

FOR SALE | FOR LEASE

925 Berryessa Road

San Jose, CA

±10,043 SF Specialized R&D / Advanced Manufacturing

BROKERAGE CONTACT

Ralph Borelli

Chairman

Phone: 408-521-7117

Email: ralph@ralphborelli.com

DRE #00465691

Caleb Scherer

Associate Manager

Phone: 408-521-7126

Email: caleb@borelli.com

DRE #02018513

—Est. 1955—

BORELLI
INVESTMENT COMPANY

Berryessa Industrial Center

919-933 Berryessa Road, San Jose, CA 95133

Berryessa Industrial Center is an eight-building industrial and flex business park located in North San Jose's highly sought-after Berryessa submarket. The project is designed to accommodate a broad range of industrial and commercial uses including warehouse, distribution, R&D, advanced manufacturing, light manufacturing, assembly, technology, and office operations.

The project offers a strategic Silicon Valley location with excellent regional connectivity and proximity to major transportation infrastructure, public transit, and a deep technology and engineering labor pool.

The surrounding Berryessa district continues to evolve as one of San Jose's premier employment and innovation corridors, attracting a diverse mix of advanced manufacturing, semiconductor, robotics, clean-tech, logistics, and technology-oriented users.

Berryessa Industrial Center's versatile industrial configuration and central Silicon Valley location position the project to serve a wide range of modern industrial and advanced manufacturing occupiers throughout the Bay Area.



Property Overview

Specialized R&D / Advanced Manufacturing Facility

Purpose-built for advanced manufacturing, clean-process operations, research & development, laboratory, or precision engineering users. The facility features extensive existing improvements including clean rooms, specialized utility infrastructure, and secured exterior equipment areas rarely found in comparable industrial properties.



- ±10,043 SF
- Industrial zoning
- Specialized R&D / advanced manufacturing improvements
- Lobby / reception area
- Conference room
- Two (2) private offices
- Open office / cubicle area
- Kitchen / break area
- Two (2) restrooms
- Class 1000 clean areas
- Warehouse area
- Temperature-Controlled, Humidity-Controlled, ESD-Protected Manufacturing Area
- HVAC-Conditioned Facility with (7) Rooftop Units
- Controlled Facility Access via Card Reader Security System
- Secured covered exterior utility yard
- Two (2) 10'x12' grade-level roll-up doors
- Roof replaced in 2022
- 800A / 480V 3-Phase Power
- Integrated interior and exterior process water systems
- Industrial process piping, pumps, and storage tanks

Clean Room & Process Water Infrastructure

The property includes Class 1000 clean areas and a permitted facility pad with process piping (including waste lines), water storage tanks and a containment pit for pre-treatment prior to discharge to public sanitation. Ownership of associated fixtures are subject to review.

These existing improvements may significantly reduce occupancy timelines and installation costs for laboratory, biotech, medical device, semiconductor-adjacent, and precision manufacturing users.



Pricing Information

FOR LEASE

Lease Rate: \$2.00/SF/Mo. NNN

CAM Charges: ~\$925/mo.

