

~17,108 Square Feet High Cube
Warehouse on ~2.46 acres
San Jose, California

EXTREMELY RARE INDUSTRIAL WAREHOUSE BUILDING
665 NORTH KING ROAD, SAN JOSE, CALIFORNIA

NOW FOR SALE !!
ASKING \$10,500,000



PREPARED BY:
ROBERT L. MARTIN | PRESIDENT
RLM PROPERTIES

Date: SIC, NOAA, U.S. Navy, NGA, GEBCO
Data: LDECO Columbia, NGF, NOAA

NOW FOR SALE !!
665 NORTH KING ROAD

Google Earth

eye alt 696 ft



 RLMPROP.COM

 RMARTIN@RLMPROP.COM

 408.238.5400

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RLM PROPERTIES and should not be made available to any other person or entity without the written consent of RLM PROPERTIES. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. RLM PROPERTIES has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, RLM PROPERTIES has not verified, and will not verify, any of the information contained herein, nor has RLM PROPERTIES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and Tenants must take appropriate measures to verify all of the information set forth herein. RLM PROPERTIES IS A RLMP COMPANY INC.

PLEASE TOUR BY APPOINTMENT ONLY



Exclusively Presented By

ROBERT L. MARTIN | RLM PROPERTIES CABRO #02041463
408.238.5400 | RMARTIN@RLMPROP.COM



- ❑ APPROXIMATELY ~17,108 SF OF INDUSTRIAL WAREHOUSE BUILDING
- ❑ ADDITIONAL ~3,900 SF OF LOAD BEARING MEZZANINE AREA (~900 SF AT 125 LBS PSF) AND (~3,000 SF AT 40 LBS PSF)
- ❑ APPROXIMATELY 2,750 SF HVAC DOWNSTAIRS OFFICE/SHOWROOM AREA
- ❑ 400 AMP 120-240 3-PHASE POWER TO THE PANEL AT BUILDING
- ❑ AS IS SALE
- ❑ ASKING \$10,500,000



PLEASE TOUR BY APPOINTMENT ONLY

- ❑ ~17,108 SF HIGH CUBE WAREHOUSE BUILDING (~20'-22' CLEAR HEIGHT)
- ❑ FULLY SPRINKLERED THROUGHOUT (ABOVE AND BELOW MEZZANINE)
- ❑ ~12'x14' ROLL UP DOOR SERVICE
- ❑ 3 RECESSED DOCK HIGH DOORS
- ❑ SEISMIC UPGRADED



THE PROPERTY 665 North King Road:

PROPERTY OVERVIEW:

665 NORTH KING ROAD SAN JOSE, CALIFORNIA

- The building resides on approximately 2.46 acres of land. The property is zoned Light Industrial (LI).
- Two fenced areas with a ~.50 acres fenced at North/East corner of property.
- Office/Show Room at ground floor with parts storage at rear of office area.
- 3 recessed dock high doors
- Fully sprinklered at GPM Discharge 443.9 / Residual Pressure at Base of Riser: 37.7 PSI. / Density: .19 GPM Sq.Ft.
- 400 amp panel with 120/240 volts 3 phase.
- 225 amp interior panel with 120/240 volts 3 phase.
- Buyer to verify the accuracy of the property information given herein and shall not rely solely on this information.

