

SAN JOSE, CA

# INDUSTRIAL CONDO FOR SALE OR LEASE

*±2,680 SF Partial 2-Story Industrial  
Condo Available For Sale or Lease*

260 EAST GISH ROAD | SAN JOSE, CA



*260 East Gish Road is a Prime Asset in the Heart of San Jose*



## PROPERTY OVERVIEW

ADDRESS	260 East Gish Road, San Jose, CA
LISTING	For sale or lease
NSRF	±2,680 SF partial 2 story Industrial Condo
SPACE BALANCE	47% office balance warehouse
MEZZANINE	±233 SF (not included in SF)
SPACES	Conference room, reception area, and coffee bar
RESTROOMS	Separate his and hers restrooms
CLEAR HEIGHT	13'11" - 17'8"
POWER	225 Amps at 240 Volts, 3 Phase power (tenant to verify)
LOADING	One (1) oversized grade level loading door (14'x14')
SPRINKLERED	Yes
APN	235-19-012
RECENT IMPROVEMENTS	New hardwood floor, carpet, interior paint, LED lighting, and AC
ASKING FOR SALE	\$1,300,000 (\$485.00 PSF)
ASKING FOR LEASE	\$1.75 NNN + \$0.60 OPEX
HOA	\$0.33 PSF per month

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR SALE OR LEASE



WAREHOUSE



COFFEE BAR



SECOND FLOOR



BONUS MEZZANINE



WAREHOUSE



CONFERENCE ROOM

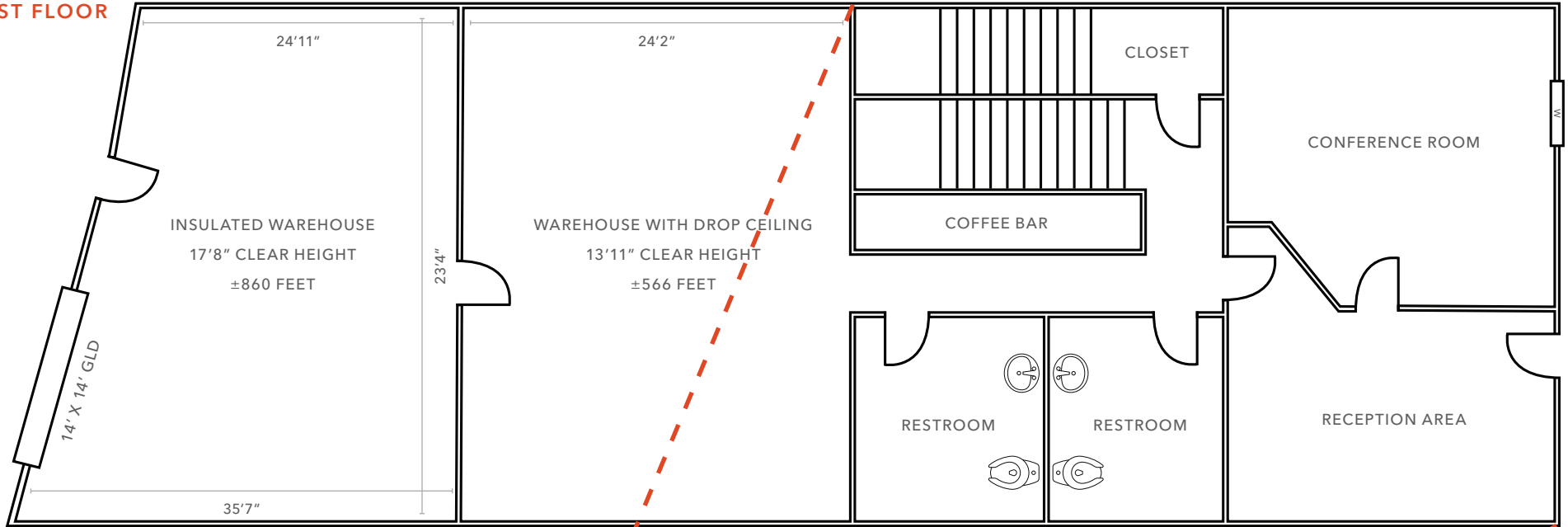
[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

