

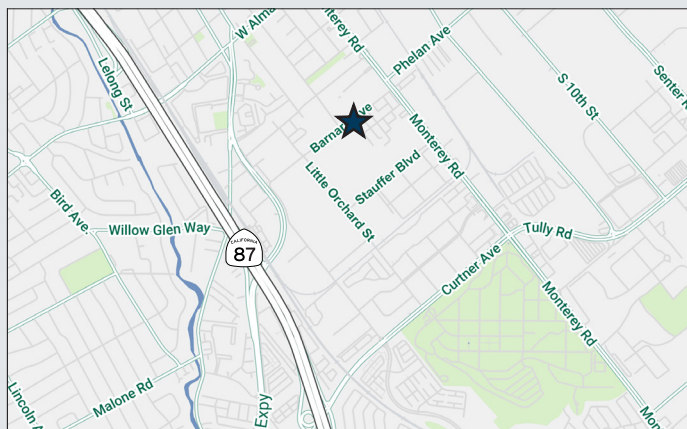


ARES
INDUSTRIAL
MANAGEMENT

LITTLE ORCHARD BUSINESS PARK

170 BARNARD & 196-198 BARNARD AVENUE, SAN JOSE, CA 95125

±24,415 Square Feet to ±48,833 Square Feet



BUILDING HIGHLIGHTS

- ±24,415 to ±48,833 Square Feet
- 1/1,000 Parking Ratio
- Easy Access to Hwy 87
- Walking Distance to Plant Shopping Center
- Call to Tour

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CBRE



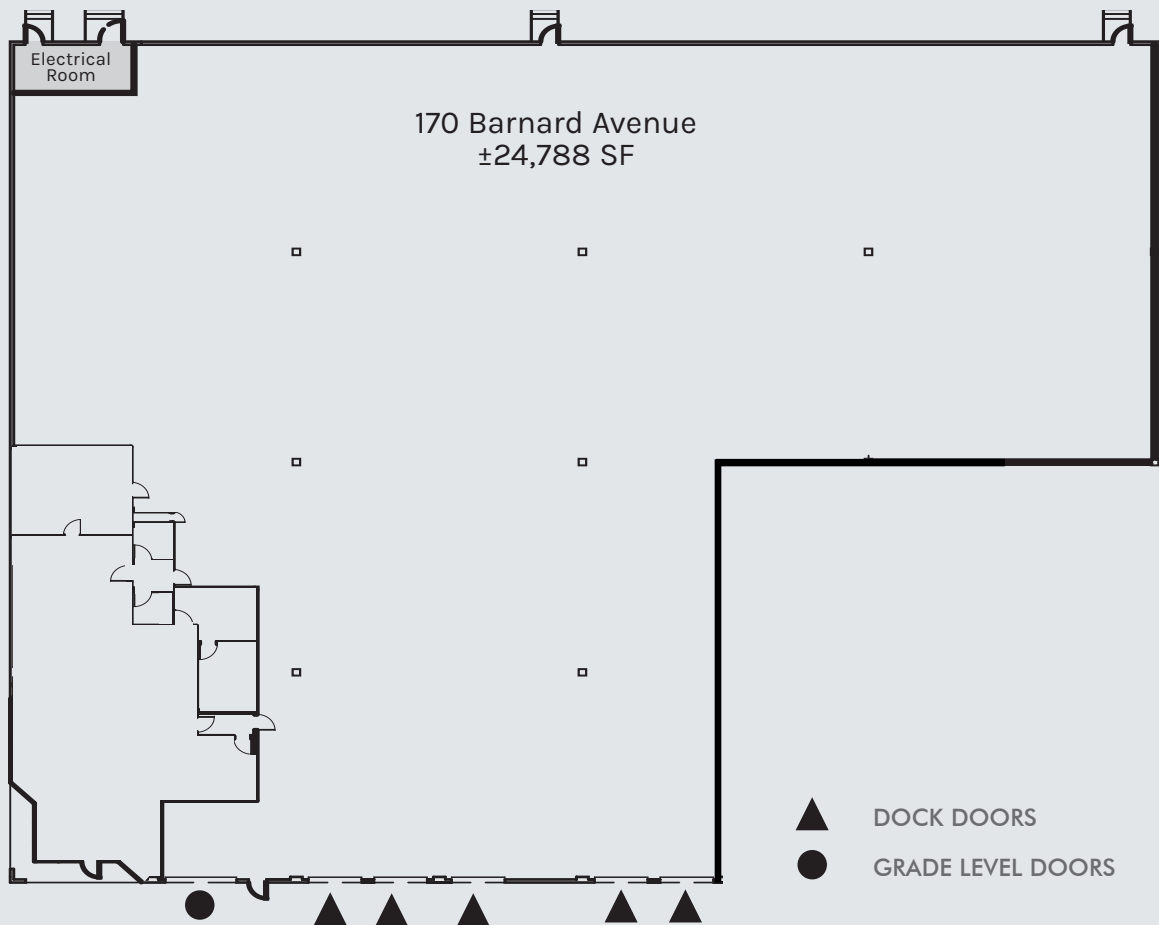
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170 Barnard Avenue

