

1102 N 5TH ST | SAN JOSE, CA

9,000 SF INDUSTRIAL BUILDING FOR LEASE WITH OPTION TO PURCHASE

Former auto repair shop



PROPERTY FEATURES

±9,000 SF industrial building with ±800 SF Office
and ±800 SF bonus Mezzanine with restroom

18' - 20' clear height

New power panels throughout & new office HVAC

Three (3) 10'x18' grade level doors

New roof and fenced parking

Alarm and camera security system

4" gas meter and compressor available

Electrical and compressed air is distributed

\$1.70 NNN with \$0.24 OPEX

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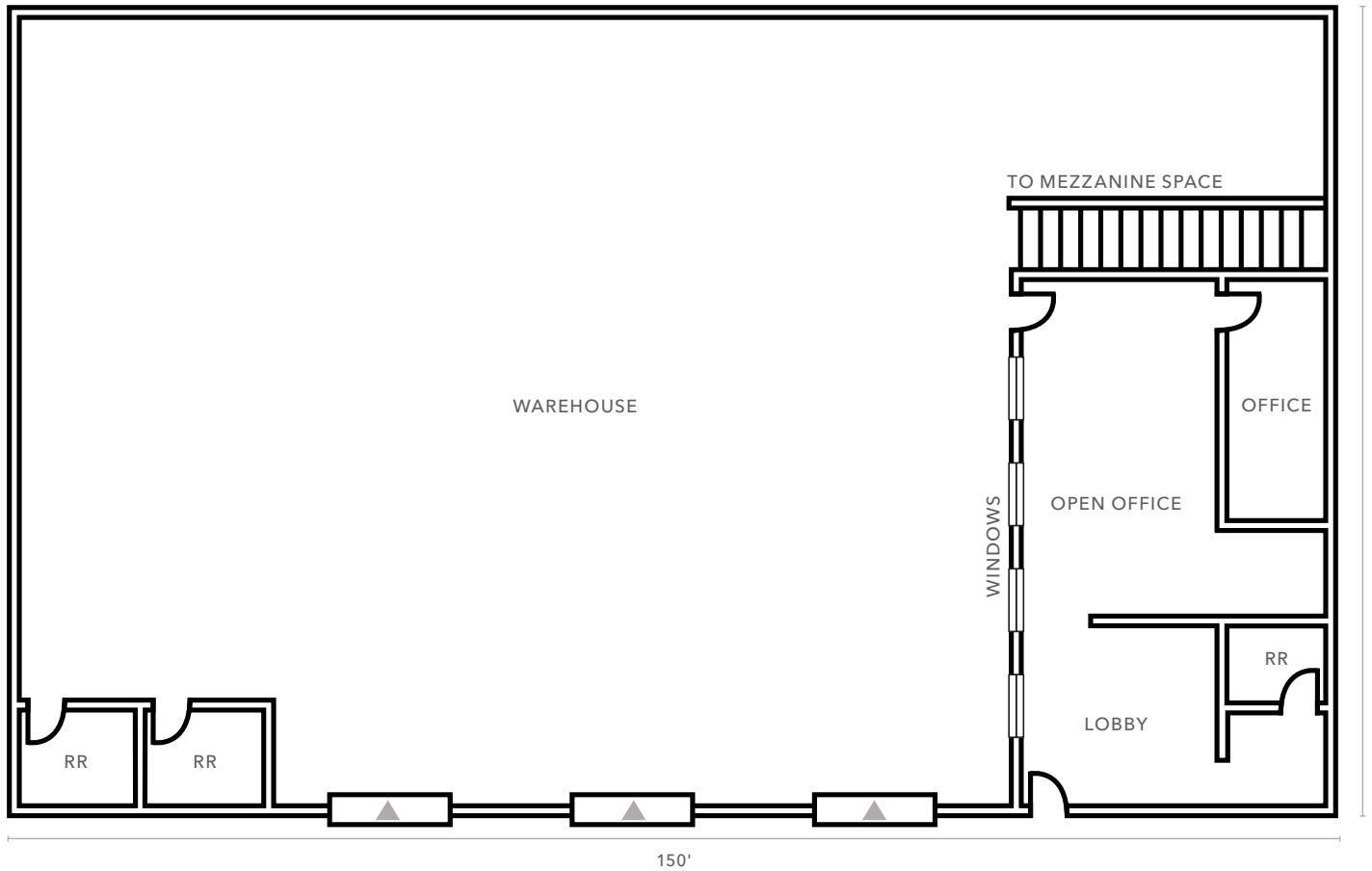
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FLOOR PLAN



±9,000 SF

TOTAL AVAILABLE SF

±800 SF

OFFICE SPACE

±800 SF

ADDITIONAL MEZZANINE OFFICE
SPACE (NOT INCLUDED IN TOTAL SF)

NOW

AVAILABLE

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▲ Grade level loading

FLOOR PLAN NOT TO SCALE

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