

± 4.95-Acre Class 'A' IOS/Fleet Parking Site  
100% Paved, Lit and Secured  
Immediate Freeway Access



**FOR LEASE**

**Prologis North San Jose**  
**1055 Commercial Court, San Jose, CA 95112**

Jones Lang LaSalle Brokerage, Inc. Real Estate License # 01856260





# 1055 Commercial Court





## Site Description



Divisible to 1.5 acres



Existing 3,131 SF Metal Building



100% asphalt paved site



Site Lighting



Fenced



Secured Gate



Shared Court Access

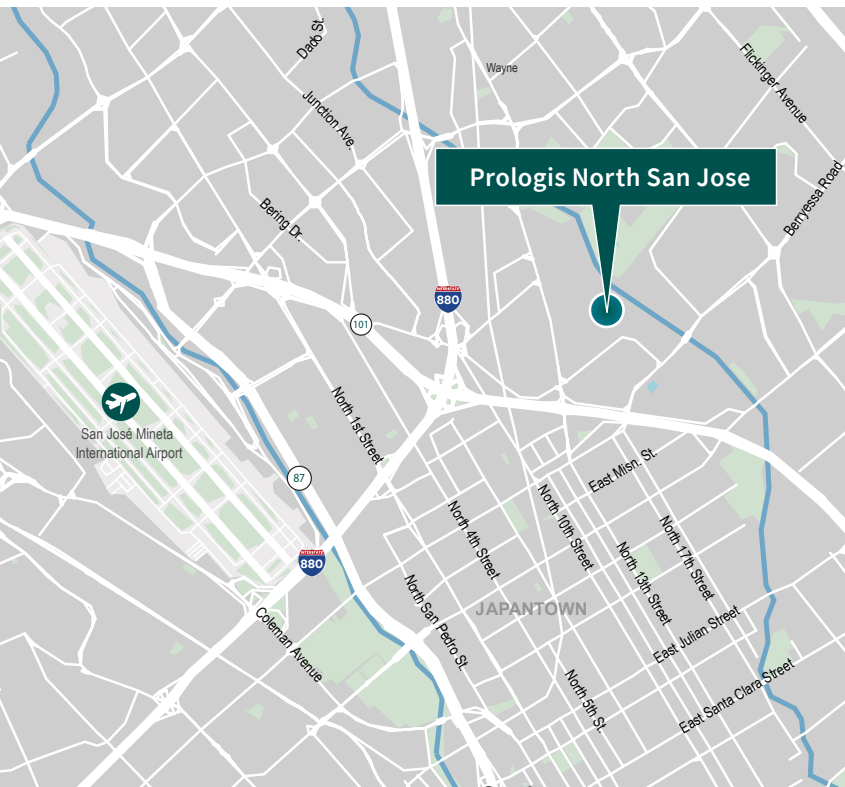
## Gated and Fenced Yard with Site Lighting



