



923 Berryessa Road

San Jose, CA 95133

Property Type:	R&D / Light Manufacturing Building
Building Size:	11,157 sf. One floor.
Location Description:	Located immediately off Oakland Rd/Hwy 101 on/off-ramp just south of Hwy 880/101 interchange.
Property Description:	Constructed in 2002. 800 Amp 480V 3PH electric service with 3 sub breakers

CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
First Floor	11,157 rsf	\$1.45 psf NNN asking rent plus \$0.55 psf estimated operating expenses	Roughly 20% office build-out including large conference room in free-standing building. Located in attractive business park environment. • Approximately 19' clear-height. 2 drive-in doors (10' x 12'). • 26 dedicated parking spaces. • 800 Amp 480V 3PH electric service with 3 sub breakers. • New roof installed in 2021. • ~1,940 sf cleanroom-ready area in 3 rooms.	NOW



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