

EP

EDENVALE INDUSTRIAL PARK

550-650 PIERCY ROAD
6480 HELLYER AVENUE
SAN JOSE, CALIFORNIA



AVAILABLE SPRING 2025

±171,407 SF – ±635,833 SF

New Construction - Industrial Buildings for Lease

Hines CBRE

HIGH CAPACITY. HIGH EFFICIENCY.



±44.82 Acre Site



To Suit Office



2.5% Skylights Ratio



ESFR Sprinklers



Up to 4,000 Amps per Building



Dock and Grade Loading



±36' Clear Height



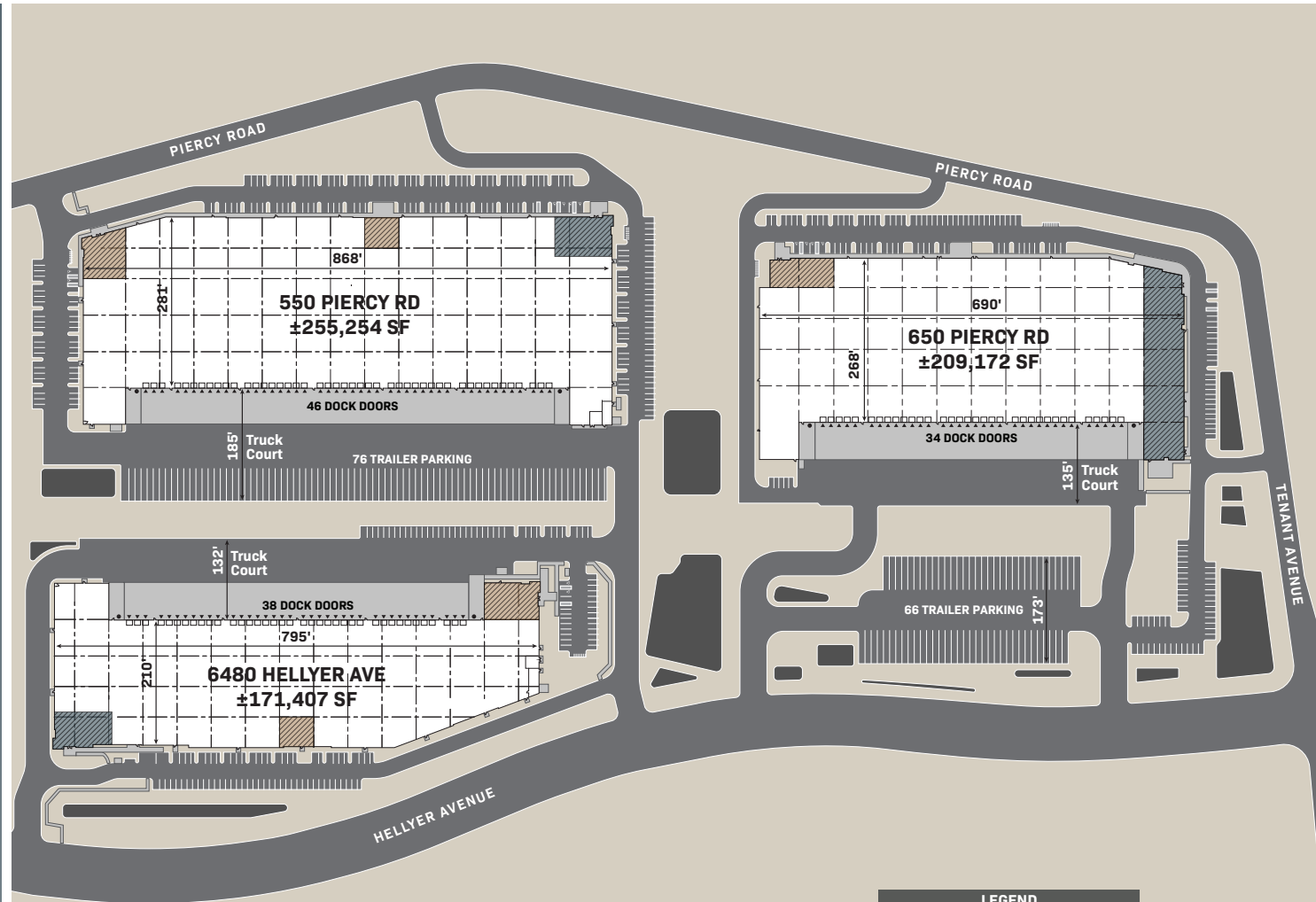
Industrial Park (IP) Zoning



Great Access to Hwy 101 and Hwy 85



Available Spring 2025



LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS
- POTENTIAL OFFICE
- POTENTIAL OFFICE WITH MEZZANINE

ARRIVING SPRING 2025

Edenvale Industrial Park features flexible parking, build-to-suit office space and more dock-high doors per building than others in the market.



FLEXIBLE USE

Ready for logistics or advanced manufacturing



EFFICIENT DESIGN

Built for easy delivery and distribution - inside and out



SITED FOR SUCCESS

Reach consumers, customers, talent and labor from an exceptional, central site



BUILT FOR EFFICIENCY

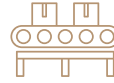
TAILORED TO YOUR OPERATION



Design an assembly or distribution line around 34-46 dock-high doors



Deliver materials directly to where they're needed in the manufacturing or fulfillment process