**±4.95 Acres**  
**Site/Divisible**  
Size

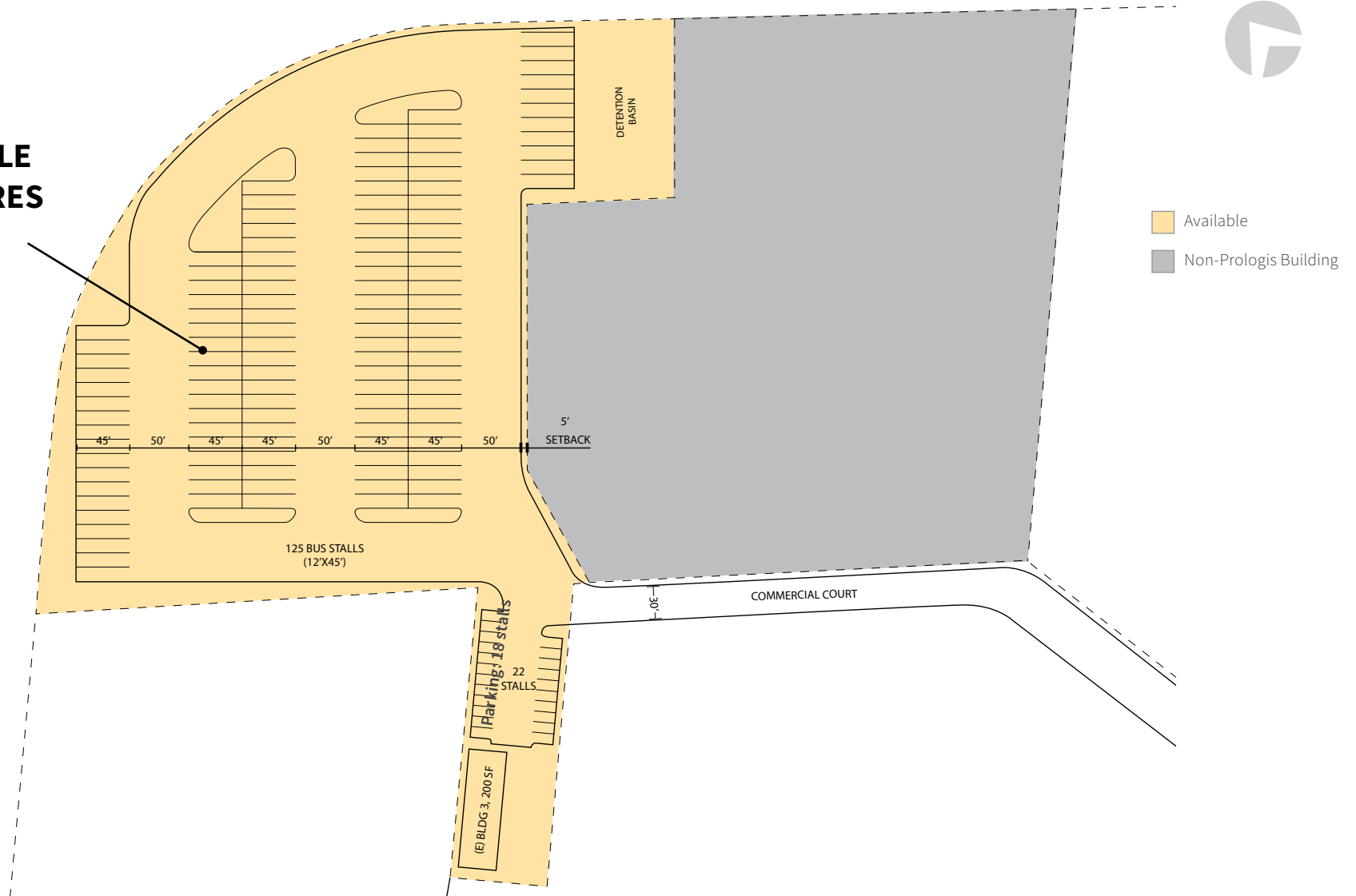


**HI**  
**(Heavy Industrial)**  
Zoning



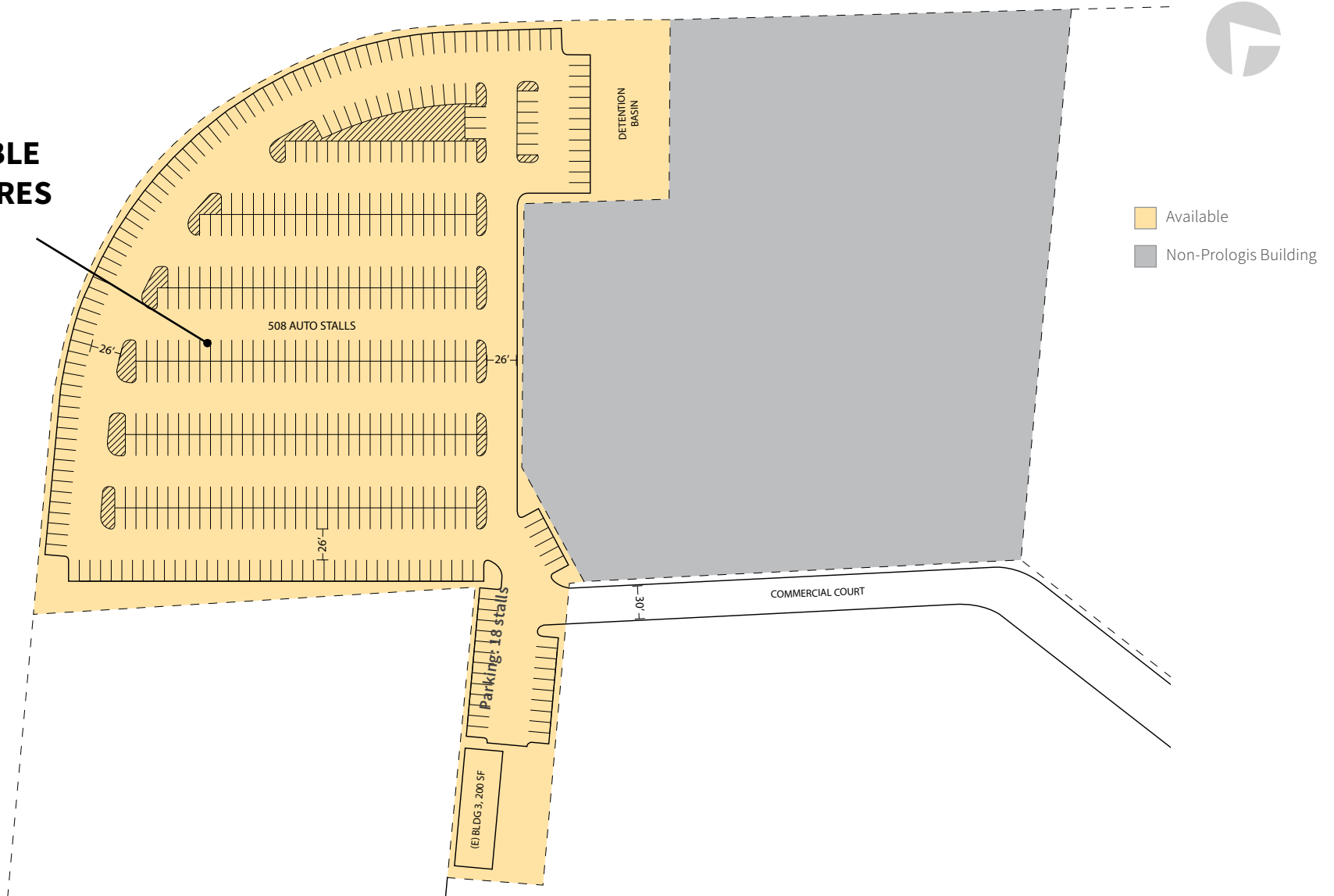
# Site Plan - Bus Stall Scheme

**AVAILABLE  
±4.95 ACRES**



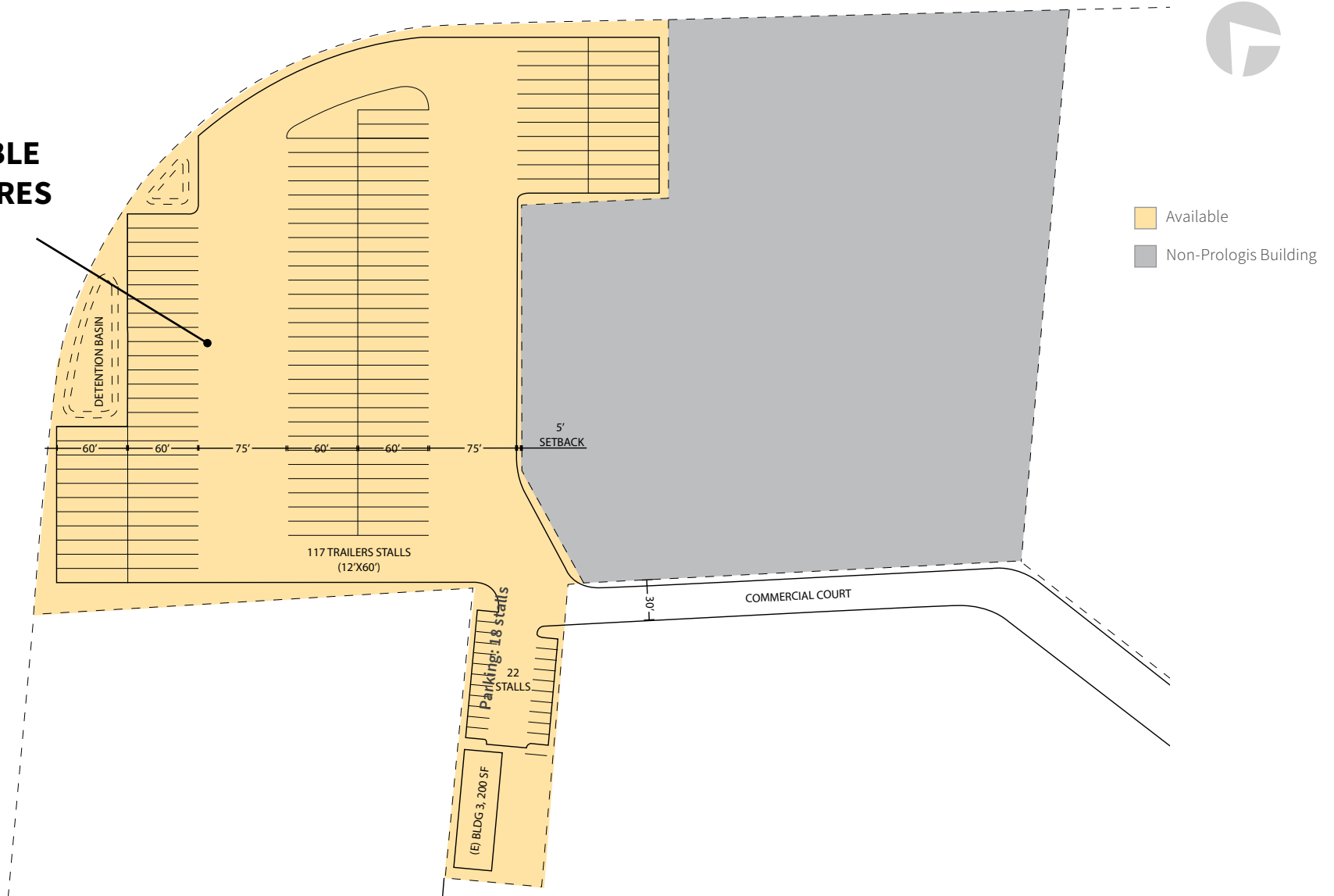
# Site Plan - Auto Stall Scheme

**AVAILABLE  
±4.95 ACRES**