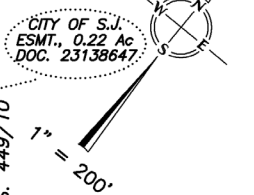
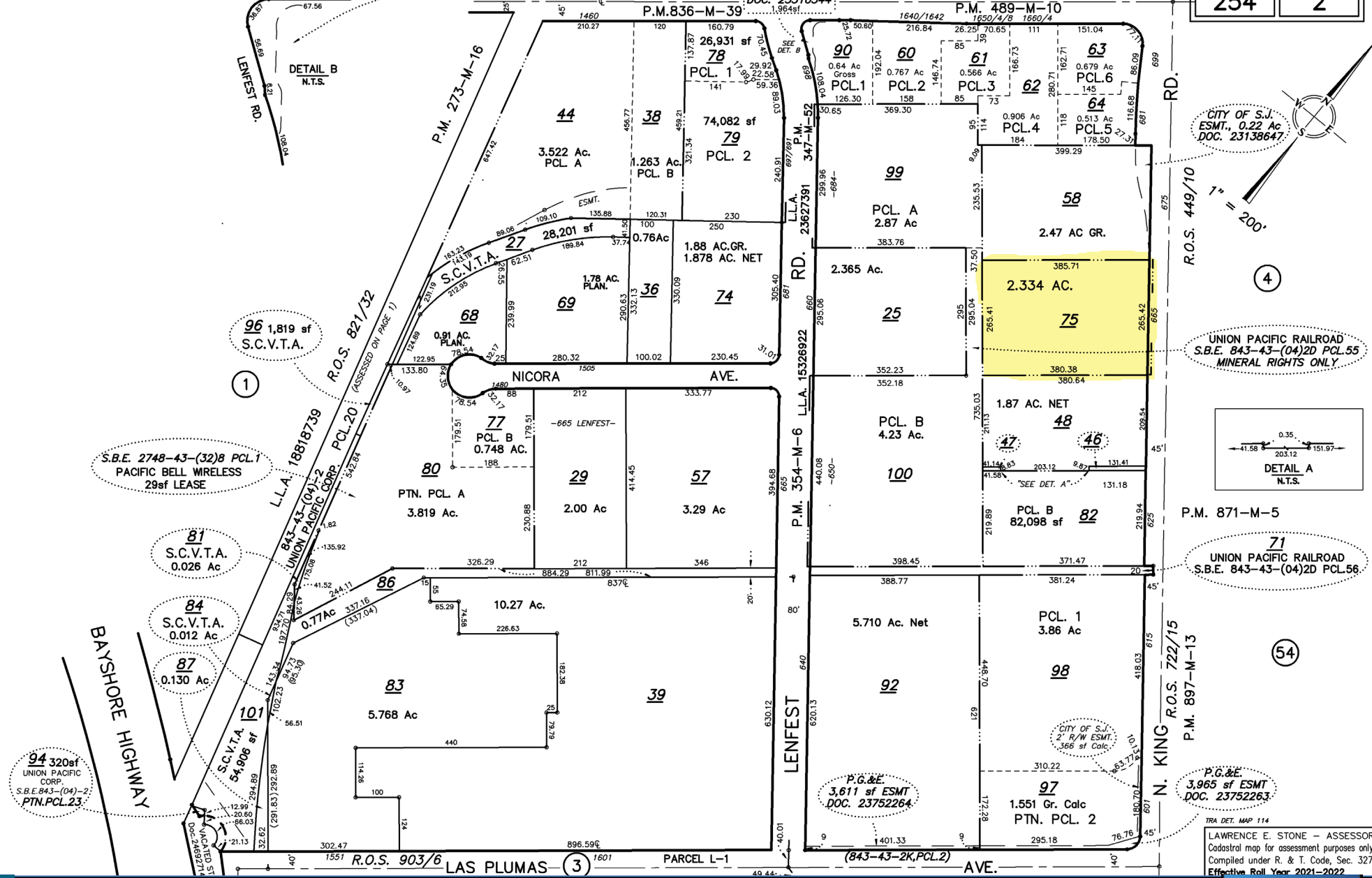
NORTH KING ROAD AREA:

- 101 Freeway access via Mckee Road ~ 1mile.
- 680 Freeway access via Mckee Road ~1.7miles.
- Within 1 mile of Berryessa BART Station.
- Minutes from San Jose Mineta International Airport and Downtown San Jose.
- New 227,000 SF Manufacturing/Warehouse development at 650 N. King Rd.
- Last Mile location.

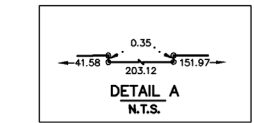
PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA
 MABURY S.C.V.T.A. ESMT. DOC. 23310544
 (17) R.O.S. 509/B-10 RD.