Install equipment pads with ease and save on fit-out costs



Build-to-suit office gives you the right amount of space for every purpose



Trailer parking can be easily converted to auto parking, depending on tenant need

EQUIPPED FOR EFFICIENCY



Above-average number of dock-high doors in every building means trucks spend less time staging and more



142 trailer parking spots allow for efficient storage and clear truck courts



173' truck court allows for easy maneuverability and uninterrupted loading

WHERE LABOR MEETS DEMAND



Direct access to both directions of US-101



CA-85 connects to customers and talent in the Silicon Valley core



Accessible commute for talent and labor from the north and south



NEIGHBORHOOD CONVENIENCES



- MONTEREY PLAZA**
- City Sports Club
 - Dollar Tree
 - Food Maxx
 - Holder's Country Inn
 - Jade China
 - Little Caesars Pizza
 - McDonald's
 - Taco Bell
 - The Cheese Steak Shop

- ORCHARD TOWN AND COUNTRY**
- Baskin Robbins
 - Bill's Cafe
 - Castillo's Mexican Restaurant
 - Greek Spot
 - Meriwest Credit Union
 - Pizza Hut

- VILLAGE OAKS**
- Bank of America
 - Chase
 - Chipotle
 - Five Guys
 - Marshalls
 - MOD Pizza
 - Panda Express
 - Panera Bread
 - Petco
 - Poki Bowl
 - Safeway
 - Starbucks
 - Target
 - Ulta
 - Vitality Bowl