# Site Plan - Trailer Stall Scheme

**AVAILABLE  
±4.95 ACRES**



# Strategic Location



San Jose International Airport  
**3.5 MI**

Oakland International Airport  
**33.3 MI**

SF International Airport  
**34.2 MI**



Mountain View  
**12.6 MI**

Oakland  
**39.2 MI**

San Francisco  
**47.4 MI**



Port of Redwood City  
**22.2 MI**

Port of Oakland  
**39.2 MI**

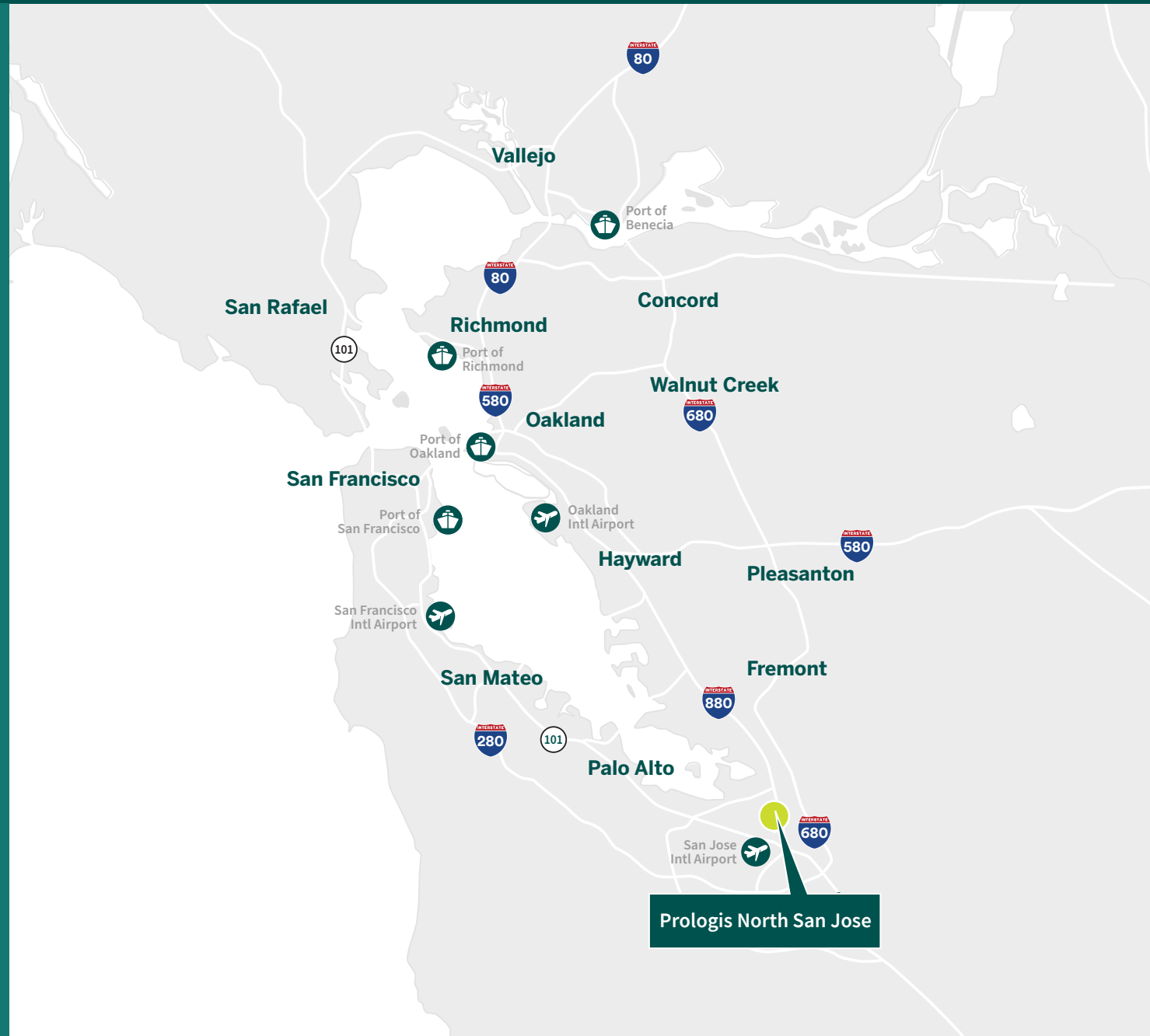
Port of San Francisco  
**46.9 MI**



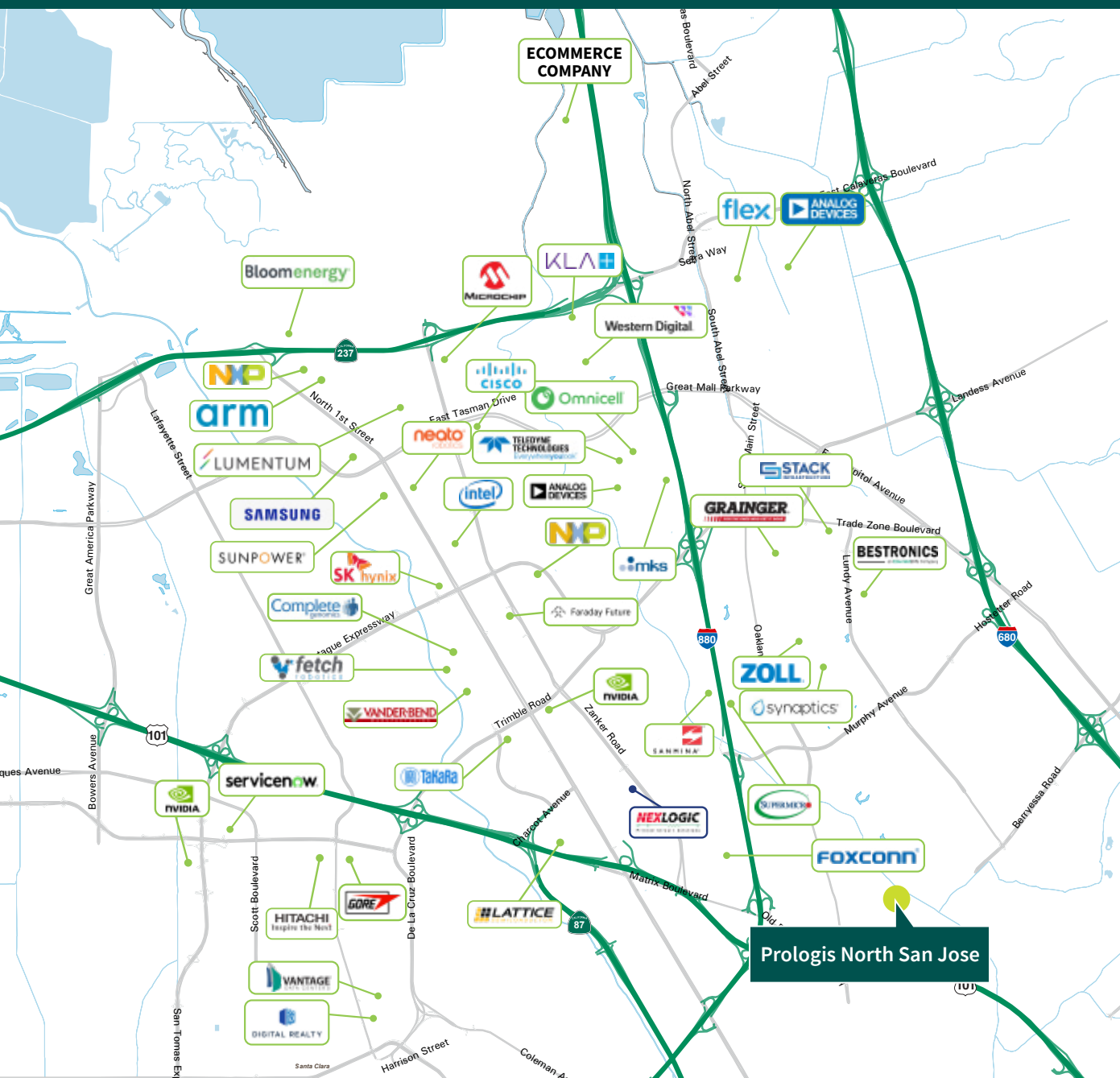
Stanford University  
**17.6 MI**

University of California, Berkeley  
**44.2 MI**

University of California, Davis  
**99.7 MI**



## Center of Industry



With an strong pool of individual and corporate consumers immediately available, Prologis North San Jose positions occupiers in an ecosystem of innovation.



The most advanced industries jobs  
in NorCal



The strongest traditional manufacturing talent base in NorCal with over 23,000 manufacturing workers living in the city



The most productive manufacturing labor force nationally with \$516,700 of gross output per job



# Center of Consumers & Workforce

## Area Demographics

Within a 45-minute drive



**3,991,812**

Total Population



**1,357,776**

Total Households



**\$140,878**

Median Household Income



**669,810**

2020 Household Income:  
\$100,000 & greater



**993,660**

Millennial Population  
(Born 1981 to 1998)



**849,212**

Generation X Population  
(Born 1965 to 1980)



