

# FOR SALE/LEASE

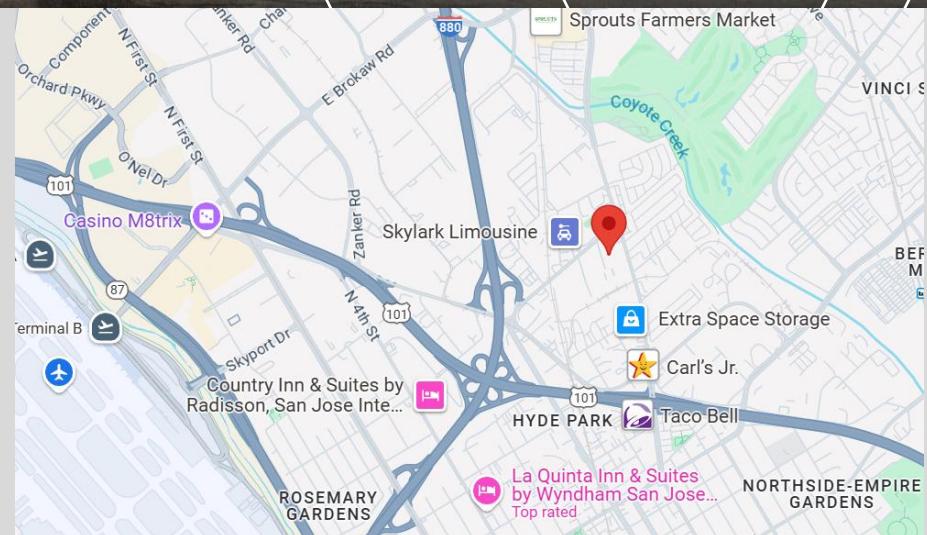
**KPA**  
COMMERCIAL



**840 JURY COURT  
SAN JOSE,**

## Project Summary:

- Building Size: ±15,124 SF
- Lot Size: ±37,461 SF (0.86 Acres)
- APN: 237-06-079
- Zoning: Heavy Industrial (HI)
- Sale Price: \$5,000,000 / \$330.60 psf
- Sprinklered
- Gas Available
- Year Built: 1980
- Lease Rate \$1.55 nnn



For more information, please contact:

**KEVIN PEIXOTO**

kevin@kpacommercial.com

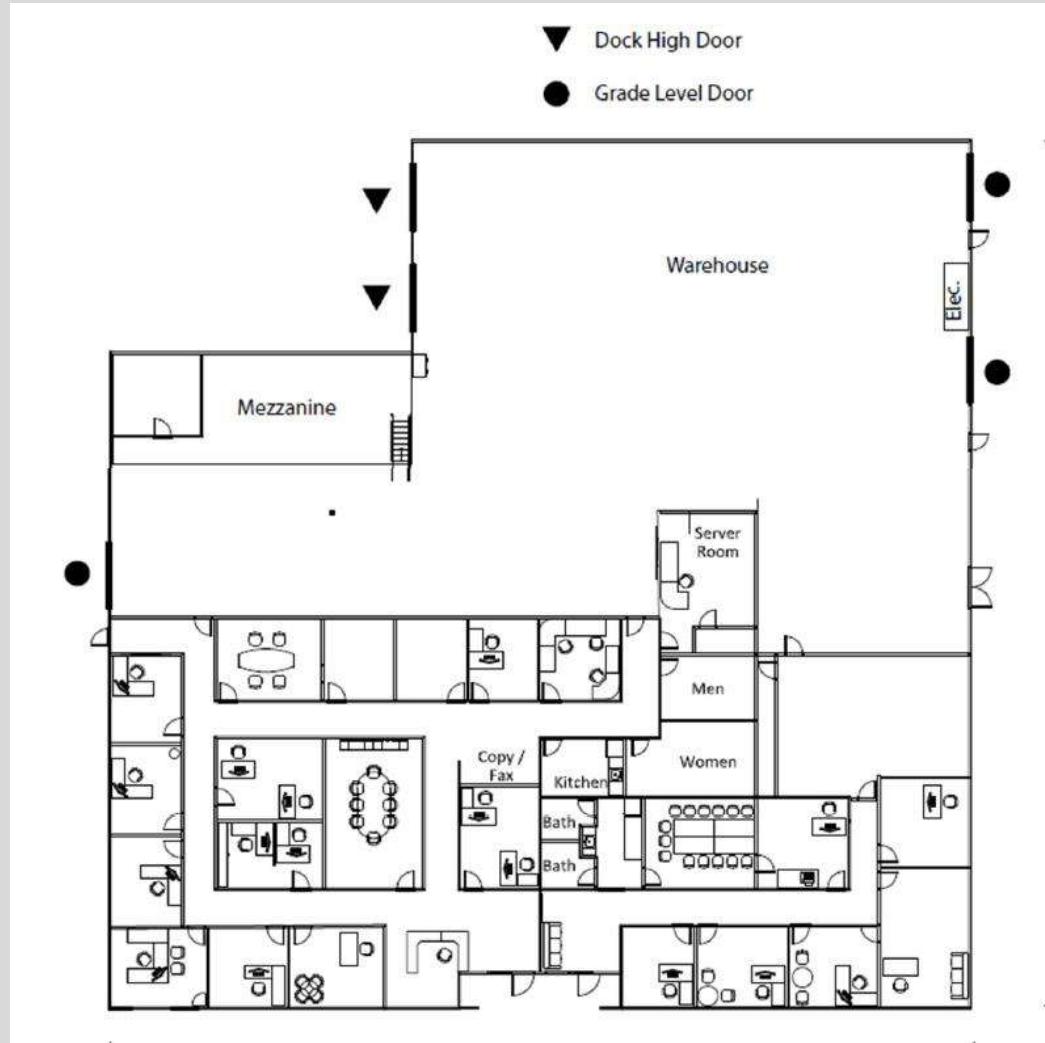
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# EXISTING FLOOR PLAN