Term: Negotiable

Occupancy: ~90 days

FOR SALE

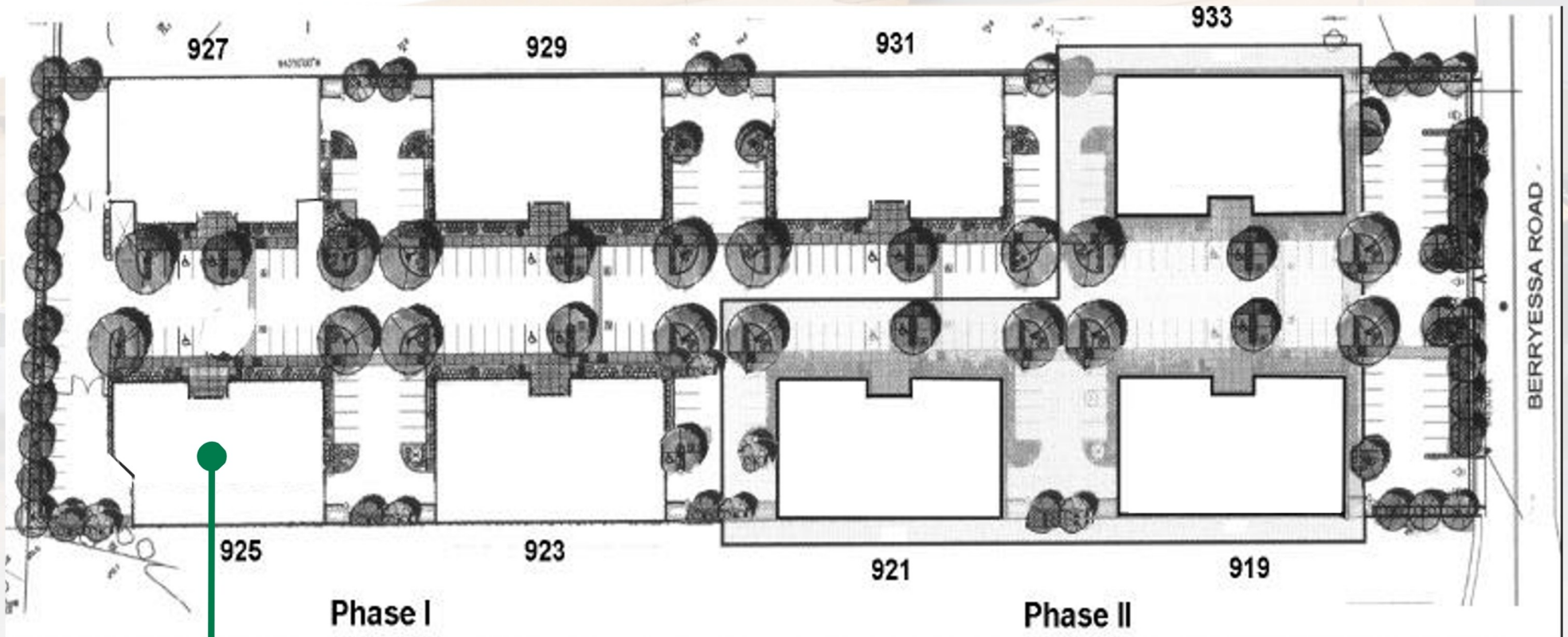
Price: \$5,222,000 (\$520/SF)

Occupancy: Owner/User



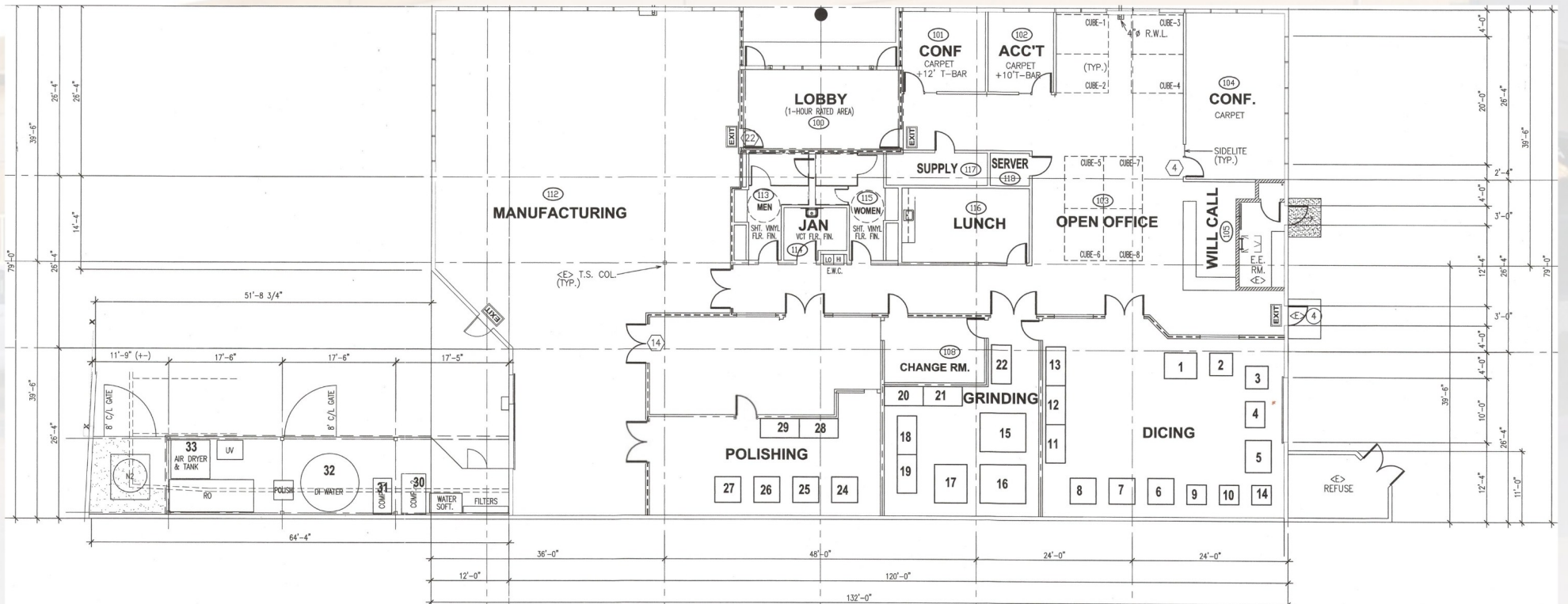
Currently occupied – please do not disturb tenant. Tours available by appointment only.

