

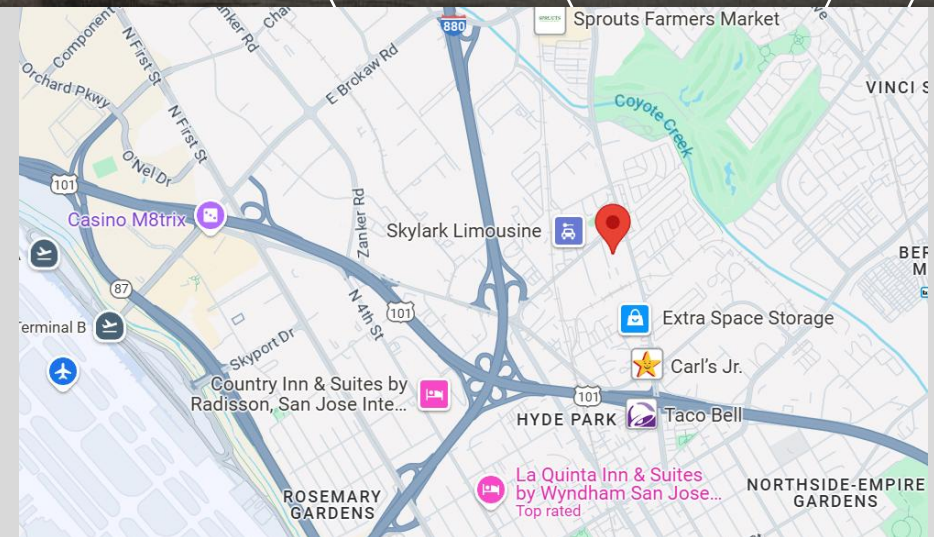
# FOR SALE/LEASE

**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

408.557.0167

CalDRE Lic. No. 01411086 / CalDRE Corp. Lic. No. 02035384

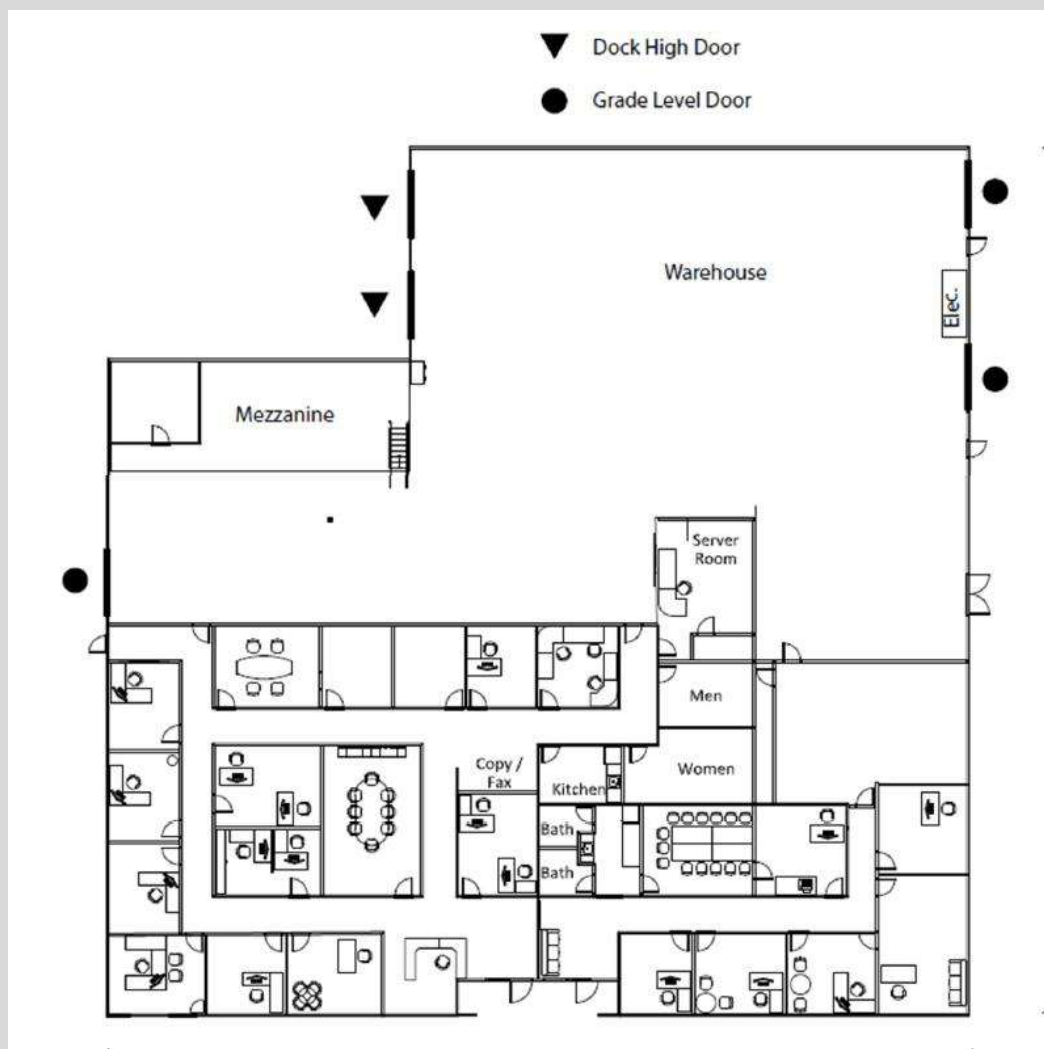
[www.kpacommercial.com](http://www.kpacommercial.com)