\*DRAWINGS NOT TO SCALE/NOT EXACT

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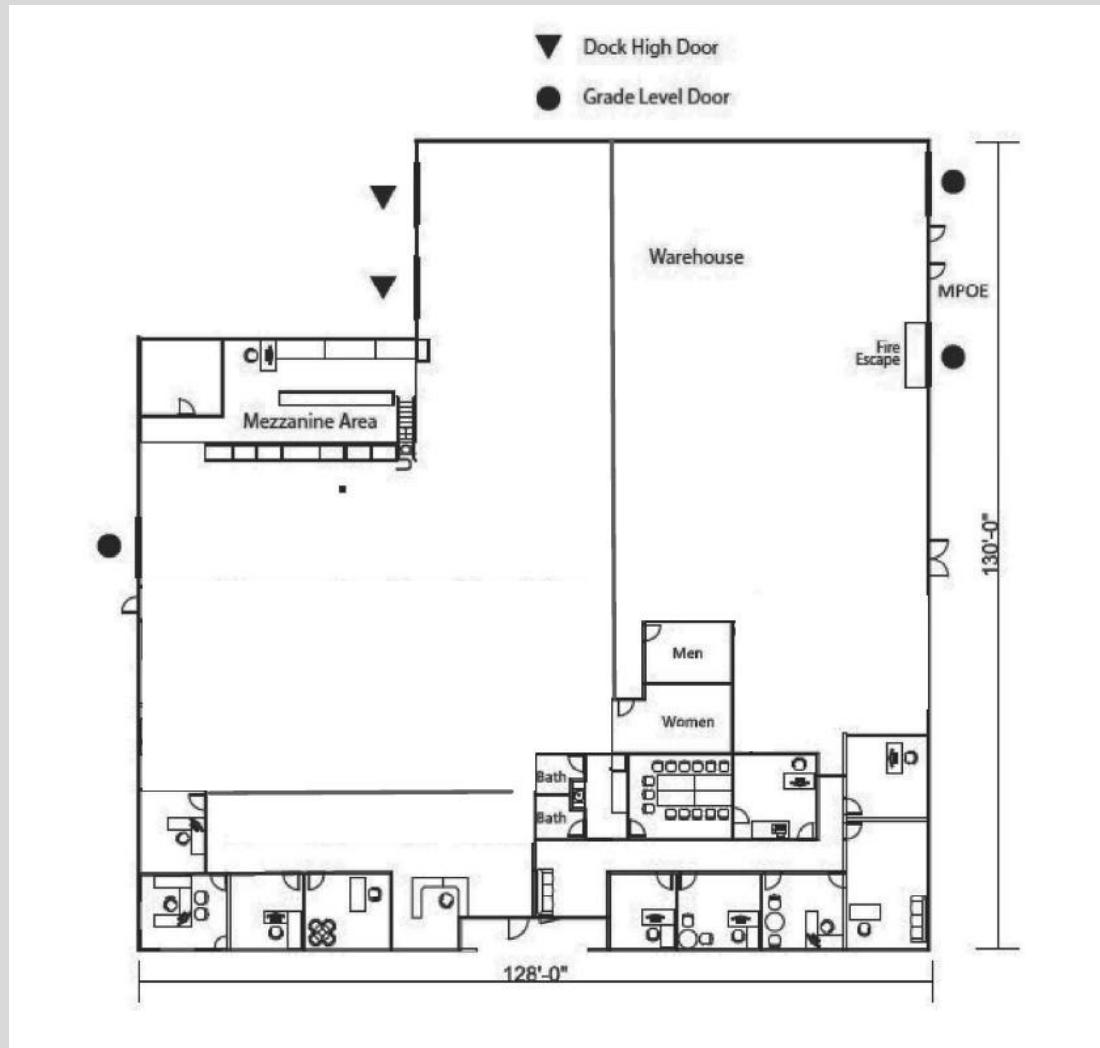
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## Property Description:

- Layout: 50% office & 50% warehouse
- Clear Height: 16 ft
- Grade Doors: 3
- Dock High Doors: 2
- Power: Two (2) – 400 amp panels  
\* Buyer to verify
- Parking Ratio: 2/1,000 psf
- Potentially Divisible

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# CONCEPTUAL FLOOR PLANS



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## Property Highlights:

- Limited inventory
- Flexible Layout: Ideal for a variety of uses including corporate offices, tech startups, manufacturing, distribution, supply house and several other uses.
- Economic Growth: The San Jose area is home to some of the world's largest tech companies and has a booming real estate market.
- Business-Friendly Environment: San Jose offers competitive tax incentives for businesses and a talented workforce.

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# PHOTOS

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