill, Gilroy, Hollister and Salinas.

- » 95,000 skilled workers within 30 minutes of South San Jose/Edenvale; over 925,000 workers within 60 minutes.
- » 20 - 30 minutes to Morgan Hill/Gilroy which offer some of the best affordable housing programs in the Bay Area.
- » Excellent access to attractive affordable South 101 Corridor labor force.



EXCELLENT ACCESS TO ATTRACTIVE AFFORDABLE SOUTH 101 CORRIDOR LABOR FORCE

EDENVALE INDUSTRIAL BUSINESS AREA OF SOUTH SAN JOSE

BEST IN CLASS MIXED USE INDUSTRIAL BUSINESS PARK



Established in 1970's based on sound land use and transportation planning principals that dictate the benefits of locating future jobs in the vicinity of the existing and future housing stock in the Southern Sector of San Jose.

- » Encompasses 2,312 acres in Southern San Jose.
- » Attracting companies such as Roche and Jabil from diverse sectors including industrial, technology, life science, and advanced manufacturing.
- » Shifting San Jose closer towards jobs and housing balance.
- » Quick access to retail, restaurants, and hospitality amenities.

AMENITIES MAP



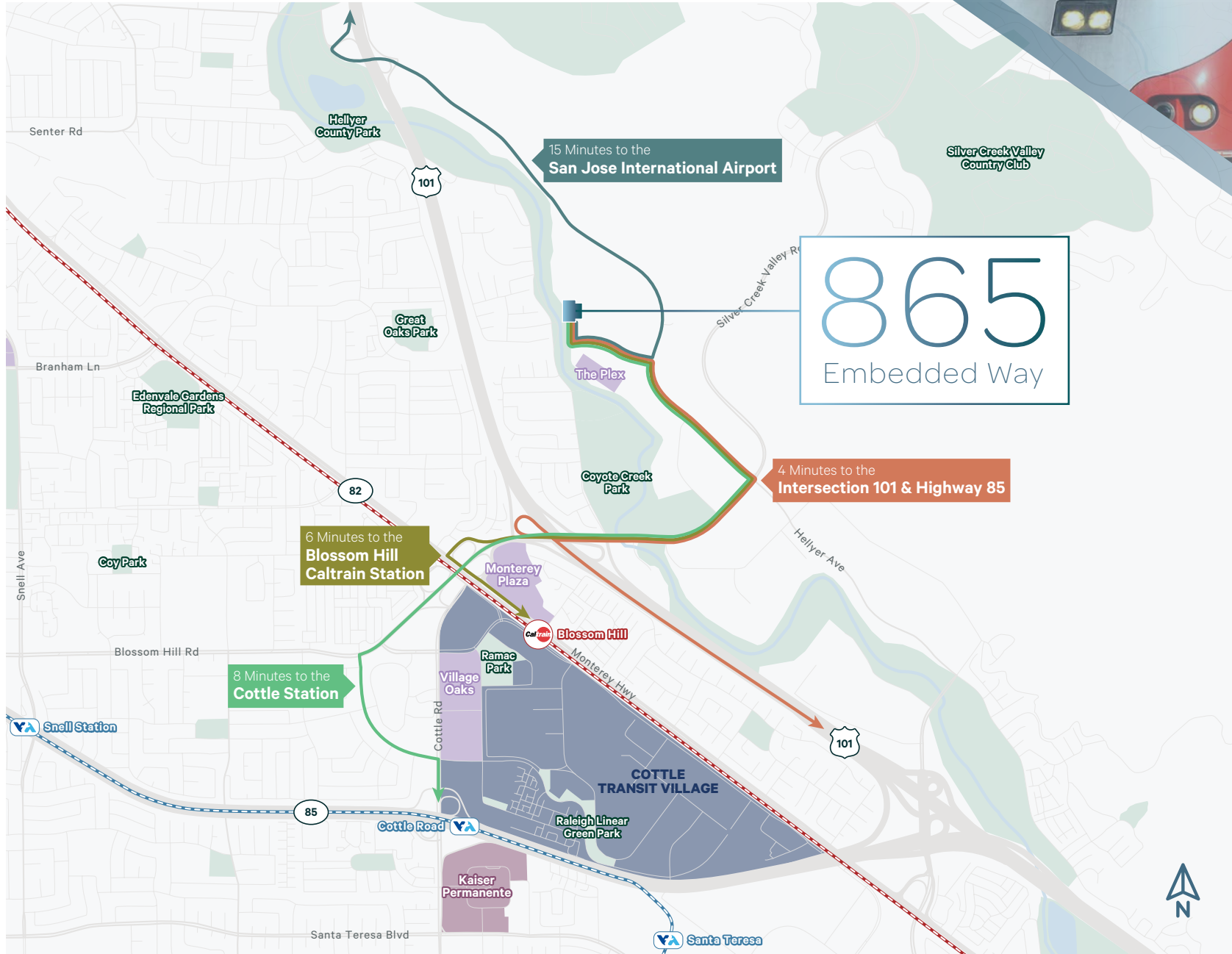
VILLAGE OAKS



MONTEREY PLAZA



TRANSPORTATION MAP



865

Embedded Way

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OPPIDAN

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