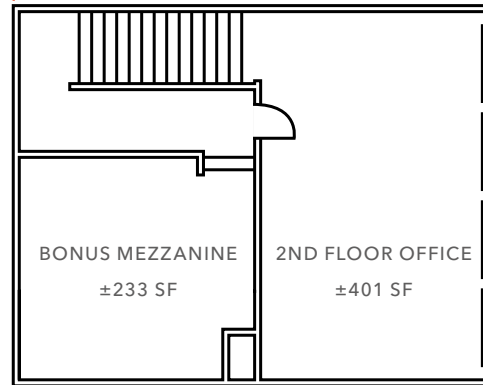


# FLOOR PLAN

## 1ST FLOOR



## MEZZANINE



FLOOR PLAN NOT TO SCALE

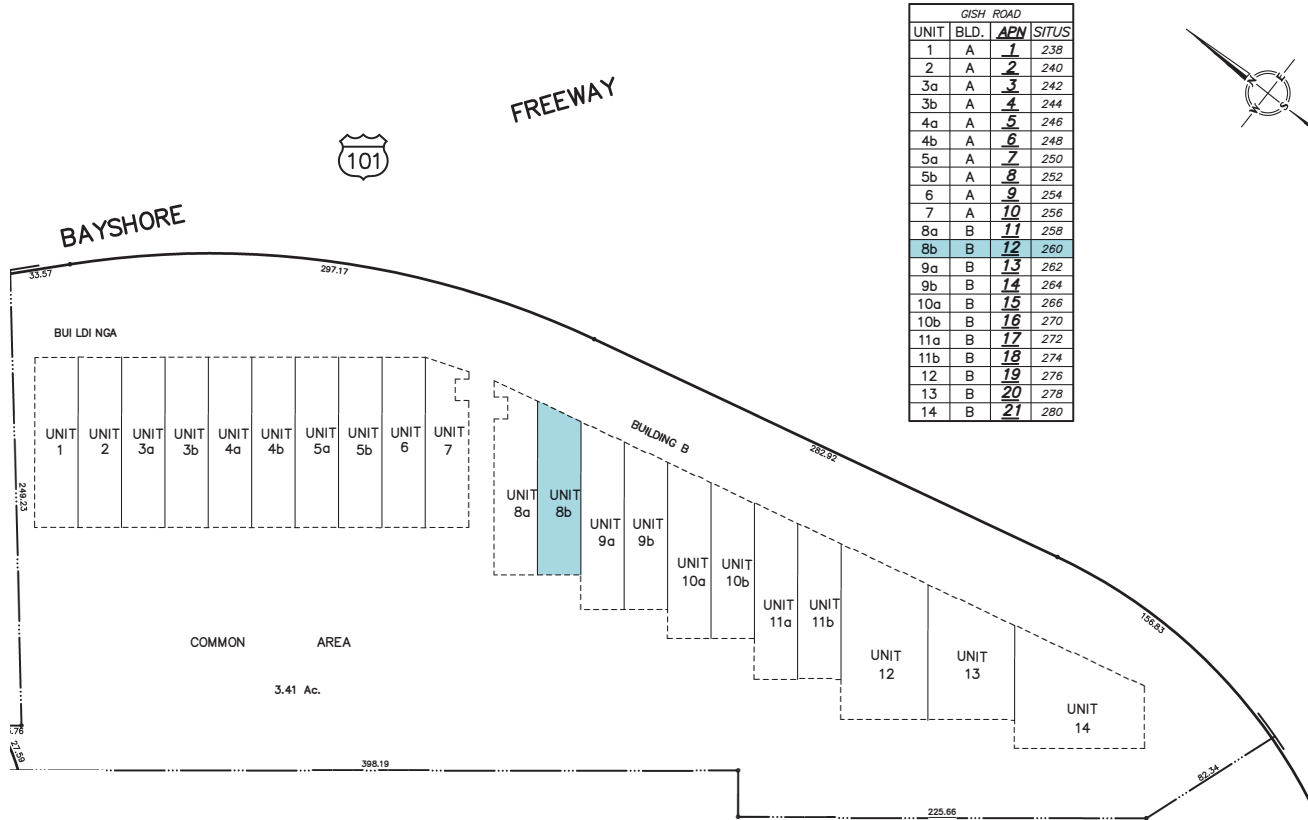
[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR SALE OR LEASE

# PARCEL MAP



**±2,680 SF**

AVAILABLE

**\$1,300,000**

SALE PRICE

**\$1.75 NNN**

LEASE RATE + \$0.60/SF/MO. OPEX

**JAMES VISO**

Senior Vice President

408.588.2330

james.viso@kidder.com

LIC N° 01751851

**DERIK BENSON**

Executive VP, Shareholder

408.588.2332

derik.benson@kidder.com

LIC N° 01182654

FLOOR PLAN NOT TO SCALE

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.