- ±24,788 Square Feet
- ±2,693 SF Office
- Five (5) Dock High Doors
- One (1) Grade Level Door
- ±22' Clear Height
- Sprinklered
- 225 Amp @ 480V Panel
- End Unit
- Zoned "HI - Heavy Industrial"
- Available March 1, 2025 (or sooner)





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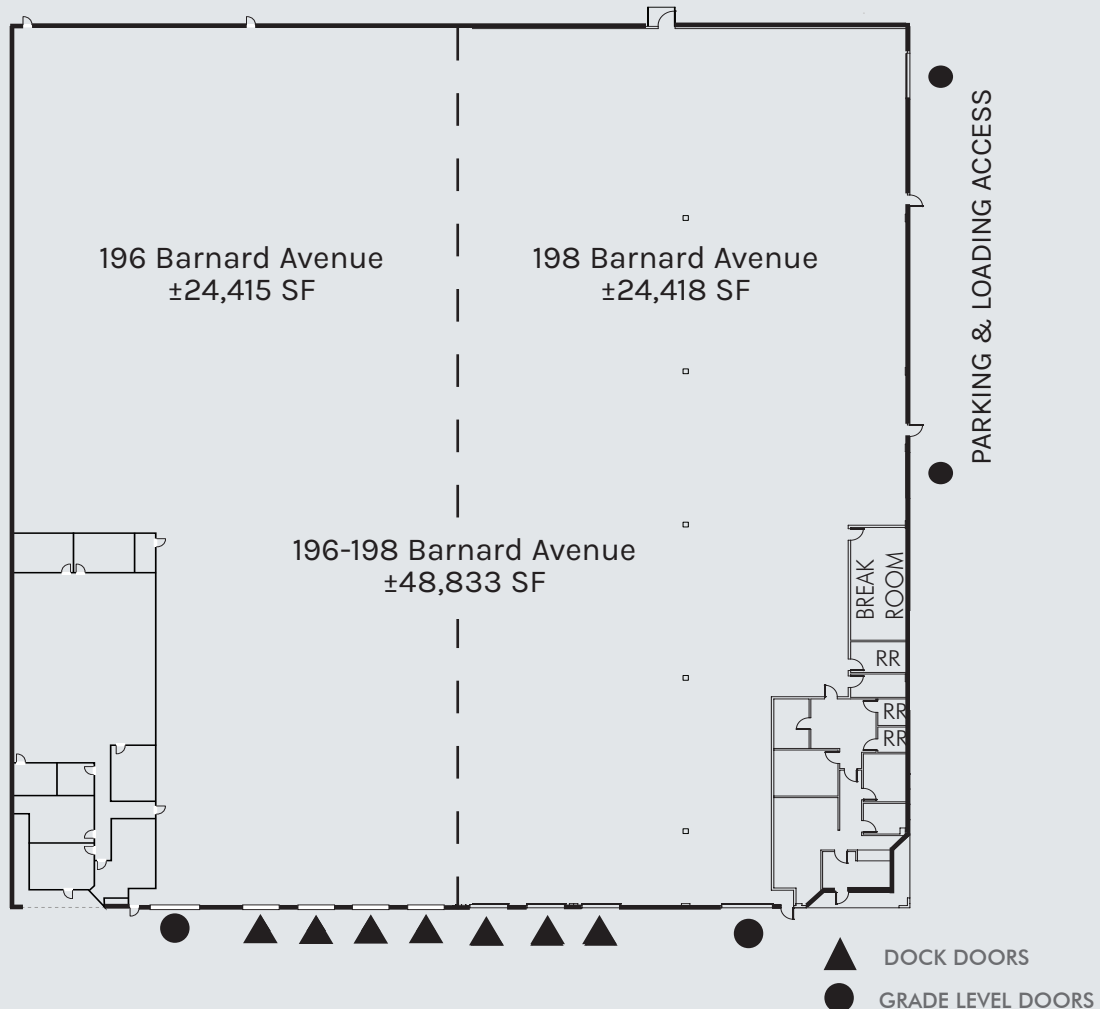
170 BARNARD & 196-198 BARNARD AVENUE, SAN JOSE, CA 95125

