



Industrial Freestanding Building For Sale

Offering Memorandum

1358 E. San Fernando Street, San Jose, CA

\$300k Price Reduction

Motivated Ownership

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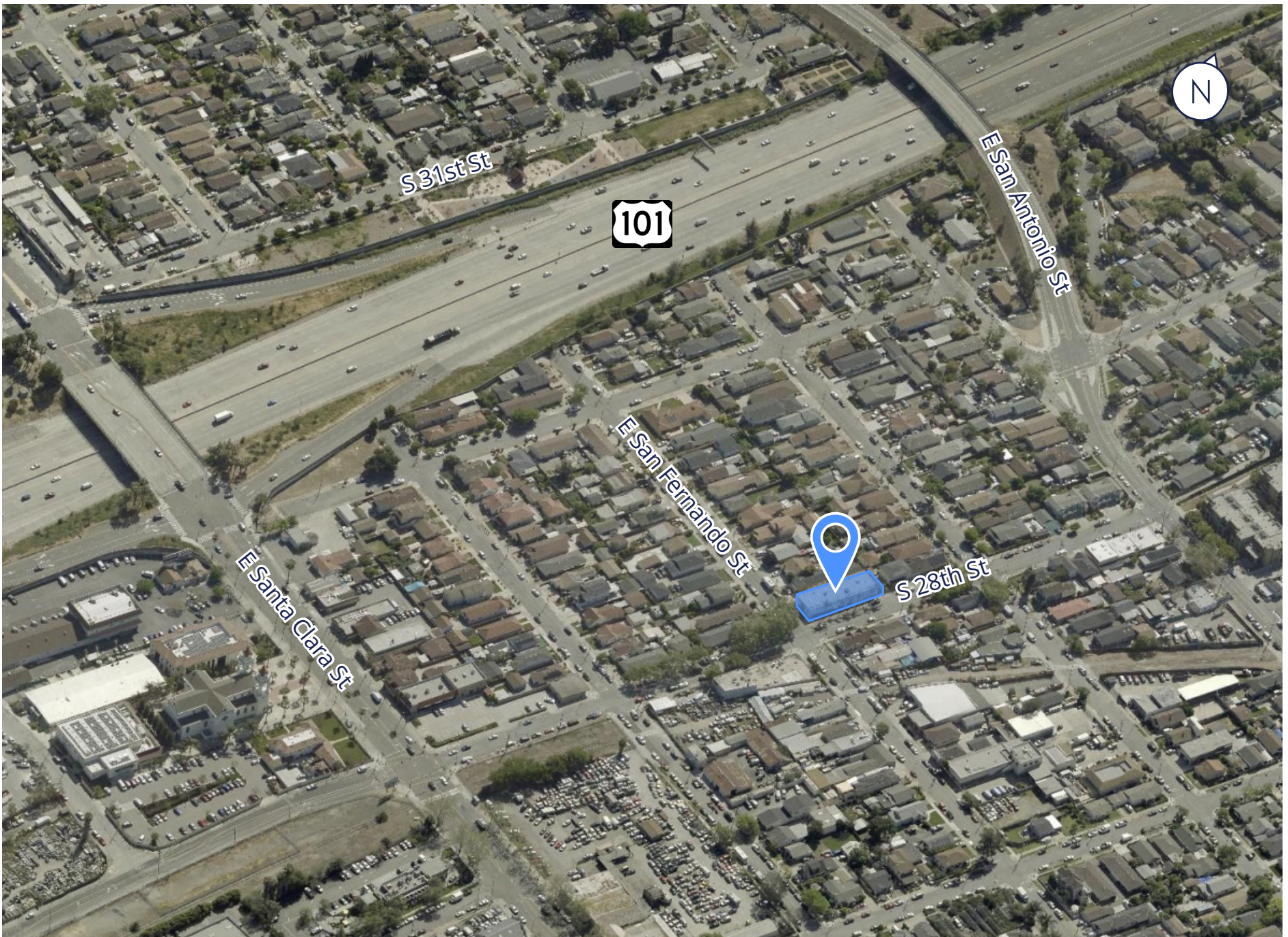


