

INDUSTRIAL UNITS *FOR LEASE*

2006, 2010 & 2020 SENTER RD, SAN JOSE, CA



*±8,158 to 19,578 SF industrial units for lease
with easy access to US-101, I-280 & SR-87*

Dock and grade level loading

19' 8" clear height

Fully sprinklered

Insulated ceiling

Close to Costco

\$0.41 OPEX

DERIK BENSON

408.588.2332

derik.benson@kidder.com

LIC N° 01182654

DAVE GEISSBERGER

408.588.2338

dave.geissberger@kidder.com

LIC N° 01401887

KIDDER.COM

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.

**km Kidder
Mathews**

FOR LEASE

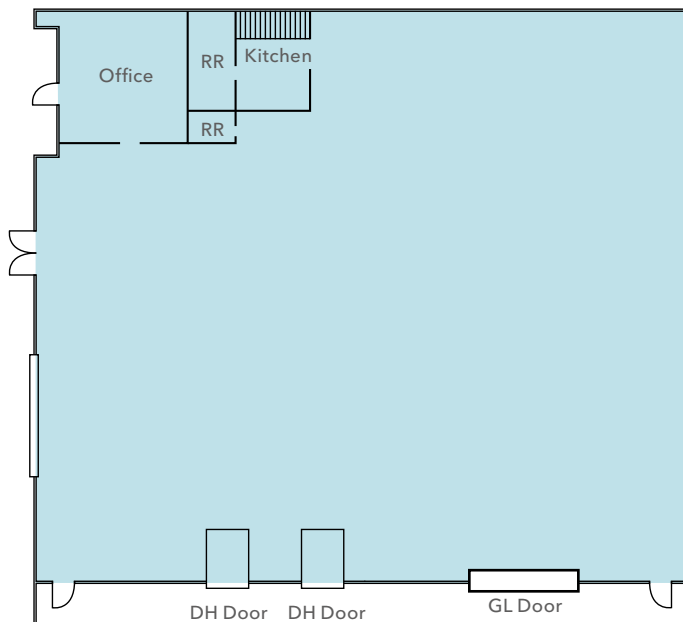
AERIAL MAP



KIDDER.COM

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.

2006 SENTER RD



$\pm 8,158$ SF

AVAILABLE

$\$1.60$ NNN

ASKING RATE

$\pm 19,578$ SF

2006 & 2010 COMBINED

Showroom

Senter Rd. visibility & signage

Bonus mezzanine

2010 SENTER RD

$\pm 11,420$ SF

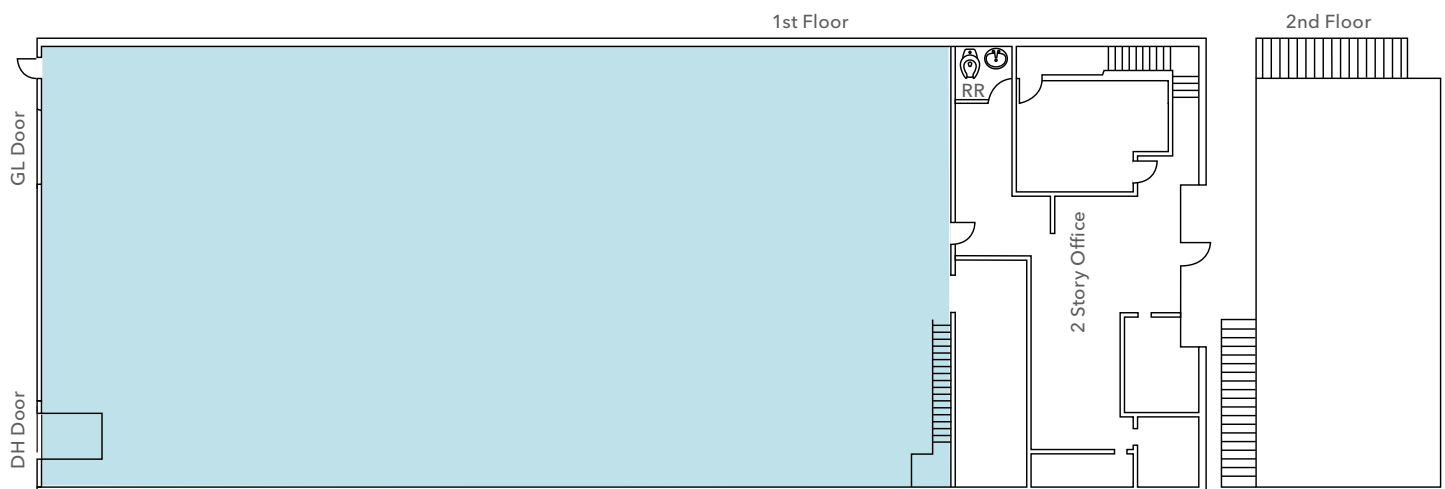
AVAILABLE

$\$1.45$ NNN

ASKING RATE

$\pm 19,578$ SF

2006 & 2010 COMBINED



FLOOR PLANS NOT TO SCALE

KIDDER.COM

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.

FOR LEASE

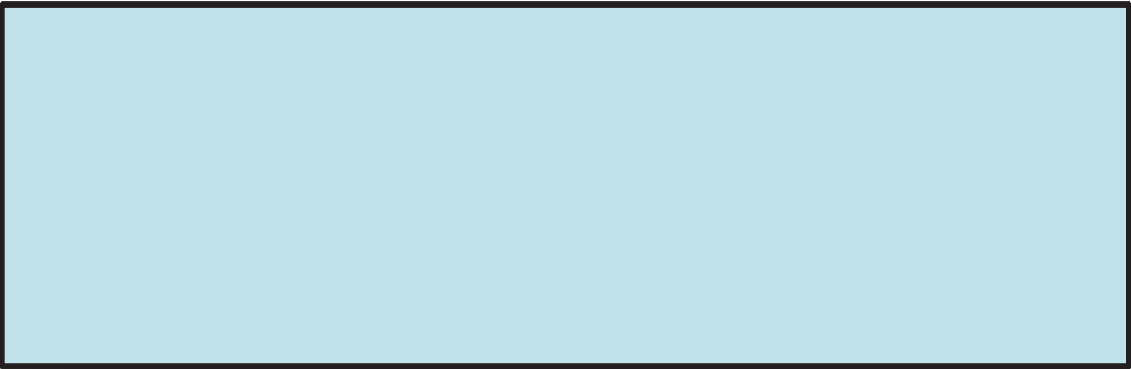
2020 SENTER RD

±9,240 SF

AVAILABLE

\$1.45 NNN

ASKING RATE



FLOOR PLANS NOT TO SCALE

SUITE AVAILABILITY

* Contiguous Spaces

| Suite # | Bldg Size | Type | Asking Rate | Available |
|----------------------|-----------|-------------------------|------------------|-----------------|
| 2006 SENTER RD* | 8,158 SF | Industrial/Quasi Retail | \$1.60 PSF + NNN | 15 days |
| 2010 SENTER RD* | 11,420 SF | Industrial/Warehouse | \$1.45 PSF + NNN | Now |
| 2006 & 2010 COMBINED | 19,578 SF | | | |
| 2020 SENTER | 9,240 SF | Industrial/Warehouse | \$1.45 PSF + NNN | January 1, 2026 |

KIDDER.COM

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.

