



OFFERING MEMORANDUM

570 Parrott Street

San Jose, California 95112

Industrial Warehouse

**9,869 SF | \$15.60 SF/YR | Full Build-Out |
Available Now**

Presented by



PERTRIA
Commercial Real Estate



Property Overview

Address	570 Parrott Street, San Jose, CA 95112
Available Area	9,869 SF
Asking Rate	\$15.60 SF/YR
NNN Expenses	Upon request
Term	Negotiable
Availability	Now
Building Size	9,869 SF on 0.52 AC
Configuration	Office / warehouse with yard
Power	400 Amp / 220 Volt / 3 Phase

Property Highlights

- New 50 MIL white IB PVC roofing system (2026)
- New HVAC, 3-ton heat pump (2026)
- 12.5 ft clear height
- 14 designated parking spaces
- Central air and heating
- 2 roll-up service doors with dock and grade loading
- 2 interior dock doors / 2 drive-in bays listed
- Reception area and partitioned office component
- Private restrooms and warehouse restroom
- Natural light, yard area, plug-and-play condition



12.5'

Clear Height

400A

220V / 3 Phase Power

14

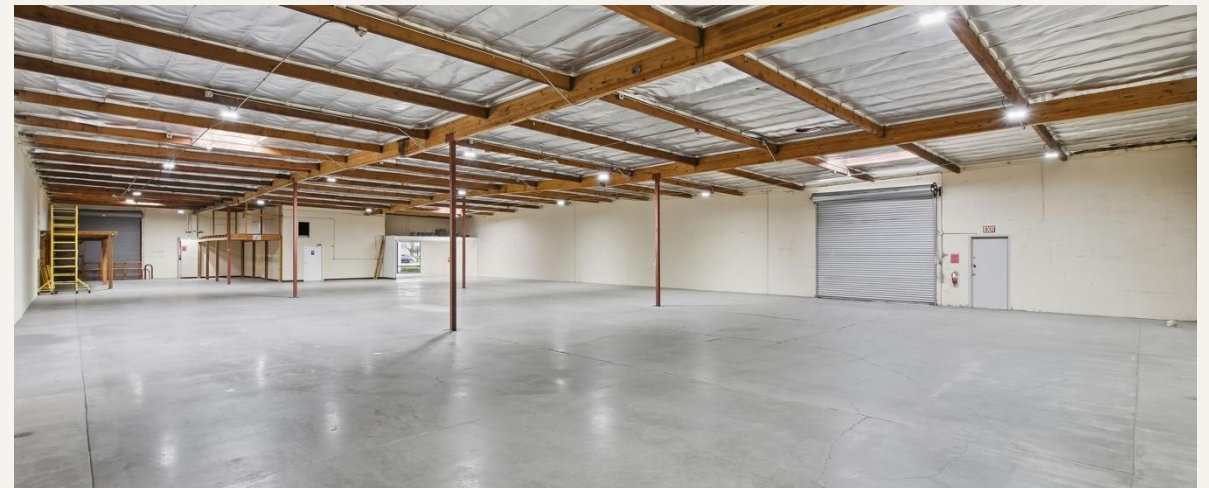
Designated Parking Spaces

2 + 2

Roll-Up Doors / Loading Positions

Positioned in East San Jose - Willow Glen, the property offers a practical combination of front-office image, deep warehouse volume, loading functionality, and quick regional access. The neighborhood benefits from convenient access to SR-87, I-280, Highway 101, downtown San Jose, and San Jose International Airport.