Site Plan



925 Berryessa Rd

Floor Plan



Aerial

925 BERRYESSA RD













Location Highlights

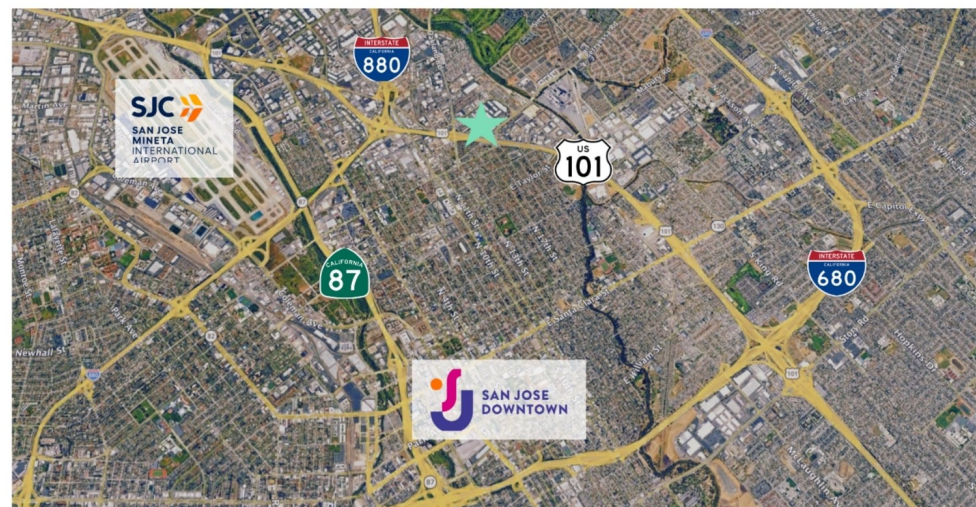
Strategic Silicon Valley Location

925 Berryessa Road benefits from a premier North San Jose location within Silicon Valley's highly established Berryessa industrial corridor. The property offers exceptional accessibility throughout the Bay Area with immediate connections to Interstate 680, U.S. Highway 101, and nearby State Route 880.

The property is located less than 2 miles from the Berryessa/North San José BART Station, providing direct regional transit connectivity between San Jose, Oakland, and San Francisco. The location also offers convenient access to Downtown San Jose (3 miles), San José Mineta International Airport (3 miles), and many of Silicon Valley's major employment and innovation centers.

The surrounding area features a strong concentration of technology, engineering, semiconductor, logistics, and advanced manufacturing companies, supported by one of the nation's deepest skilled labor pools and a robust regional infrastructure network.

- Immediate access to I-680, US-101 & SR-880
- Minutes from Berryessa/North San José BART Station
- Convenient access to San José Mineta International Airport
- Close proximity to Downtown San Jose
- Central Silicon Valley location
- Strong regional engineering & manufacturing workforce
- Nearby retail, dining & business amenities
- Excellent regional transportation connectivity



Demographics Overview

<u>Category</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population (2025)	22K	224.6K	602.8K
Population (2030 Proj.)	22.8K	229.8K	615.4K
Household Income (Avg.)	\$170.2K	\$151K	\$163.7K
Median Income	\$138.3K	\$119K	\$135.5K
Daytime Employees	13.9K	172.5K	356.8K
Businesses	1.3K	16.2K	34.5K
Housing Median Home Value	\$1M	\$1M	\$1.1M
Households (2025)	7.5K	74K	198K
Households (2030 Proj.)	7.8K	76K	202.6K



Contact for More Information

BROKERAGE CONTACT

Ralph Borelli

Chairman

Phone: 408-521-7117

Email: ralph@ralphborelli.com

DRE #00465691

Caleb Scherer

Associate Manager

Phone: 408-521-7126

Email: caleb@borelli.com

DRE #02018513

—Est. 1955—

BORELLI
INVESTMENT COMPANY