BOOK 254 PAGE 2



UNION PACIFIC RAILROAD
 S.B.E. 843-43-(04)2D PCL. 55
 MINERAL RIGHTS ONLY



P.M. 871-M-5
 UNION PACIFIC RAILROAD
 S.B.E. 843-43-(04)2D PCL. 56

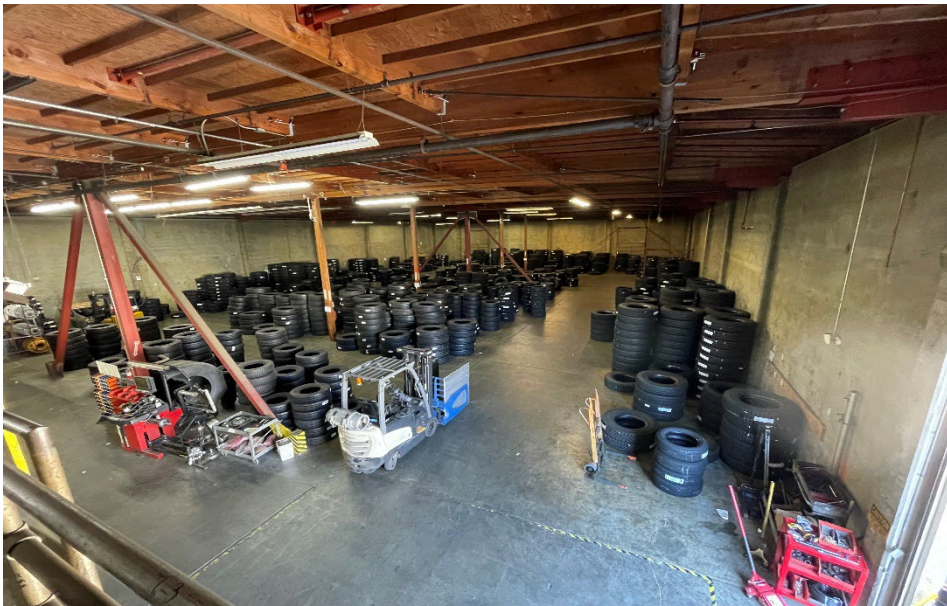
P.M. 897-M-13

P.G.&E.
 3,965sf ESMT
 DOC. 23752263

LAWRENCE E. STONE — ASSESSOR
 Cadastral map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2021-2022



