

UNDER CONSTRUCTION
DELIVERING Q1-2027

2033

CONCOURSE DRIVE SAN JOSE, CA

www.2033concourse.com



AVAILABLE FOR LEASE

Freestanding ±93,156 SF Class "A" Advanced Manufacturing (expandable to ±96,156 SF)

NEWMARK



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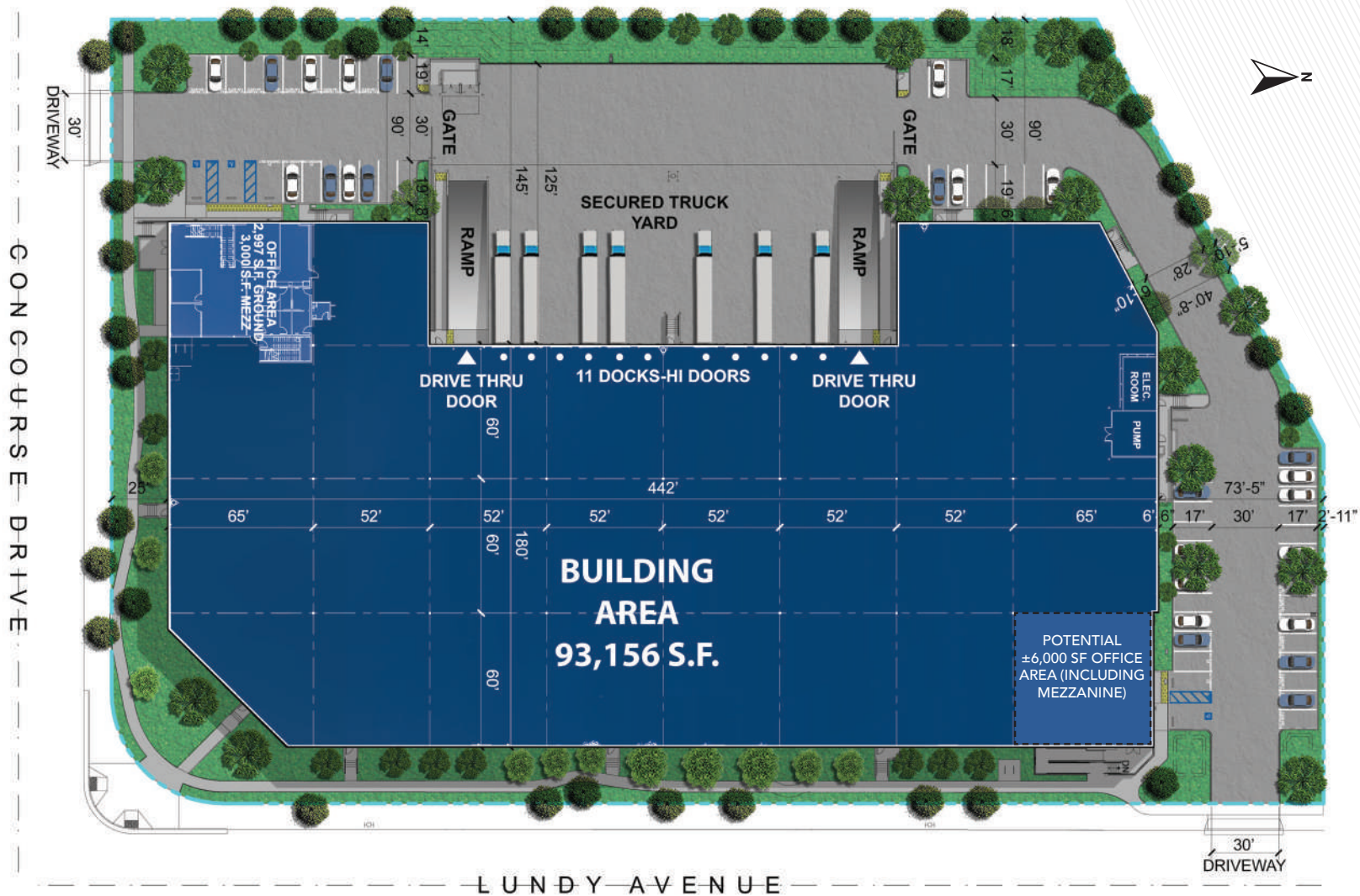
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PROJECT HIGHLIGHTS