Walk Score 50 | Drive Score 90 | Bike Score 70

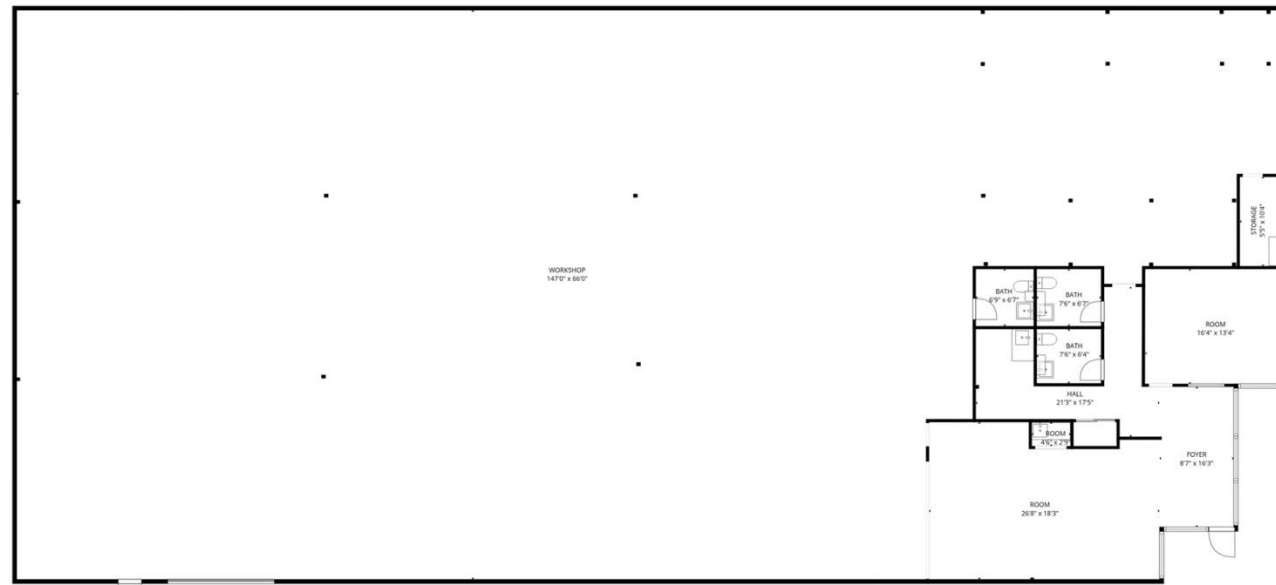
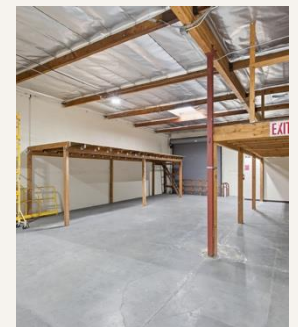
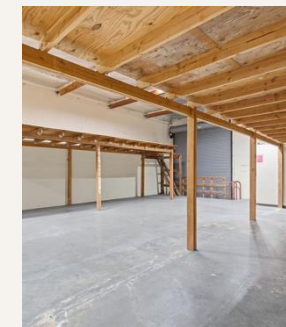
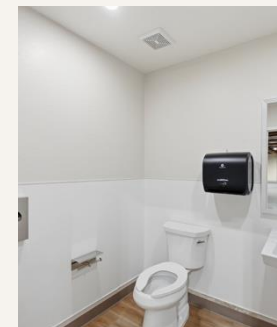




Space Program

- Reception / entry presence
- Open office or showroom area at front
- Large clear-span warehouse with skylights
- Mezzanine/storage improvements in rear warehouse zone
- 3 Private restrooms plus demised WC facilities: 2 in office space and 1 in warehouse space
- Dock & grade-level loading with yard access

Images of key interior components



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. TOTAL SCANNED AREA IS APPROXIMATED & INCLUDES EXTERIOR SPACES.



Photo Gallery | Warehouse Improvements

Mezzanine, loading, and support spaces



Photo Gallery | Open Warehouse Volume

Open span area, skylights, and roll-up access





Leasing Contacts

For tours, lease economics,
and property details, please
contact the listing team.

570 Parrott Street
San Jose, CA 95112

9,869 SF available
Asking Rate: \$15.60 SF/YR

720 University Avenue, Suite 100
Los Gatos, CA 95032

Pertria

Commercial Real Estate

Listing Agents



Helen Pastorino

Broker | DRE 00612357

408.357.7770



Chris Crego

VP of Sales | DRE 02074134

408.882.7220

This Offering Memorandum was prepared from information deemed reliable but not guaranteed. Prospective tenants should independently verify all information and measurements.