

INDUSTRIAL SPACE *FOR SALE*

414-D UMBARGER RD, SAN JOSE, CA



Property Highlights

Fully sprinklered $\pm 20\%$ office, $\pm 80\%$ warehouse/manufacturing

400 Amps power
(two 200 Amp panels at 120/208V, 3 Phase power, buyer to verify)

Grade level door 12'x14'

$\pm 18'$ clear height

Distributed power/airlines, Quality Control room, & two restrooms

Parking ratio $\pm 2/1,000$

Call for pricing and tour availability

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

JOE SWANSON
Senior Vice President
408.588.2351
joe.swanson@kidder.com
LIC N° 01263138

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km Kidder
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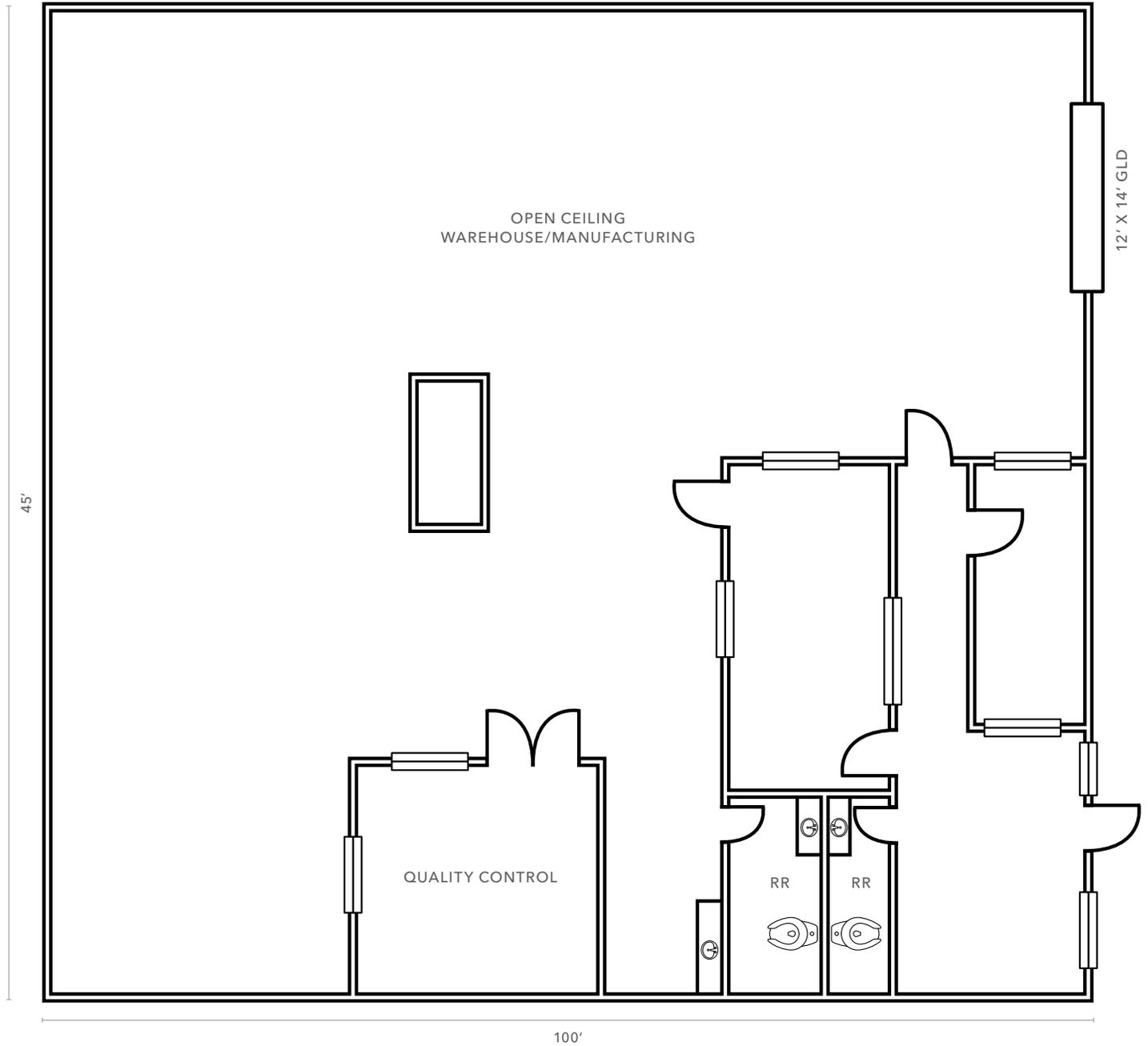
FLOOR PLAN

SUITE D

20%
OFFICE RATIO

80%
WRHS. RATIO

+18'
CLEAR HEIGHT



▲ Grade level loading

FLOOR PLAN NOT TO SCALE

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12' X 14'

GRADE LEVEL DOOR

+18'

CLEAR HEIGHT

2/1,000

PARKING RATIO