- AutoZone Auto Parts
- In-N-Out Burger
- Lowe's

- SILVER OAK PLAZA**
- Chick-Fil-A
 - Shell
 - Starbucks

EP
EDENVALE
 INDUSTRIAL PARK

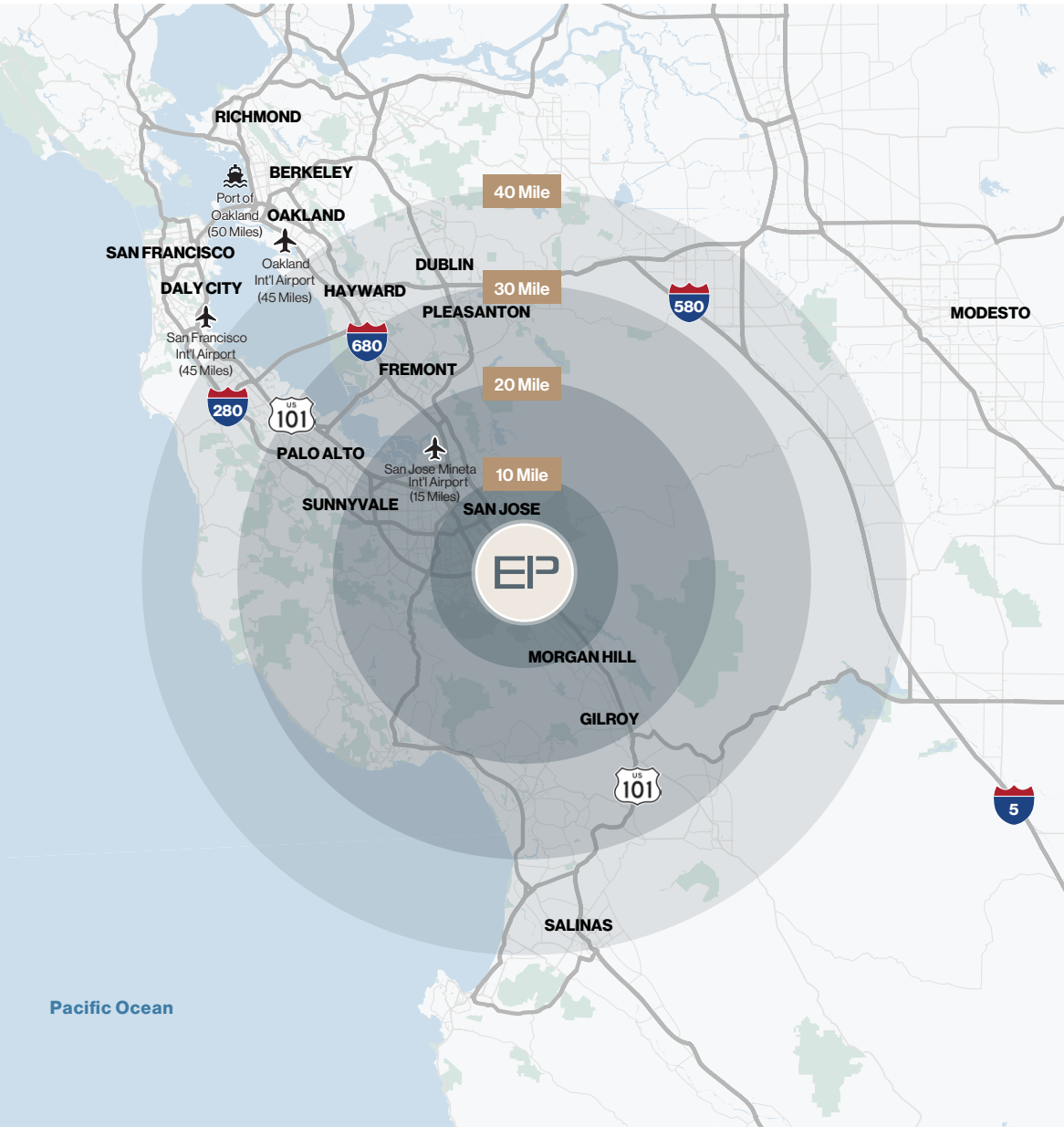
- HOTEL**
- Wyndham Garden



±0.5 Miles to Hwy 101

±0.8 Miles to Hwy 85

REGIONAL REACH



5 MILES

10 MILES

30 MILES

40 MILES

2024 POPULATION ESTIMATE

243,094

820,068

2,835,812

4,174,596

2024 MEDIAN HOUSEHOLD INCOME

\$150,839

\$136,586

\$156,179

\$150,170

2024 EMPLOYED POPULATION

48,072