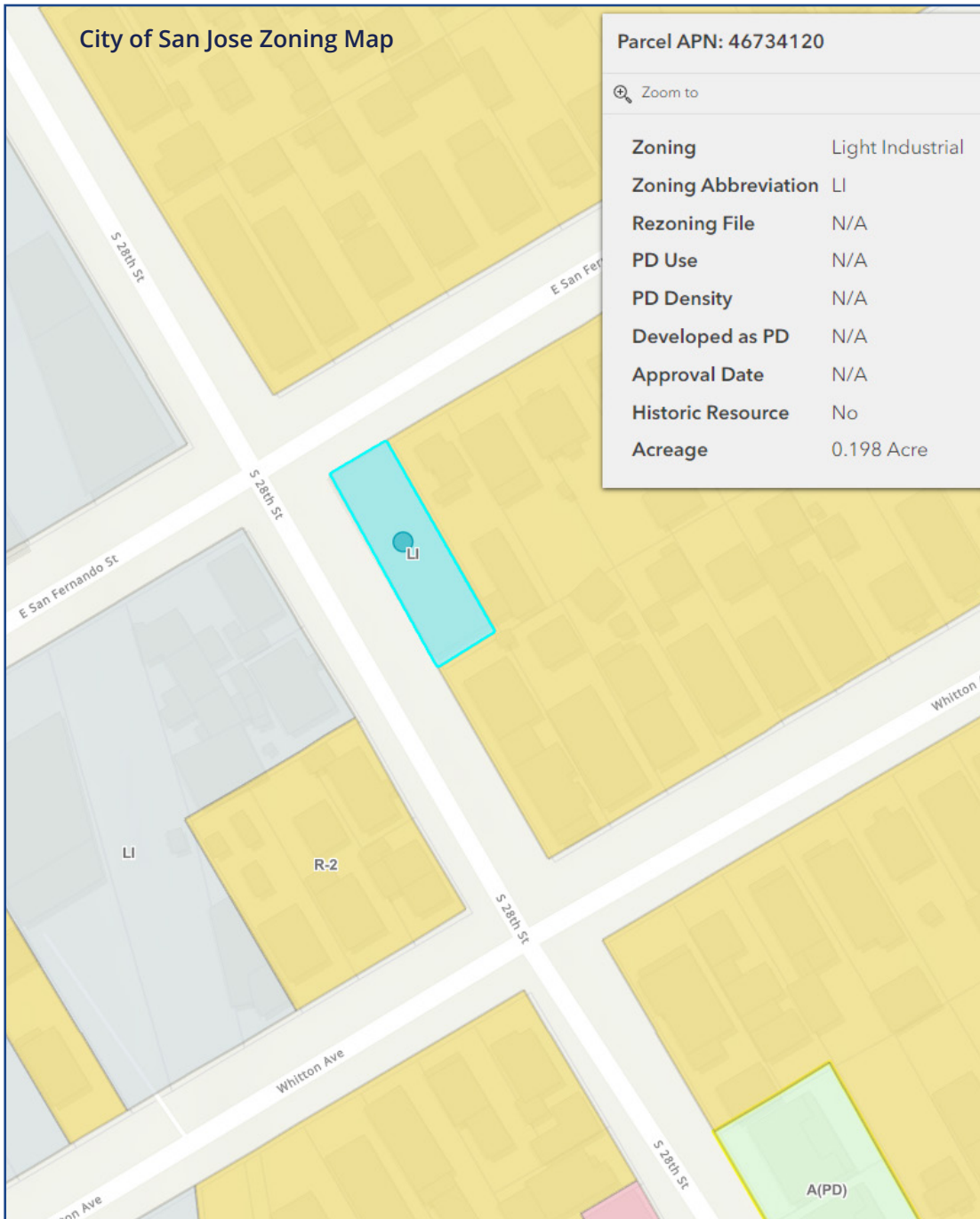


Building Specifications



Asking Price	\$1,895,000 \$1,595,000
Total Area	±6,560 SF
First Floor	±4,960 SF
Mezzanine	±1,600 SF
Lot Area	±5,360 SF
Rear Yard	40'L x 10' W Fenced
Grade Level Loading	12' x 14'
Clear Height	8' - 16'
Power	400 Amps @ 480V, 3 phase 4W
Sprinklers	None
Zoning	LI - Light Industrial
Year Built	1961
Construction Type	Concrete Block
Roof	TPO installed 4/2025
Foundation	Concrete Slab