The information contained herein was obtained from sources believed reliable; however, KPA Commercial, Inc. and its agents make no guarantee, warranty or representation, either expressed or implied, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

# EXISTING FLOOR PLAN

**KPA**  
COMMERCIAL

**840** JURY COURT  
SAN JOSE, CA



## 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

\*DRAWINGS NOT TO SCALE/NOT EXACT

For more information, please contact:

**KEVIN PEIXOTO**

kevin@kpacommercial.com

408.557.0167

CalDRE Lic. No. 01411086 / CalDRE Corp. Lic. No. 02035384

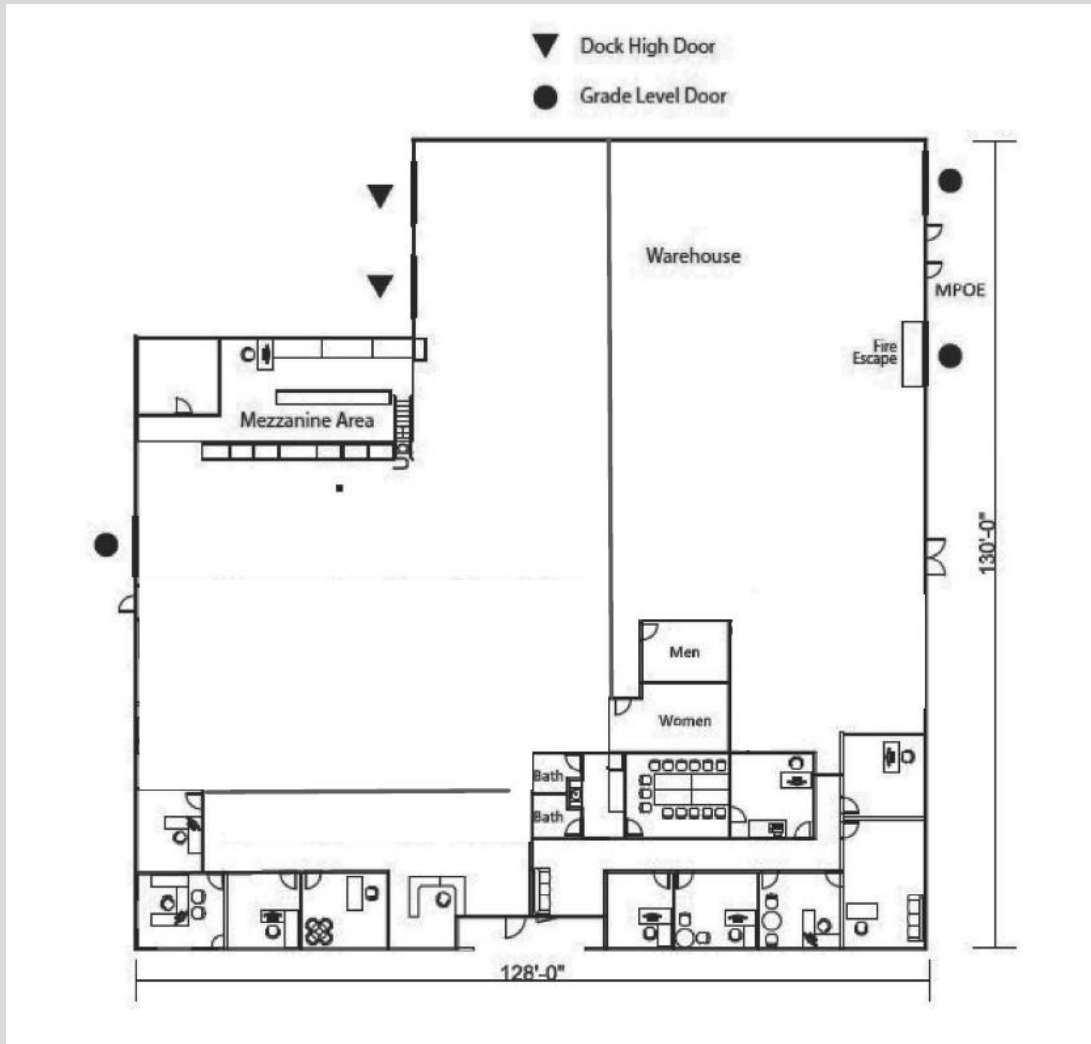
[www.kpacommercial.com](http://www.kpacommercial.com)

