

Rare ±3,000 SF Industrial Building For Sale or Lease

Large Fenced Yard | Covered Storage | 2 Roll Up Doors | ±0.37 AC Lot

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771 Coleman Ave, San Jose



PROPERTY OVERVIEW



OFFERING PRICE: \$2,500,000
LEASE RATE: \$3.00 PSF NNN

BUILDING AREA: ±3,000 SF

YEAR BUILT: 1948

LAND AREA: ±16,117 SF

POWER: 200Amps/240V

PARCEL NUMBER (APN): 259-09-023

OF ROLL UP DOORS: 2

CLEAR HEIGHT: 14'-18'

ZONING: LI – Light Industrial

GENERAL PLAN: LI – Light Industrial

RARE ±3,000 SF INDUSTRIAL BUILDING FOR SALE OR FOR LEASE

Large Fenced Yard | Covered Storage | 2 Roll Up Doors | ±0.37 AC Lot

- ±3,000 SF Industrial Building on a Large ±16,117 SF Lot.
- Large Fenced Yard with Covered Storage.
- Excellent Condition Building with Newly Renovated Office Space.
- The Property is Currently Vacant.
- 2 Large Roll Up Doors.
- Automatic Gate System.
- Great Freeway Access to Hwy 87 & Hwy 880.
- Located on Coleman Avenue Near W Taylor Street Minutes from San Jose Mineta International Airport.
- Power: 200Amps/240V
- 14'-18' Ceiling Clear Height
- LI – Light Industrial Zoning and General Plan Designation, which includes permitted uses such as Construction Yard, Industrial Services, Light and Medium Manufacturing & Assembly, Warehouse/Distribution Facility, Wholesale Sale Establishment, Commercial Kitchen, Industrial Equipment Sales, Repair & Cleaning of Vehicles, & Tow Yard.