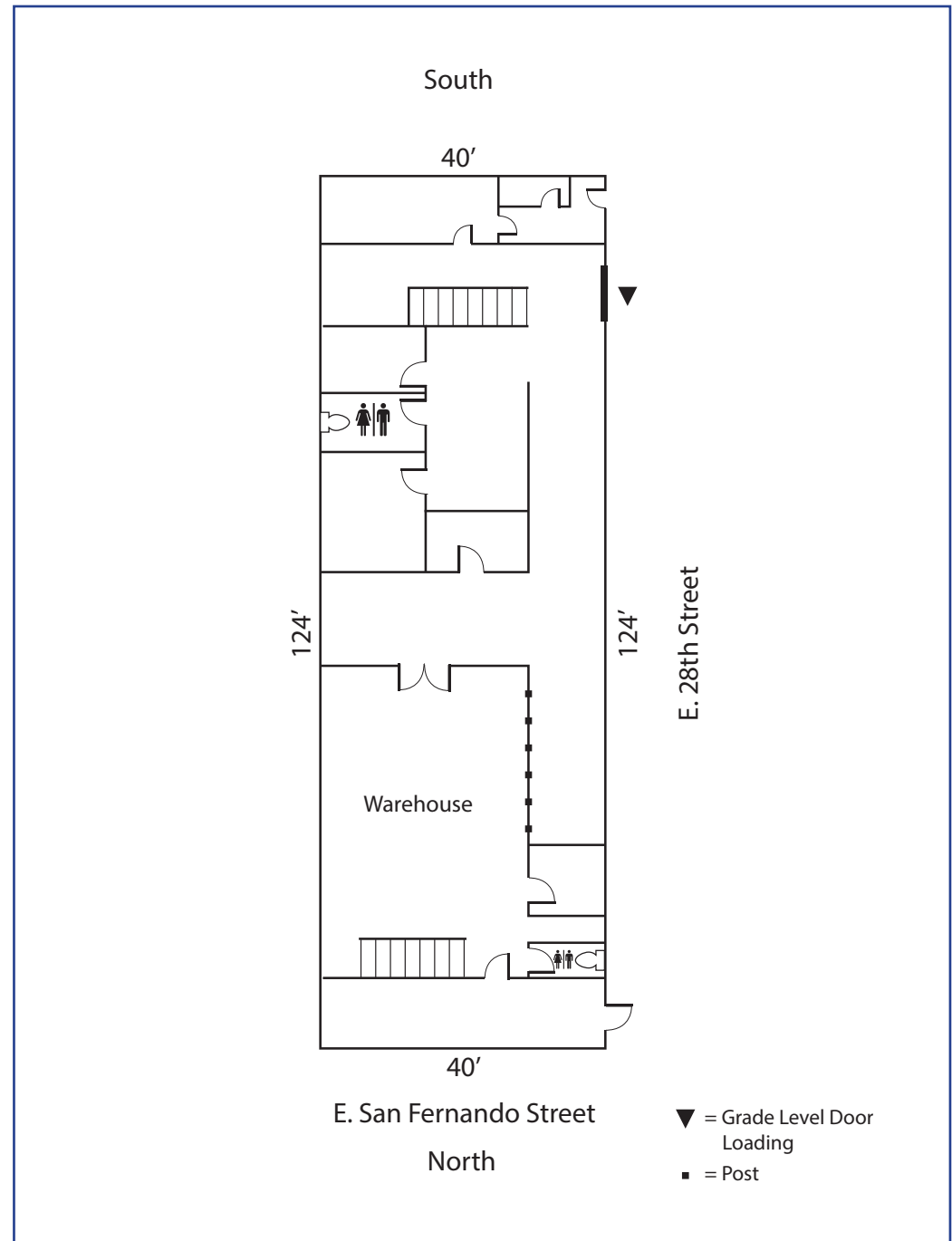
Zoning

According to the City of San Jose Community Development Department, the subject is designated with the Light Industrial or LI Zoning Designation.