**1,497,244**

People who spent \$500+  
on online orders



**118,314**

People who work in  
warehouse/distribution



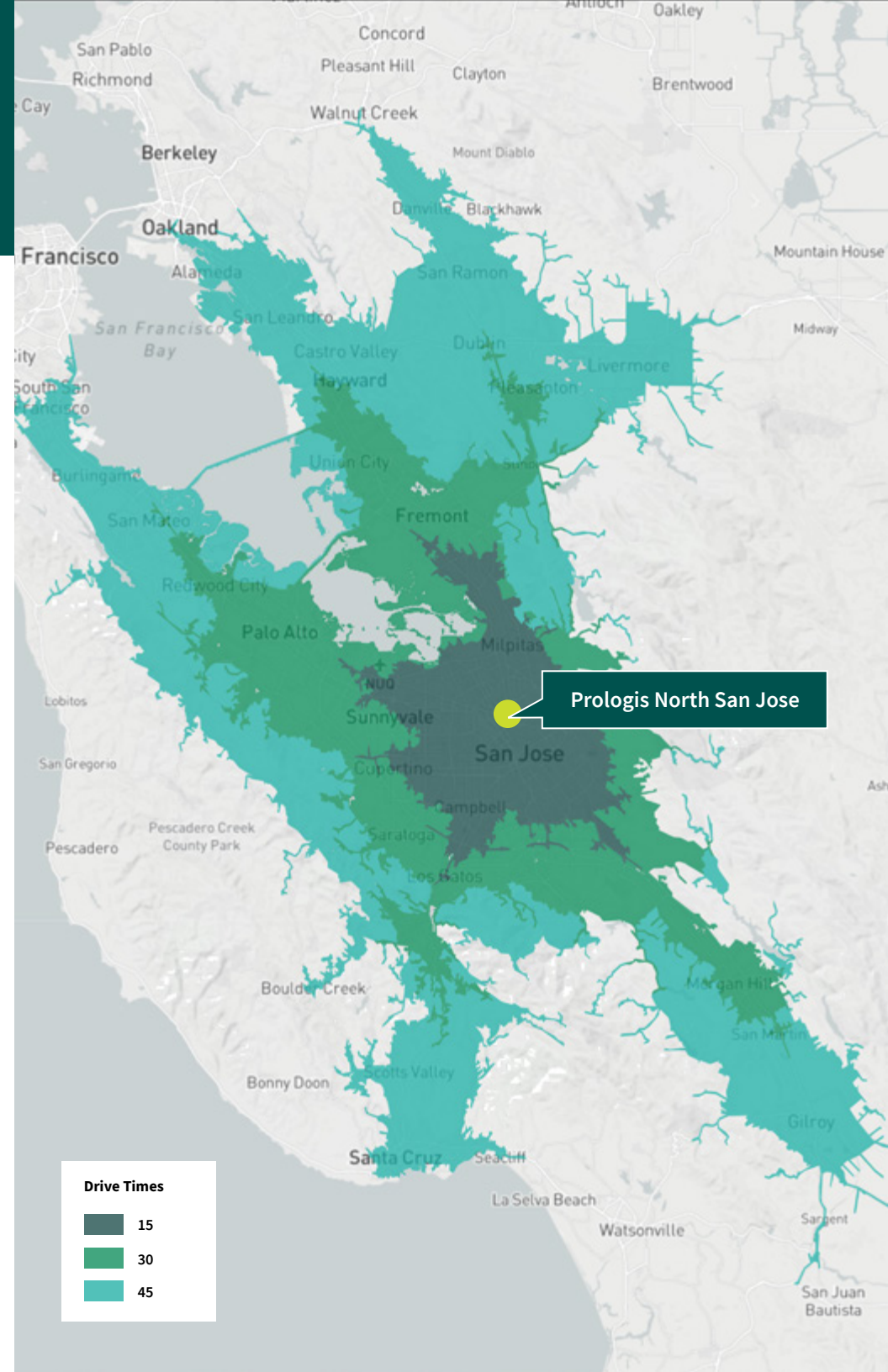
**70,241**

People who work as  
engineer & technicians



**118,961**

People who work in  
manufacturing





# Location

## Prologis North San Jose

1055 Commercial Court, San Jose, CA 95112





**Joel Yungen**

+1 650 480 2115  
joel.yungen@jll.com  
356 Santana Row, Suite 1000  
San Jose, CA 95128  
CA License No. 01850588

**Greg Matter**

+1 650 480 2220  
greg.matter@jll.com  
4085 Campbell Ave, Ste. 150  
Menlo Park, CA 94025 USA  
CA License No. 01380731

**Amy Pallas**

+1 510 661 4087  
apallas@prologis.com4085  
3353 Gateway Blvd  
Fremont, CA 94538 USA  
CA License No. 00935272

**Prologis North San Jose**

1055 Commercial Court,  
San Jose, CA 95112

www.prologis.com  
NYSE: PLD  
Twitter: @Prologis  
Prologis Real Estate  
License #01944561  
03262019

**Milpitas**

680 McCarthy Blvd. Suite 100  
Milpitas, CA USA 95035  
Main: +1 510 656 1900

**Corporate Headquarters**

Pier 1, Bay 1  
San Francisco, CA 94111  
Main: +1 415 394 4000  
info@prologis.com

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