

2885 AIELLO DRIVE, SAN JOSE, CA

FOR SALE

±9,525 SF Freestanding Industrial Building (5 Units) | Owner-User / Leased Investment Opportunity



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Property Highlights

- ±9,525 SF Freestanding Industrial Building (5 Units)
- Grade Level Door at Each Unit
- 150 to 200 Amps Per Unit (Buyer to Verify)
- Sprinklered
- LI Zoning - (Light Industrial)
- ±0.50-acre Parcel
- Wrought Iron Exterior Fence & Gate
- **Asking Price: \$3,668,000 (\$385 PSF)**

*Please Do Not Disturb Tenants and
Tours Are by Appointment Only*

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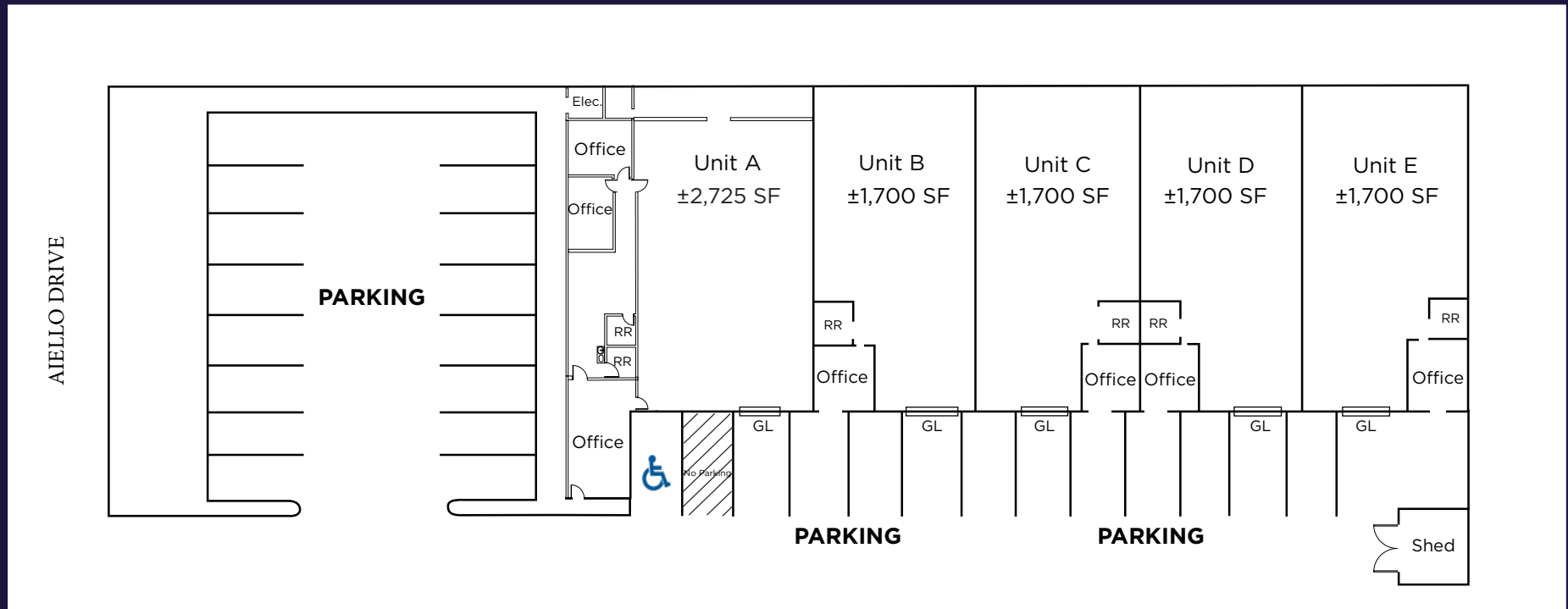
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Site and Floor Plan

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Site and Floor Plan Are Not to Scale and May Not Be Accurate.

TOTAL SQUARE FEET: ±9,525 SF

SBA Loan Structure Sheet



SBA 504 Loan Sample Structure

Prepared for: [Miki Correa and Fred Eder/ Cushman & Wakefield](#)
 Property Address: [2885 Aiello Drive, San Jose](#)
 Date Prepared: [5/5/2026](#)

Project Details

Purchase Price	\$3,668,000	Property Address	2885 Aiello Drive, San Jose
Improvements		Building Size (s.f.)	9,525
		Price Per Sq. Ft.	\$385.09
Total Project Cost	\$3,668,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$1,834,000	6.35%	25	25	\$12,212
SBA (2nd)*	40%	\$1,511,200	5.95%	25	25	\$9,691
Down Payment	10%	\$366,800				
* Includes financed SBA fee of \$44,000						
Total Monthly Payment						\$21,902
Total Payment PSF						\$2.30

Monthly Ownership Costs

Mortgage Payments	\$	21,902
Insurance & Property Tax	\$	4,127
Total Monthly Cash Outlay:	\$	26,029
Average 5YR Principal Paydown Benefit:	\$	(5,494)

Out of Pocket Costs

Down Payment	\$366,800
Estimated Bank Fees	\$18,340
Appraisal & Environmental Reports	\$5,800

Total Effective Monthly Costs:	\$	20,535	Total Out of Pocket Costs	\$390,940
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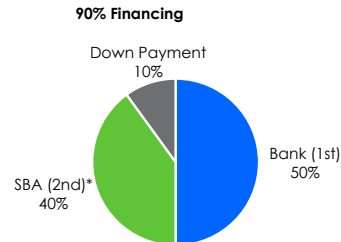
Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at 1% of bank loan amount.
- Insurance & Property Tax estimated at 1.35% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

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Location Map & Amenities

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