

2175 STONE AVE



# FOR LEASE

*±19,854 SF Multi-Tenant Industrial Building with  
Close Proximity to Major Highways*

2175 STONE AVE, UNITS 1 & 2, SAN JOSE, CA

*±4,622 SF*

UNITS 1 & 2

*±19,854 SF*

TOTAL BUILDING SIZE

DERIK BENSON

408.588.2332

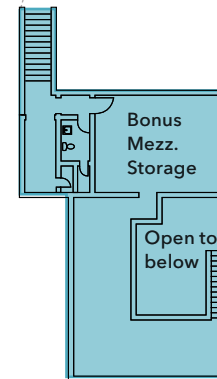
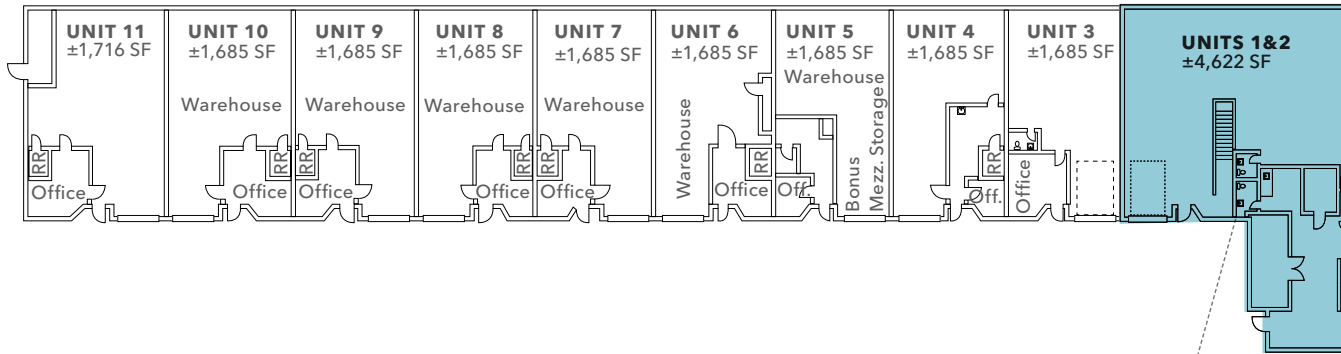
derik.benson@kidder.com

LIC N° 01182654

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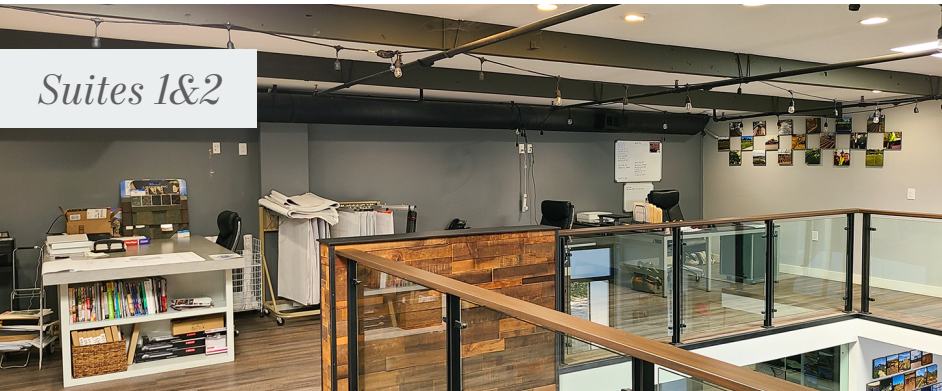
**km** Kidder  
Mathews

# FLOOR PLAN



## PROPERTY HIGHLIGHTS

- ±19,854 SF total building
- ±4,622 SF available
- Gated property
- Sprinklered building
- Great access to Hwy 87, Hwy 280, & Hwy 85
- 1,600 Amp power at 120/208 Volt, 3 phase for the building
- Each unit has a 200 Amp breaker at 120/208 Volt, 3 phase
- 10' x 14' roll up doors
- ±17' clear height
- Skylights in warehouse
- ±2.4/1,000 parking
- New roof, sprinkler system, and paint as of 2021
- \$1.64 NNN lease rate + \$0.63 opex
- Call for availability and touring



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