 Building / Site Area	±93,156 SF (expandable to ±96,156 SF) Building Area / ±4.11 Acres (±178,956 SF)
 Location	2033 Concourse Drive San Jose, CA
 Submarket	Corner Location at Lundy @ Concourse in San Jose's International Business Park
 Zoning	Industrial Park (IP) (click here for permitted uses)
 Office Area	±2,997 SF office, plus ±3,000 SF of 2nd story mezzanine (expandable to ±11,997 SF) * Expandable office includes ±3,000 SF of additional ground floor office space, plus ±3,000 SF of additional 2nd story mezzanine
 Loading Doors	Eleven (11) Dock-High / Two (2) Grade Level, 40K LB Mechanical Levelers at Four (4) dock doors
 Clear Height	32' minimum
 Power Service	4,000 amps @ 277 / 480 volts, 3 phase
 Parking	55 auto parking stalls, expandable to 116 stalls. Super-parked plan available upon request
 Lighting	20 Foot-Candles in Warehouse and 2.5% Skylights
 Floor	7" reinforced concrete slab, MM80 throughout WH Slab
 Column Spacing	52' x 60'
 Sprinkler System	ESFR with K-25 Heads
 Lease Rate	Contact Brokers



SITE PLAN



- ▲ = GRADE DOORS
- = DOCK DOORS

FLOORPLAN NOT TO SCALE

LOCATION MAP



DRIVE TIMES

San Jose International Airport
13 MIN

San Francisco International Airport
41 MIN

Oakland International Airport
42 MIN

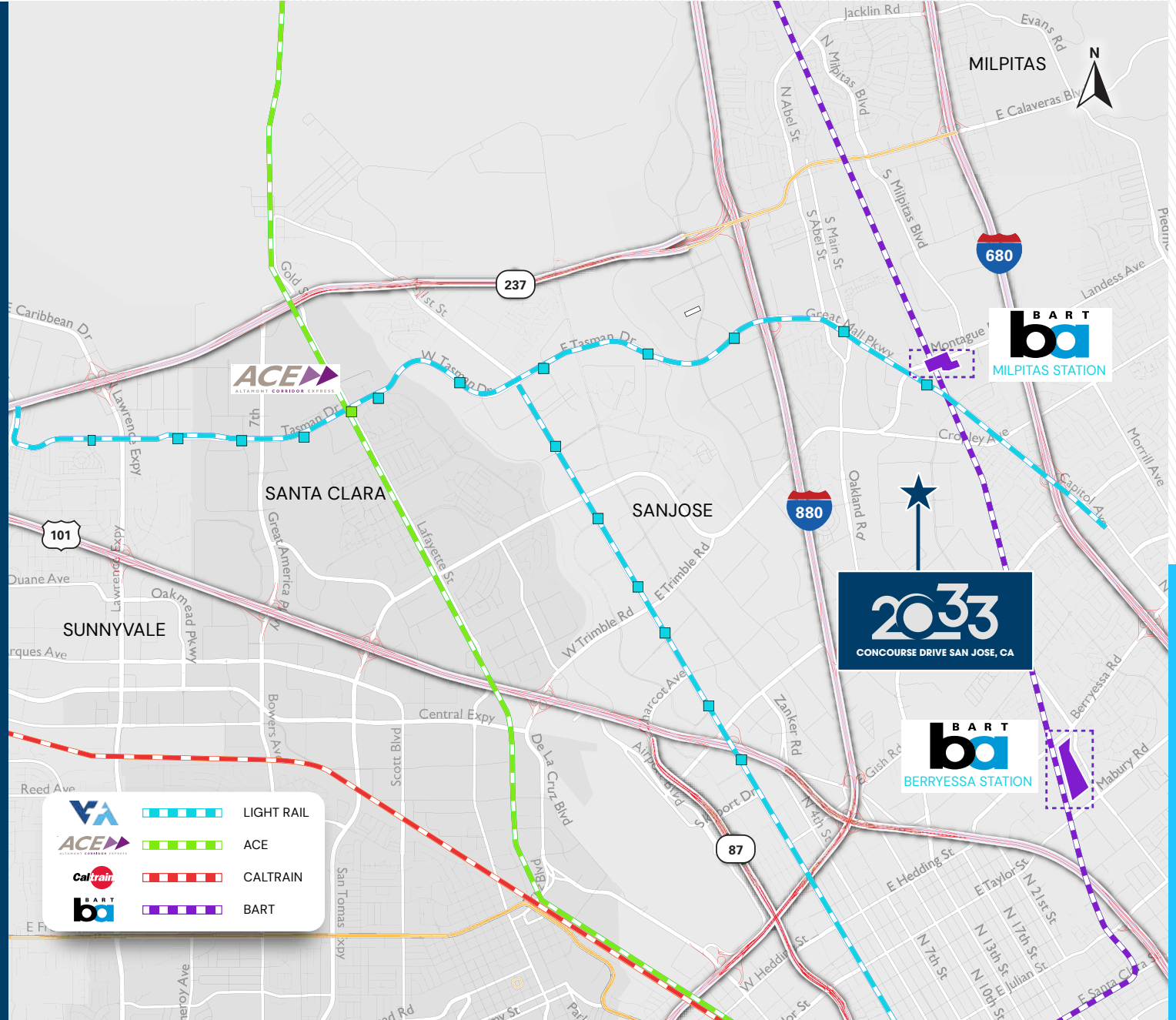
Port of Oakland
51 MIN



@ Montague Expressway
6 MIN

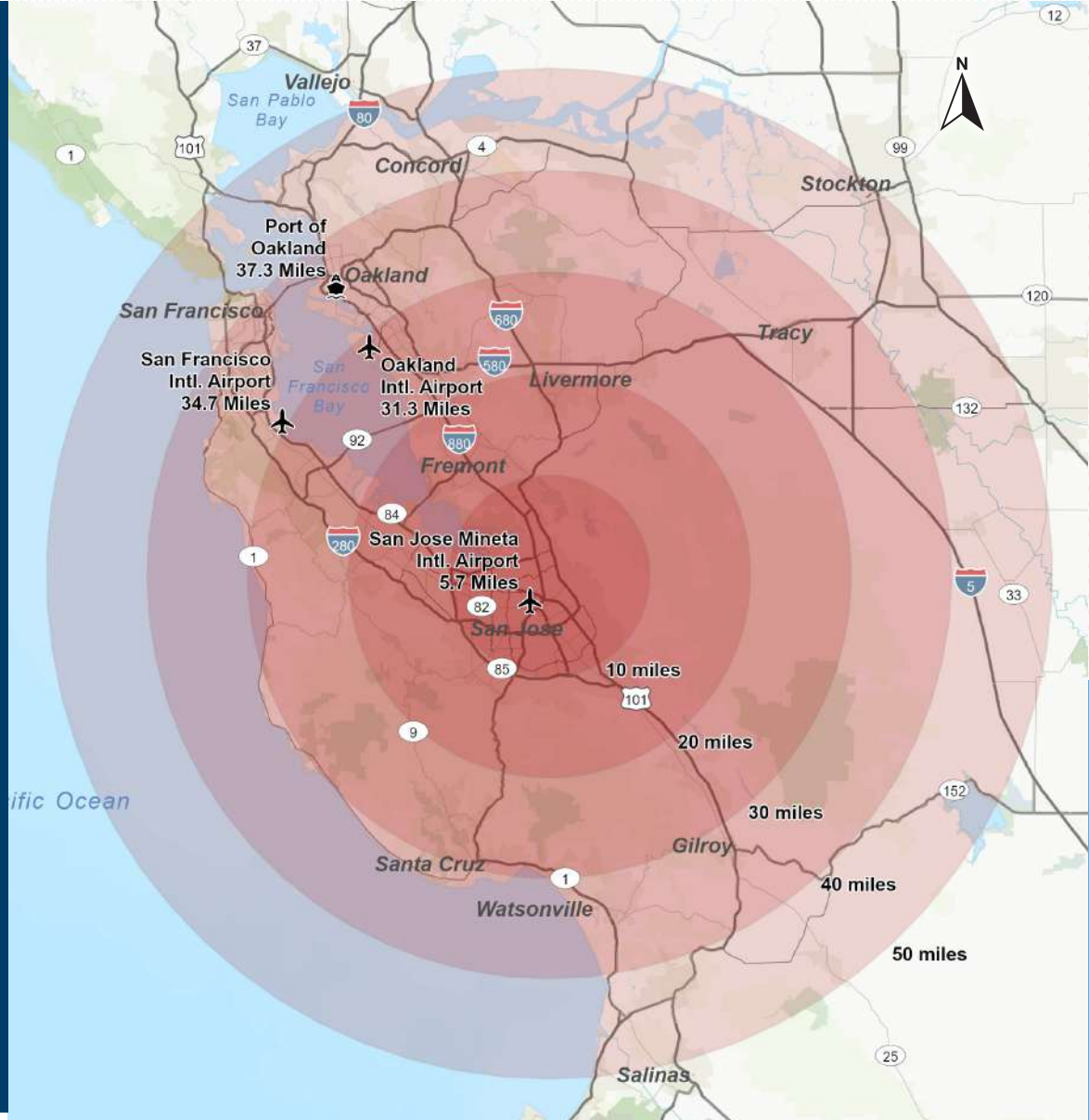


@ Montague Expressway
7 MIN



REGIONAL MAP

DISTANCE	2025 TOTAL POPULATION	2025 MEDIAN HOUSEHOLD INCOME	2025 EMPLOYED POPULATION
10	1,384,115	\$159,848	740,916
20	2,522,175	\$167,392	1,325,167
30	3,737,862	\$160,402	1,950,182
40	5,996,602	\$147,770	3,172,594
50	7,464,525	\$140,139	3,919,838



AMENITIES MAP



EMPLOYER MAP



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