260,527

1,441,748

2,025,105

MANUFACTURING, TRANSPORTATION & WAREHOUSING EMPLOYMENT

24,854

80,347

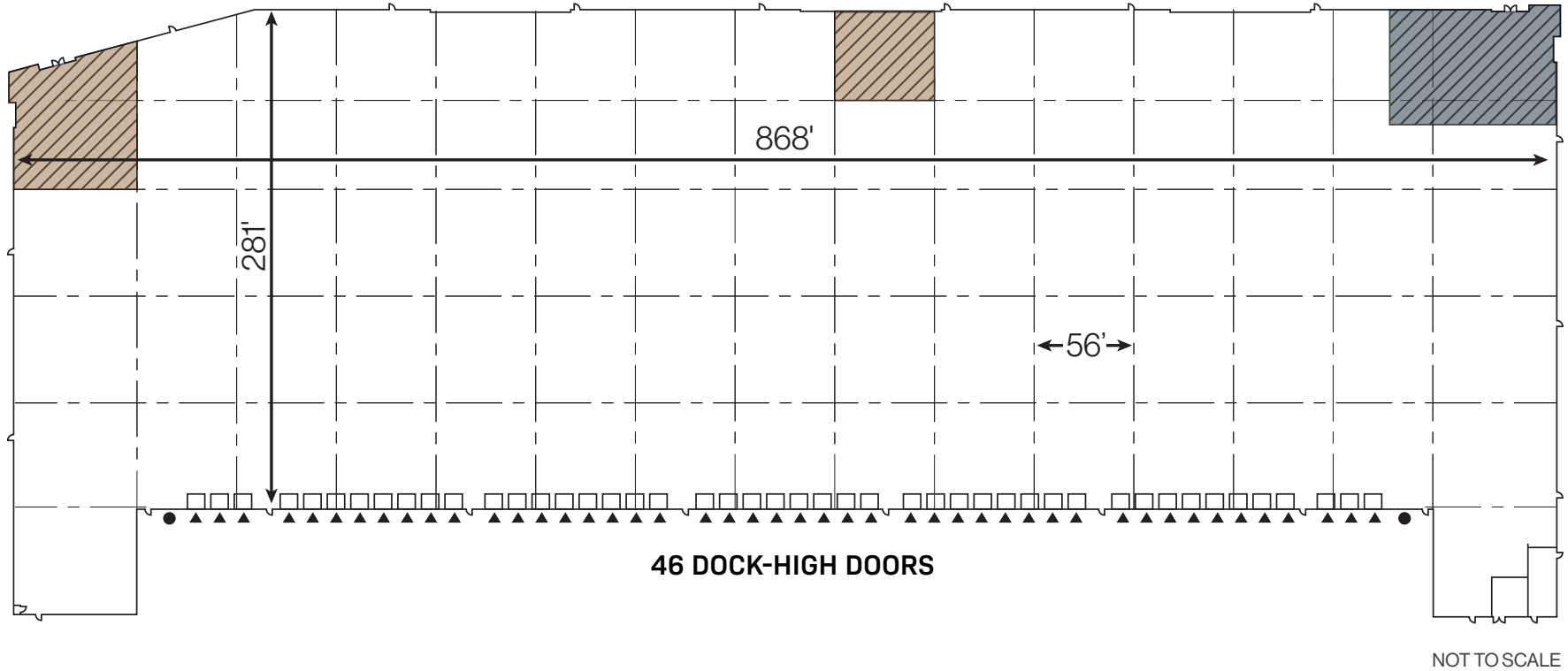
270,800

372,731

550 PIERCY ROAD

BUILDING SIZE	±255,254 SF
LAND AREA	±16.27 Acres
OFFICE	To Suit
CLEAR HEIGHT	±36'
COLUMN SPACING	56' Typical
POWER	Up to 4,000 Amps, 277/480V

LOADING	46 Dock-High / 2 Grade-Level
TRUCK COURT	130' with 55' Trailer Storage
SPEED BAY	60'
SPRINKLERS	ESFR
AUTO PARKING	211 Stalls
TRAILER PARKING	76 Stalls