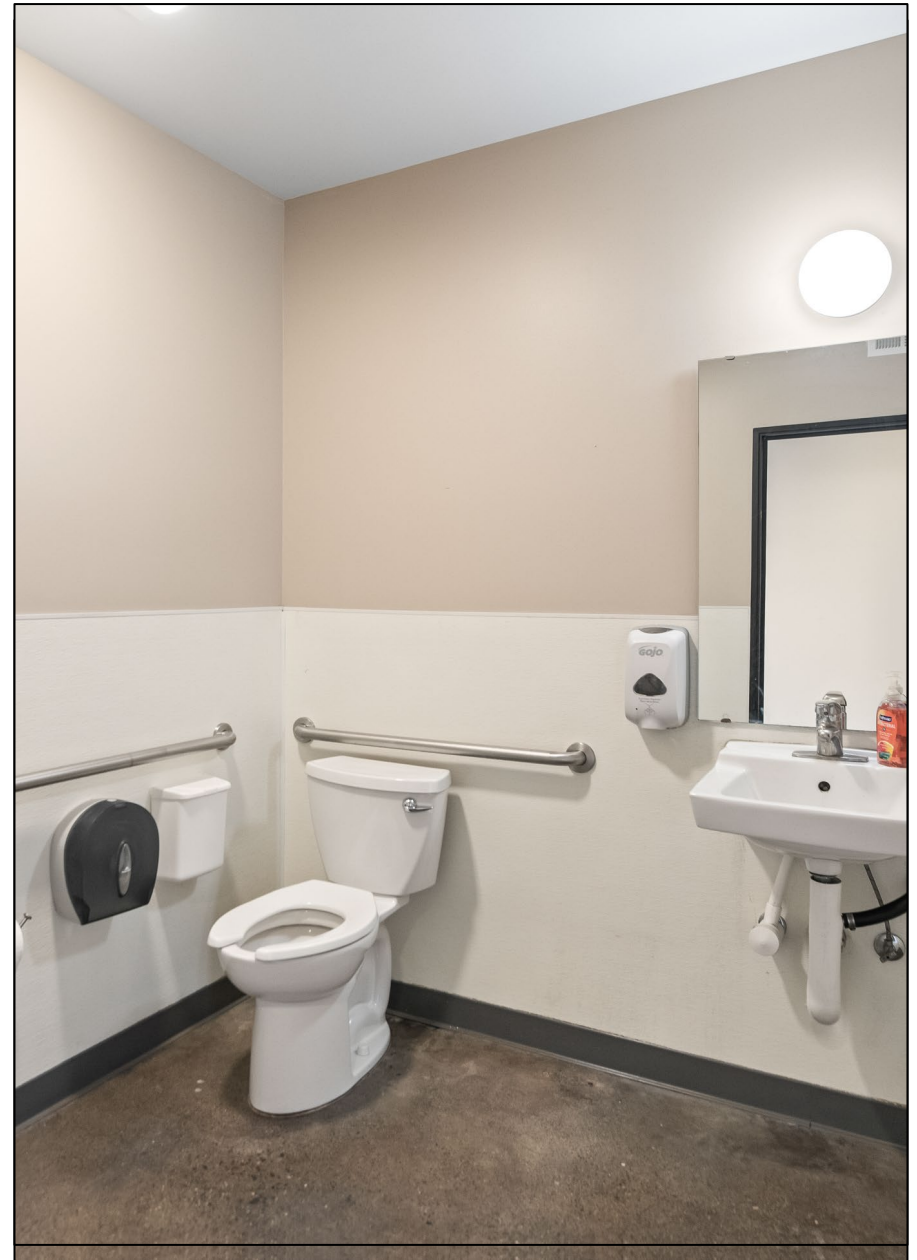




INTERIOIR PHOTOS



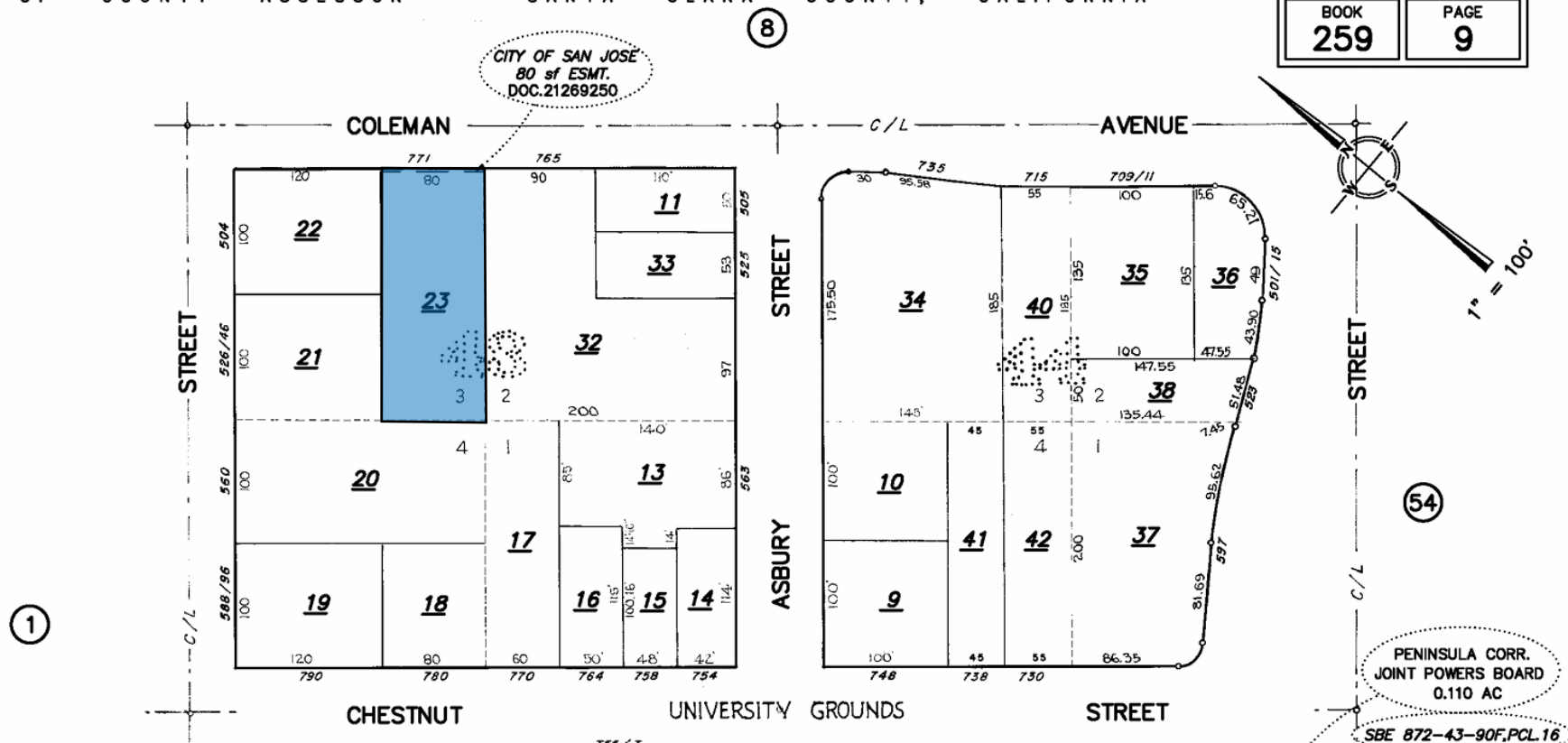
INTERIOR PHOTOS







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2025 SUMMARY	1-MILE	5-MILE	10-MILE
Population	17,849	646,679	1,542,950
Households	7,246	225,071	521,474
Average Household Size	2.3	2.7	2.8
Owner Occupied Housing Units	2,163	88,030	259,294
Renter Occupied Housing Units	4,966	128,686	241,957
Median Age	36.2	37.3	39
Median Household Income	\$136,255	\$124,518	\$144,228
Average Household Income	\$163,303	\$154,014	\$170,384

771 Coleman Ave

SAN JOSE

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