

**FOR
LEASE / SALE**

± 121,679 SF MANUFACTURING/
WAREHOUSE BUILDING
WITH 2.0/1000 PARKING RATIO

865

Embedded Way



**SITE FULLY ENTITLED
FOR DEVELOPMENT**

CBRE

 **OPPIDAN**

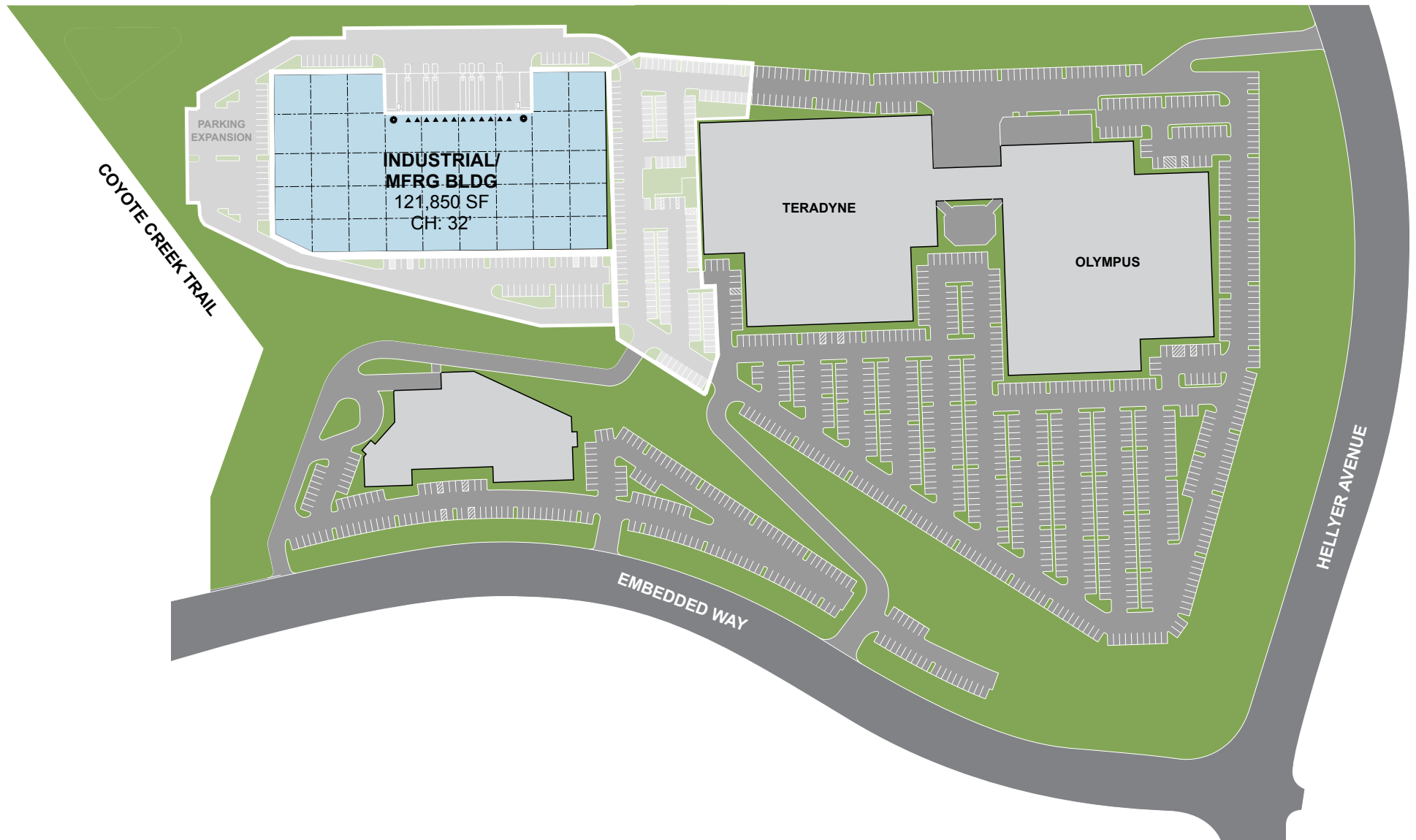
865 EMBEDDED WAY, SAN JOSE

BUILDING HIGHLIGHTS

- | | | | |
|---|---|---|---|
|  ± 121,679 SF
Manufacturing/
Warehouse Building |  Reverse Commute Benefits |  Ability to Add 2nd
Floor Mezzanine |  7" Concrete Foundation |
|  10.17 Acre Site |  ±130' Truck Court Depth |  Up to 4,000 Amps
(PG&E) |  2.0/1000 Parking Ratio
(250 Parking Stalls) -
Expandable to 2.5/1000 Parking |
|  11 Dock High Doors |  60' x 56' Speed Bay |  ±32' Clear Height |  Located in Edenvale
Industrial Park |
|  2 Grade Level Doors |  56' x 50' Column
Spacing |  ESFR Sprinkler System | |
|  Industrial Park (IP) Zoning |  Office to Suit |  Easy Access to
Highways 101 and 85 | |