Site Plan

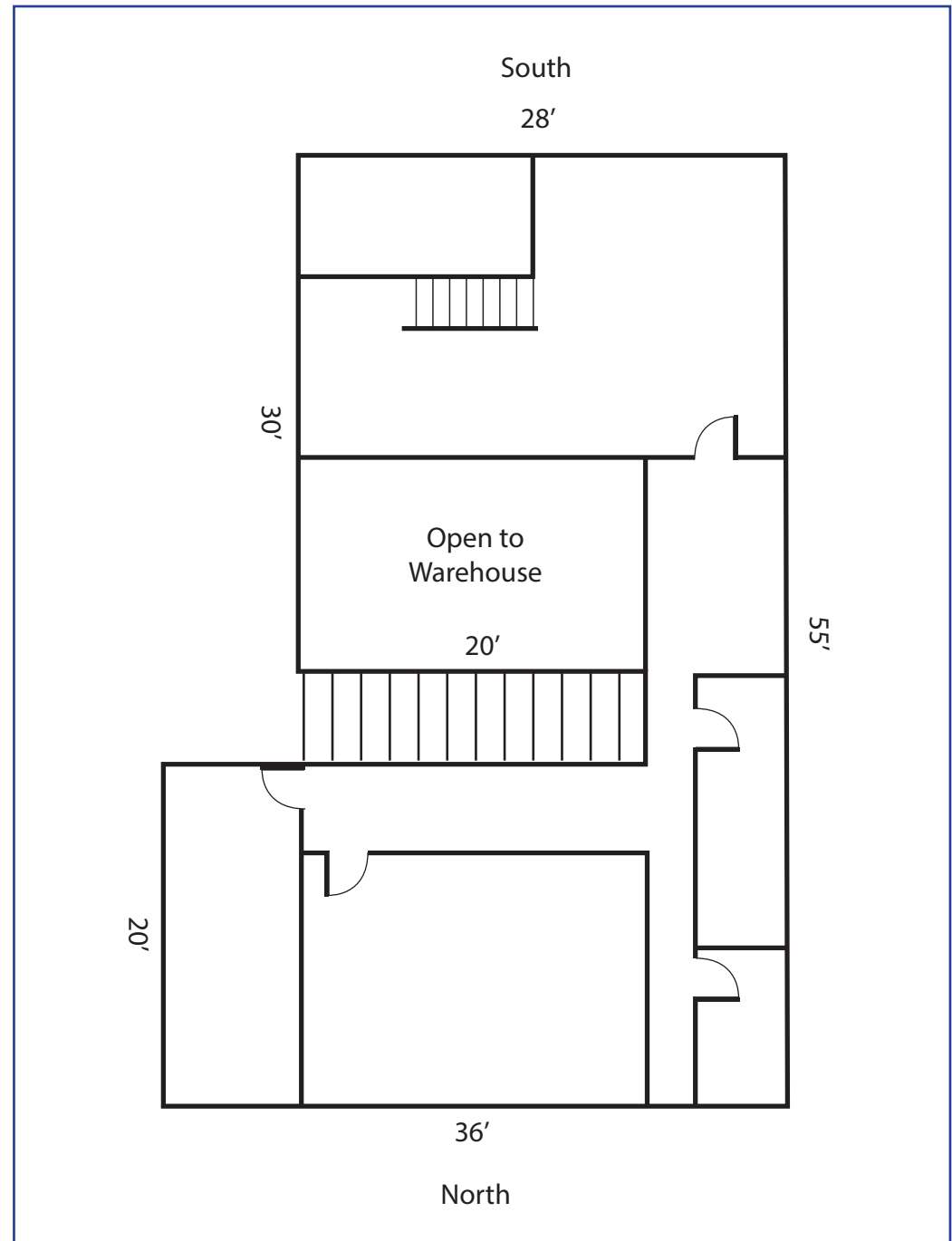
Gross Area:
±4,960 SF





Mezzanine Plan

Gross Area:
±1,600 SF





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