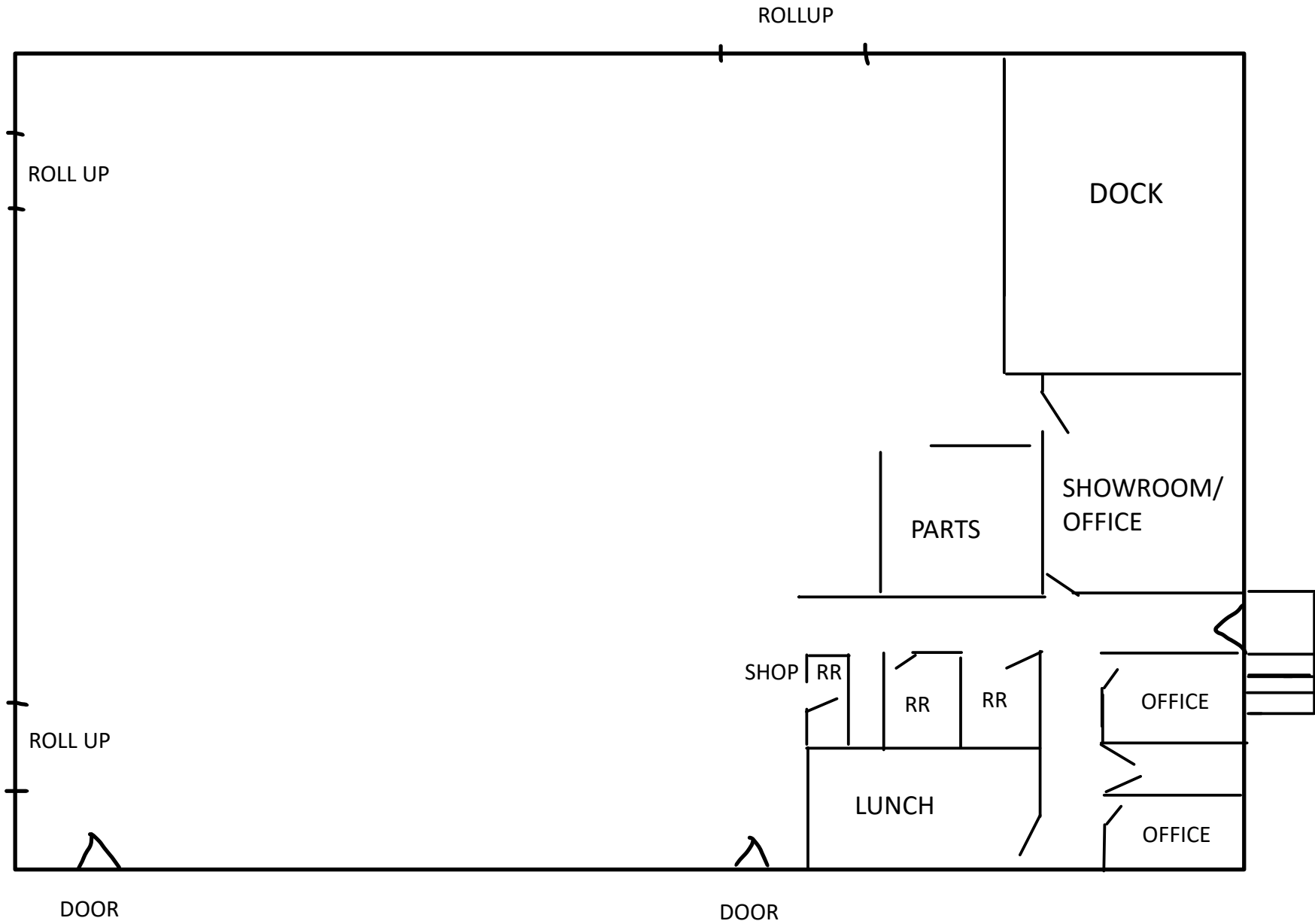
PROPERTY PICTURES



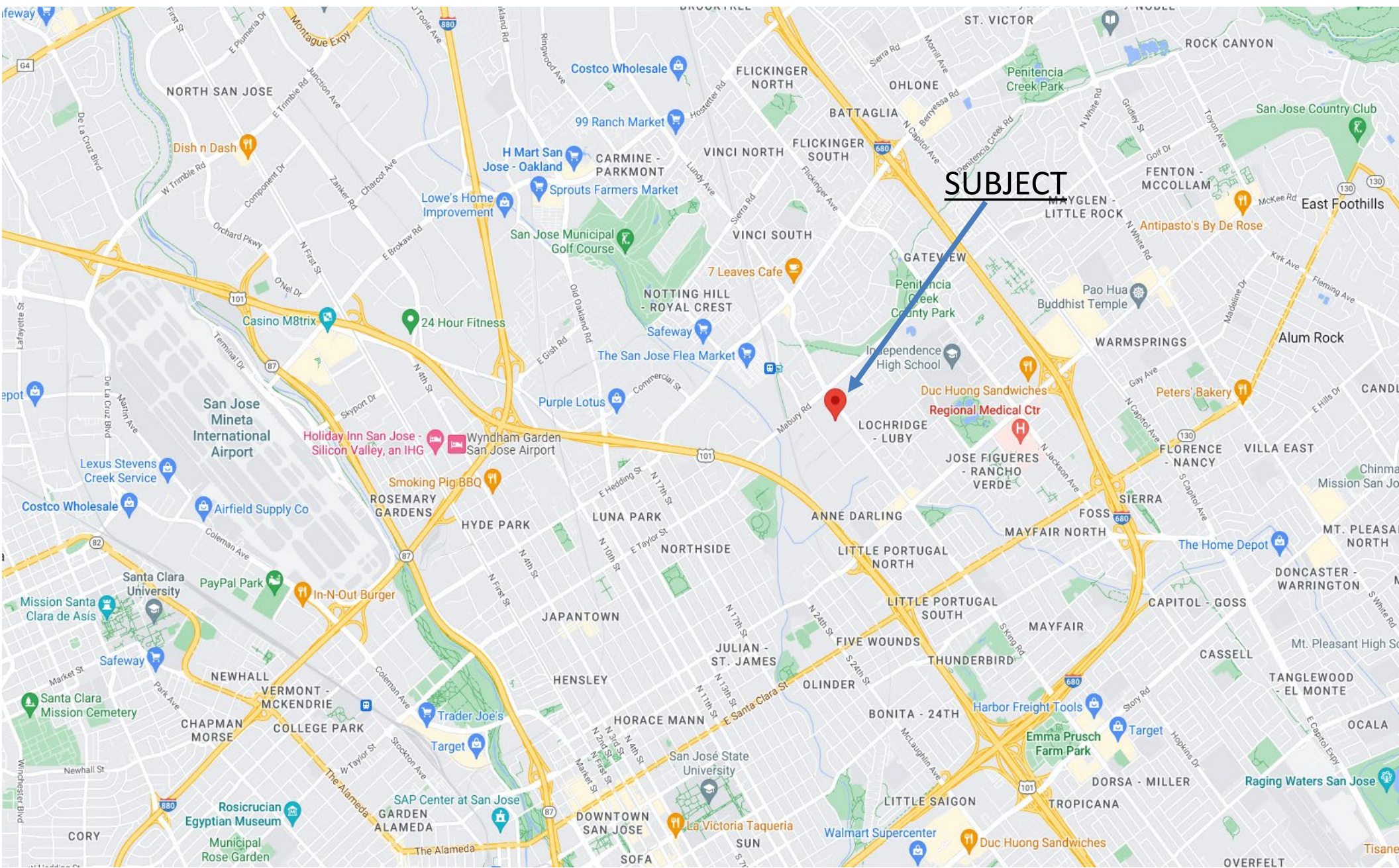
PROPERTY PICTURES



FLOOR PLAN (NOT TO SCALE)



LOCATION MAP



SUBJECT