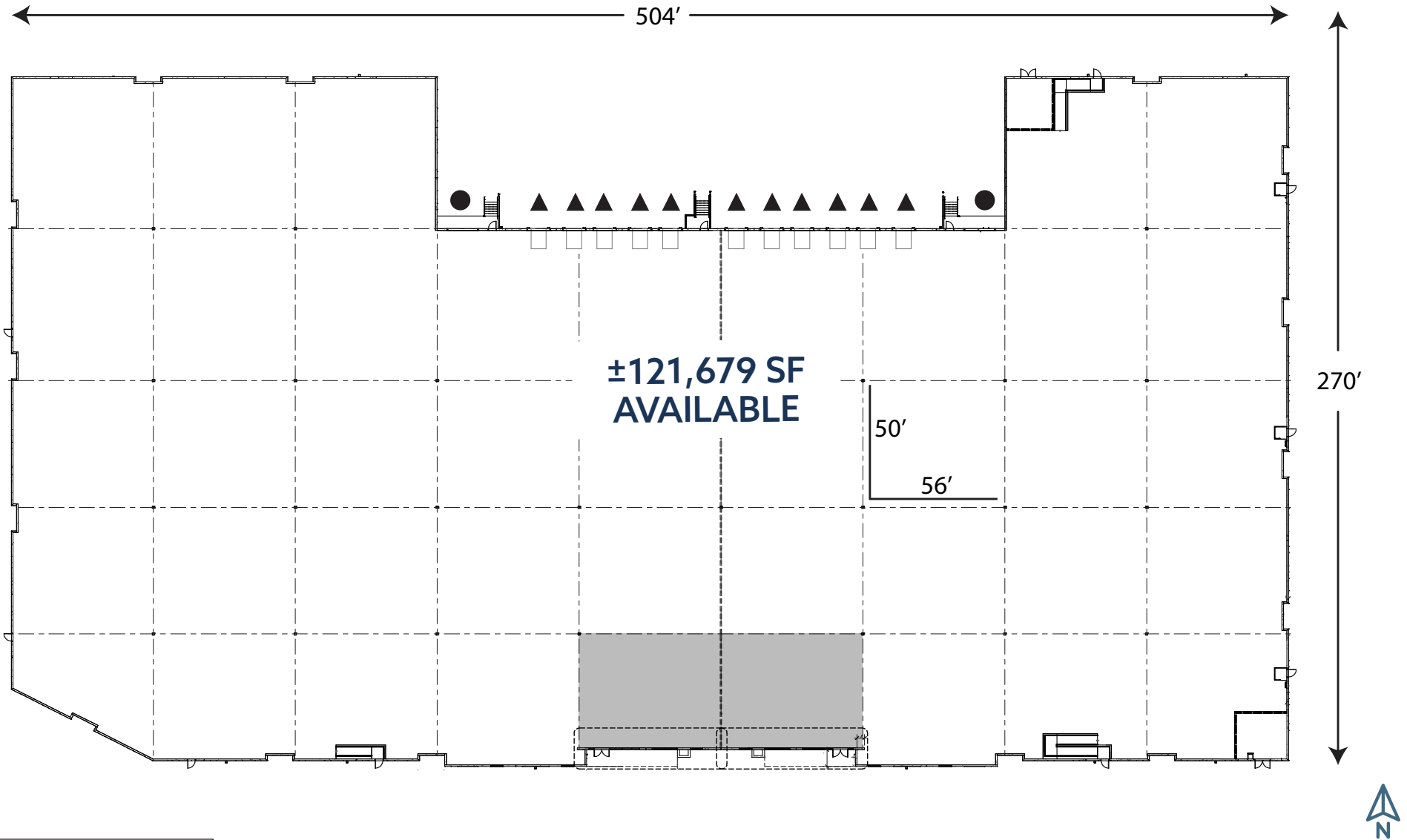


SITE PLAN



FLOOR PLAN

NOT TO SCALE



- OFFICE
- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

DOWNTOWN SAN JOSE

865
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101

85

COTTLE STATION VTA

VILLAGE OAKS

NEW RESIDENTIAL

NEW RESIDENTIAL

NEW RESIDENTIAL

NORTHROP GRUMMAN

Infinera

JABIL

EQUINIX

COSTCO WHOLESALE

SAN JOSE POLICE TRAINING CENTER

Caltrain BLOSSOM HILL

NEW RESIDENTIAL

Roche

bioCUBE

IDT

County of Santa Clara

ICU

Velodyne LIDAR

THE PLEX

REACH

COBHAM

Snap-on GENISTA

WaterBit

CIT INC.

CenturyLink

stryker

orbotech

orobotech

JABIL

HELLYER AVE

SILVER CREEK VALLEY RD

865
Embedded Way

101

THE PLEX

Velodyne LiDAR

ICU

COUNTY OF
SANTA CLARA



Caltrain BLOSSOM HILL

**VILLAGE
OAKS**



COTTLE
STATION VTA

**NEW
RESIDENTIAL**

**NEW
RESIDENTIAL**



EQUINIX



**SAN JOSE POLICE
TRAINING CENTER**

 Western Digital™

ELKO
Corporation



REACH

Snap-on
GENISTA

COBHAM

stryker®



CenturyLink



WaterBit

stryker®

STRATEGIC SILICON VALLEY LOCATION

Access to educated and abundant labor force with over 7.5 Million residents living within an hour of the property, with affordable labor south of the project in Morgan Hill, Gilroy, Hollister and Salinas.

- » 95,000 skilled workers within 30 minutes of South San Jose/Edenvale; over 925,000 workers within 60 minutes.
- » 20 - 30 minutes to Morgan Hill/Gilroy which offer some of the best affordable housing programs in the Bay Area.
- » Excellent access to attractive affordable South 101 Corridor labor force.



**EXCELLENT ACCESS TO ATTRACTIVE AFFORDABLE
SOUTH 101 CORRIDOR LABOR FORCE**

EDENVALE INDUSTRIAL BUSINESS AREA OF SOUTH SAN JOSE

BEST IN CLASS MIXED USE INDUSTRIAL BUSINESS PARK



Established in 1970's based on sound land use and transportation planning principals that dictate the benefits of locating future jobs in the vicinity of the existing and future housing stock in the Southern Sector of San Jose.

- » Encompasses 2,312 acres in Southern San Jose.
- » Attracting companies such as Roche and Jabil from diverse sectors including industrial, technology, life science, and advanced manufacturing.
- » Shifting San Jose closer towards jobs and housing balance.
- » Quick access to retail, restaurants, and hospitality amenities.

AMENITIES MAP



VILLAGE OAKS



MONTEREY PLAZA



TRANSPORTATION MAP



865

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**CBRE** **OPPIDAN**

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