



For Lease

±7,200 SF Heavy Industrial Building on 1 AC

85 Old Tully Road, San Jose, CA 95111



LEASE RATE

**\$18,000
PER MONTH**

OFFERING SUMMARY

AVAILABLE SF: ±7,200 SF

LOT SIZE: 1 Acre

YEAR BUILT: 1952

ZONING: HI Heavy Industrial

LEASE TYPE Industrial Gross

PROPERTY HIGHLIGHTS

- Rare Industrial Outdoor Storage (IOS) opportunity featuring approximately 1 acre of fenced and secured yard
- ±7,200 SF industrial building featuring approximately 1,200 SF of office space plus additional mezzanine office/storage
- Functional warehouse improvements, including three grade-level loading doors, 12' clear height, 400 amps of distributed power, and two overhead cranes
- Heavy Industrial (HI) zoning allows for a wide variety of industrial, contractor, manufacturing, fleet, and outdoor storage uses
- Major building upgrades include a new roof installed in 2023 and updated electrical wiring throughout
- Potential to expand into an additional ±1.09 acres of secured industrial yard, creating a rare opportunity for up to approximately ±2.09 acres
- Excellent transportation access with convenient connectivity to Highways 101, 280, 880, and 87, providing quick access throughout Silicon Valley and the Bay Area



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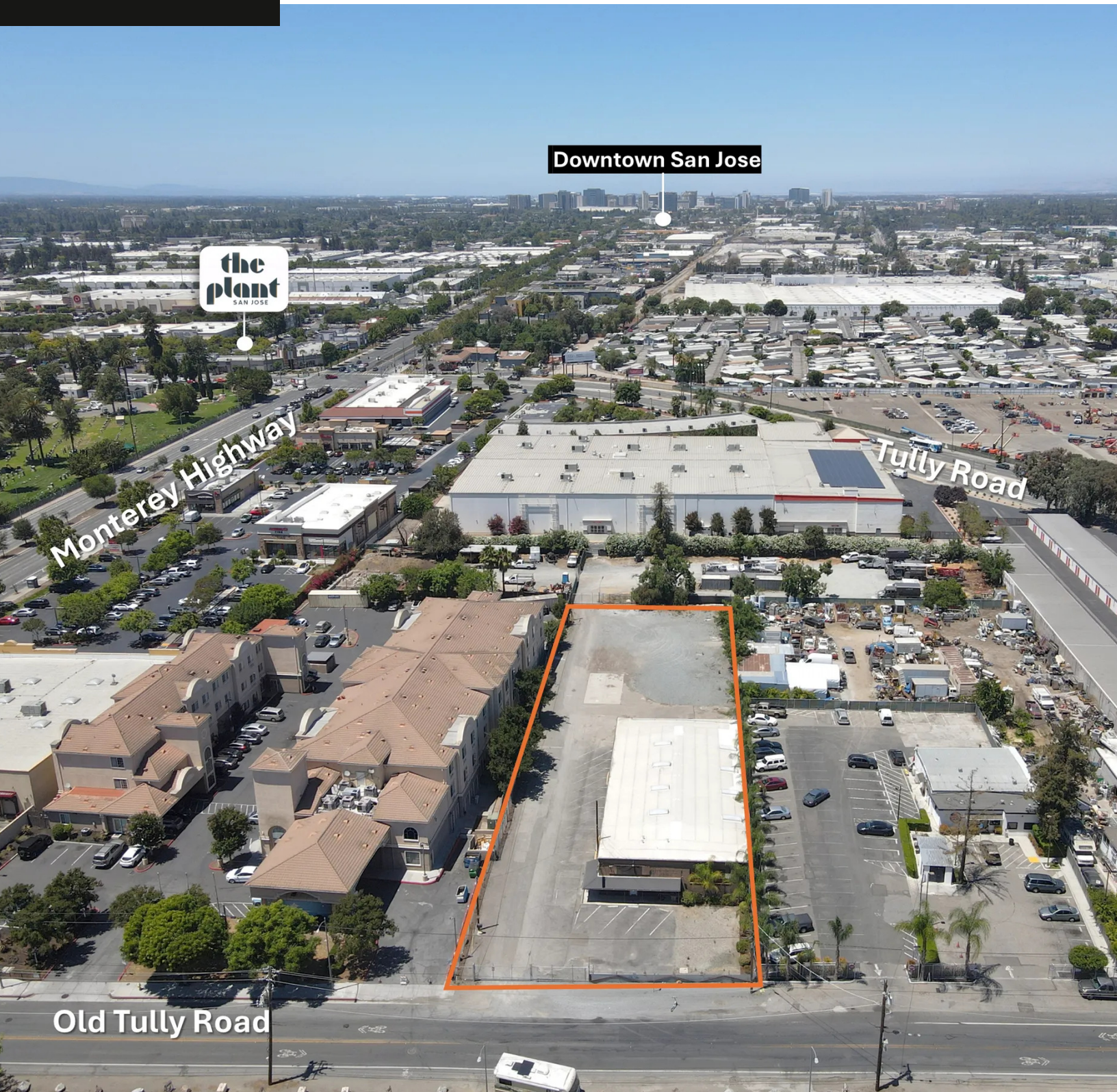




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Downtown San Jose

the
plant
SAN JOSE

Monterey Highway

Tully Road

Old Tully Road



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	792	3,347	17,857
AVERAGE AGE	37.1	37	37.3
AVERAGE AGE (MALE)	36	36.4	35.7
AVERAGE AGE (FEMALE)	37.9	37.1	38.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	242	1,025	5,470
# OF PERSONS PER HH	3.3	3.3	3.3
AVERAGE HH INCOME	\$142,577	\$147,660	\$132,689
AVERAGE HOUSE VALUE	\$616,995	\$627,058	\$523,006

2023 American Community Survey (ACS)



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