The information contained herein was obtained from sources believed reliable; however, KPA Commercial, Inc. and its agents make no guarantee, warranty or representation, either expressed or implied, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

# CONCEPTUAL FLOOR PLANS

**KPA**  
COMMERCIAL

**840** JURY COURT  
SAN JOSE, CA



\*DRAWINGS NOT TO SCALE/NOT EXACT

## 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.

For more information, please contact:

**KEVIN PEIXOTO**

kevin@kpacommercial.com

408.557.0167

CalDRE Lic. No. 01411086 / CalDRE Corp. Lic. No. 02035384

[www.kpacommercial.com](http://www.kpacommercial.com)

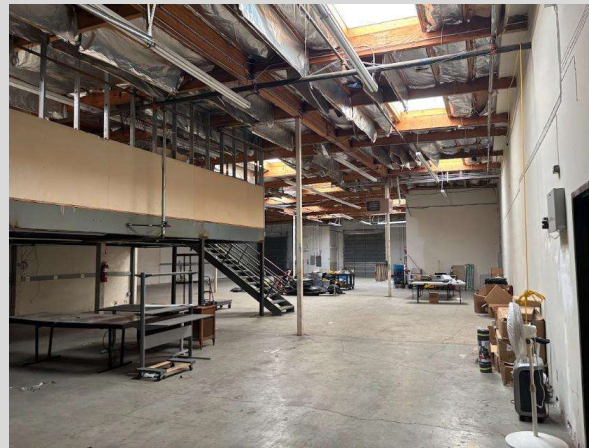
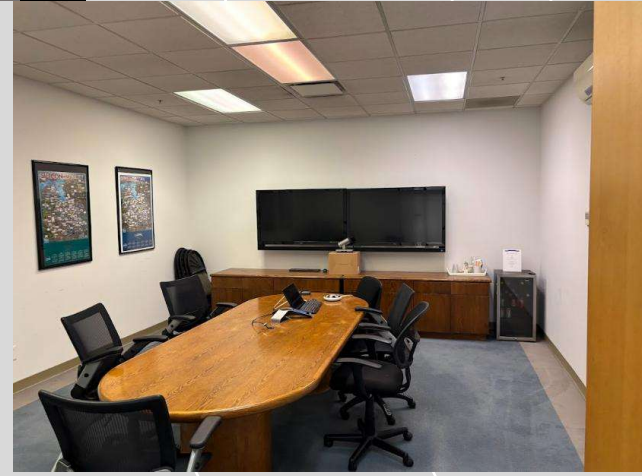
The information contained herein was obtained from sources believed reliable; however, KPA Commercial, Inc. and its agents make no guarantee, warranty or representation, either expressed or implied, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



# PHOTOS

**KPA**  
COMMERCIAL

**840** JURY COURT  
SAN JOSE, CA



For more information, please contact:  
**KEVIN PEIXOTO**  
kevin@kpacommercial.com  
408.557.0167  
CalDRE Lic. No. 01411086 / CalDRE Corp. Lic. No. 02035384

[www.kpacommercial.com](http://www.kpacommercial.com)

The information contained herein was obtained from sources believed reliable; however, KPA Commercial, Inc. and its agents make no guarantee, warranty or representation, either expressed or implied, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.