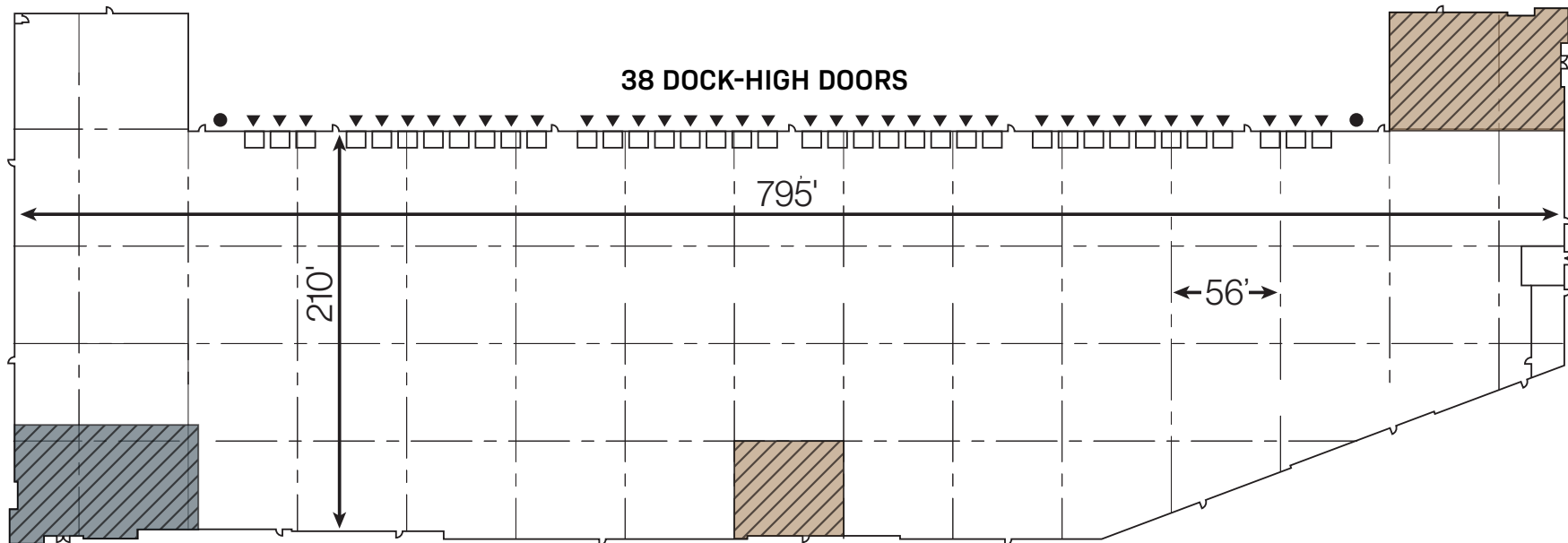


- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▨ POTENTIAL OFFICE WITH MEZZANINE

6480 HELLYER AVENUE

BUILDING SIZE	±171,407 SF
LAND AREA	±12.63 Acres
OFFICE	To Suit
CLEAR HEIGHT	±36'
COLUMN SPACING	56' Typical
POWER	Up to 4,000 Amps, 277/480V

LOADING	38 Dock-High / 2 Grade-Level
TRUCK COURT	132'
SPEED BAY	60'
SPRINKLERS	ESFR
AUTO PARKING	136 Stalls
TRAILER PARKING	N/A