196 Barnard Avenue

- ±24,415 SF
- ±3,288 SF Office
- ±22' Clear Height
- Sprinklered
- Four (4) Dock High Doors
- One (1) Grade Level Door
- Available October 1, 2024

198 Barnard Avenue

- ±24,418 SF
- ±2,000 SF Office
- ±22' Clear Height
- Sprinklered
- Three (3) Dock High Doors
- One (1) Grade Level Door
- 2 Oversized Grade Level Doors at 16' Wide
- 225 Amp @ 480V Panel
- End Unit
- Available October 1, 2024





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Site Plan



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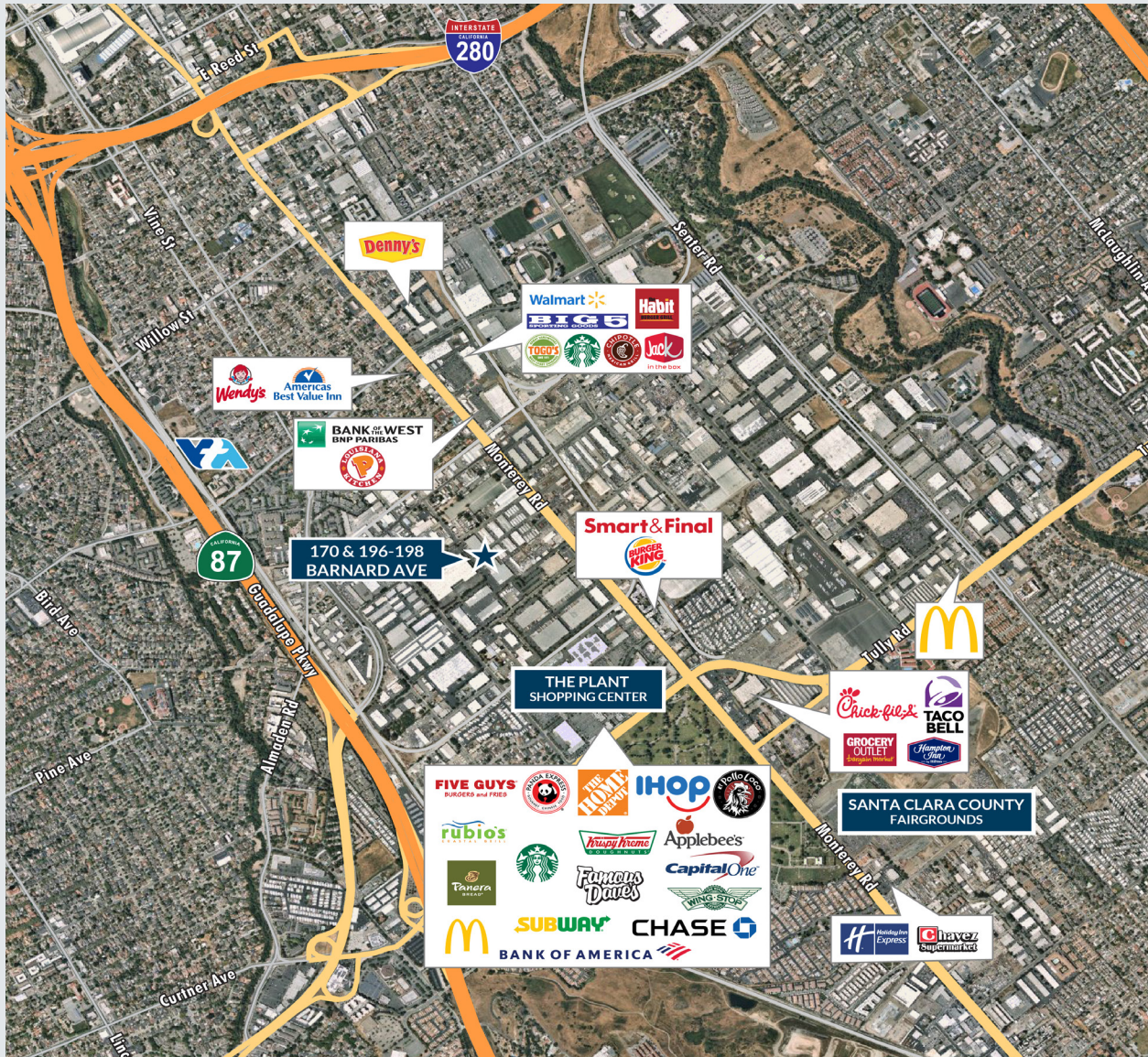


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