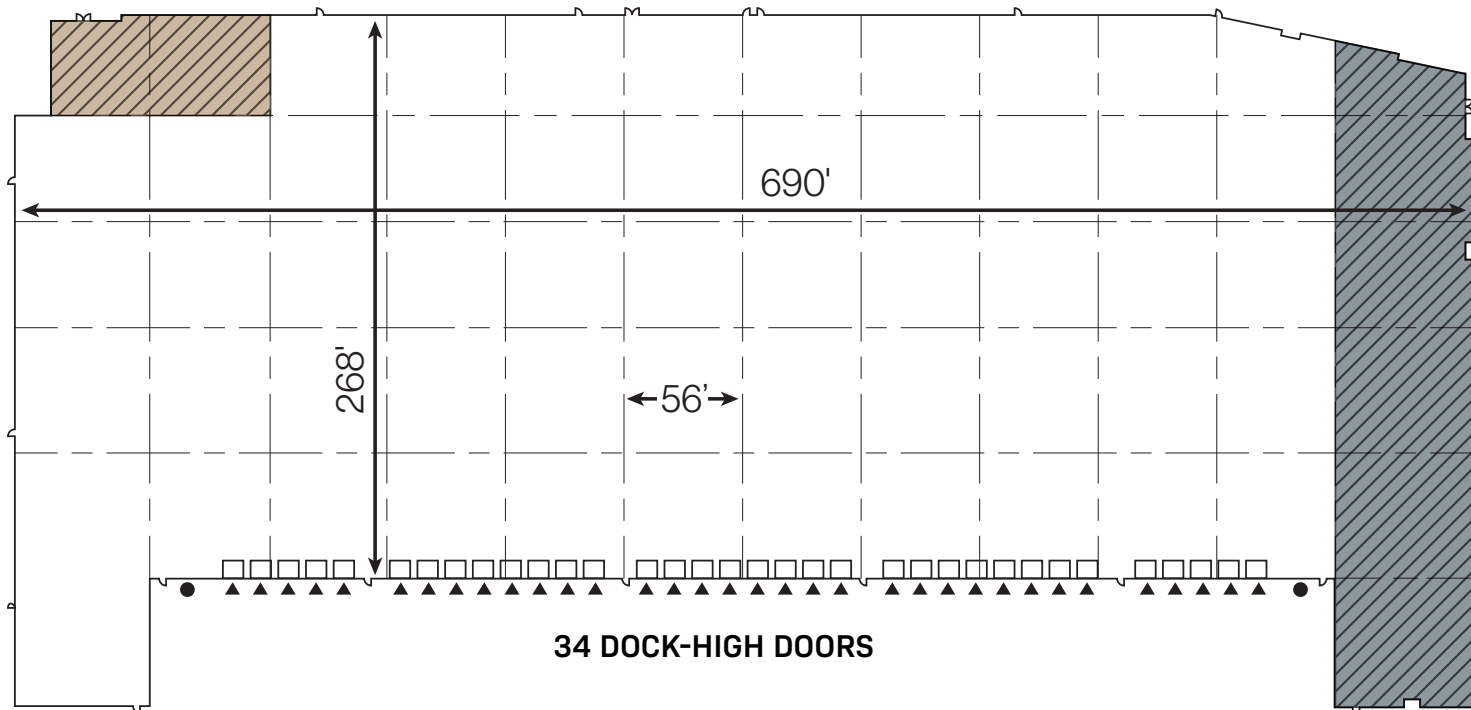
NOT TO SCALE

- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▨ POTENTIAL OFFICE WITH MEZZANINE

650 PIERCY ROAD

BUILDING SIZE	±209,172 SF
LAND AREA	±12.80 Acres
OFFICE	To Suit
CLEAR HEIGHT	±36'
COLUMN SPACING	56' Typical
POWER	Up to 4,000 Amps, 277/480V

LOADING	34 Dock-High / 2 Grade-Level
TRUCK COURT	135'
SPEED BAY	60'
SPRINKLERS	ESFR
AUTO PARKING	154 Stalls
TRAILER PARKING	66 Stalls



NOT TO SCALE

- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▩ POTENTIAL OFFICE WITH MEZZANINE



EP

EDENVALE INDUSTRIAL PARK

550-650 PIERCY ROAD
6480 HELLYER AVENUE
SAN JOSE, CALIFORNIA

FOR MORE INFORMATION, PLEASE CONTACT:

CHIP SUTHERLAND

Vice Chairman
Lic. 01014633
+ 1408 453 7410
chip.sutherland@cbre.com

BRIAN MATTEONI

Executive Vice President
Lic. 00917296
+ 1408 453 7407
brian.matteoni@cbre.com

Hines **CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.