
FOR LEASE

2140-2192 BERING DR

SAN JOSE, CA



±4,466 - ±7,045 SF
R&D Flex Units



Easy Access
to Highways 880 & 101



Market Ready
Improvements

HIGH IDENTITY OFFICE/R&D PROJECT



2140-2192 BERING DR

SAN JOSE, CA

PROPERTY HIGHLIGHTS



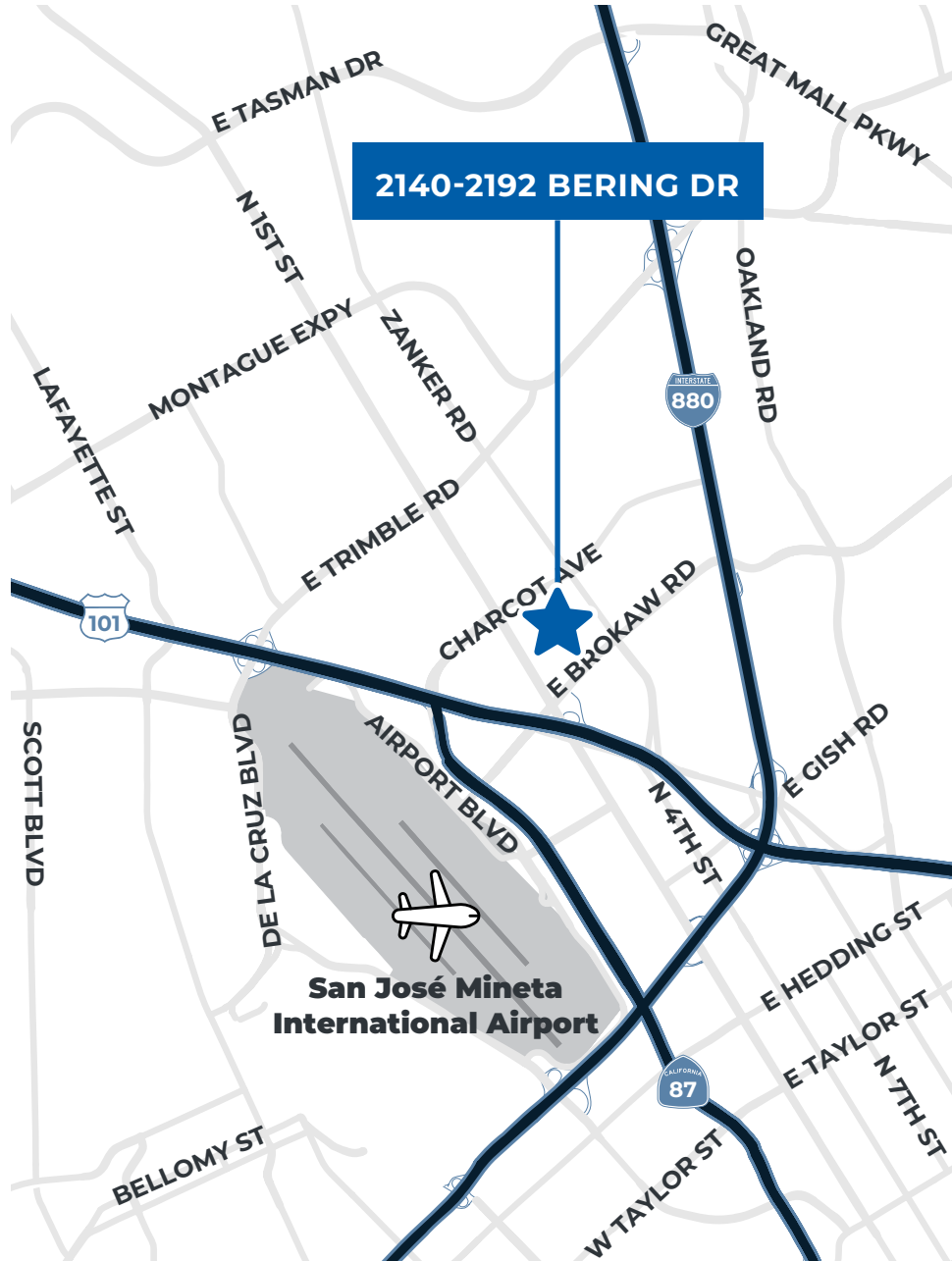
3.6/1,000 Parking



Close to San Jose International Airport and VTA Light rail



Grade Level Loading



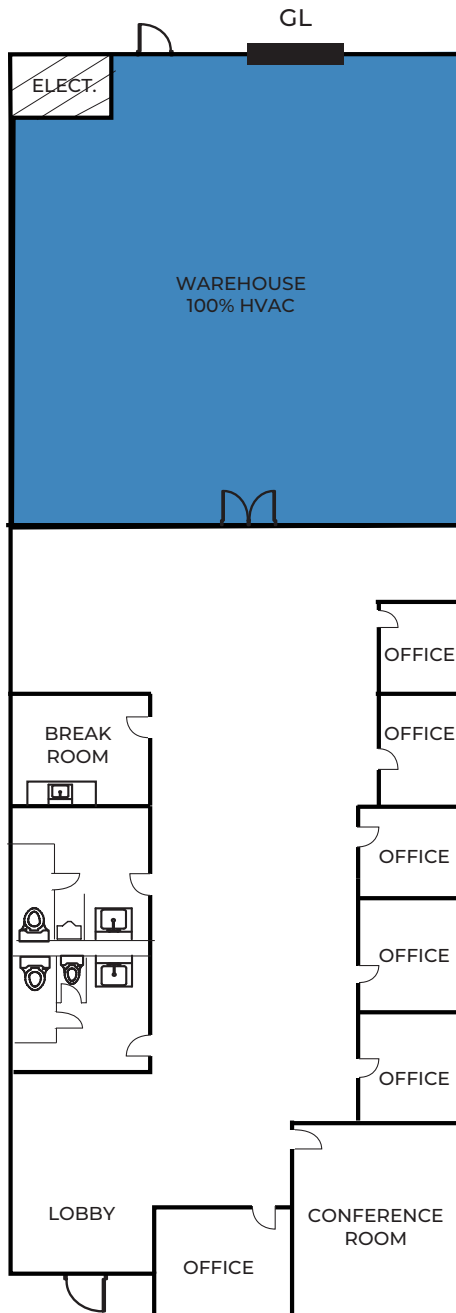
SITE PLAN

BERING DRIVE



Available
Leased

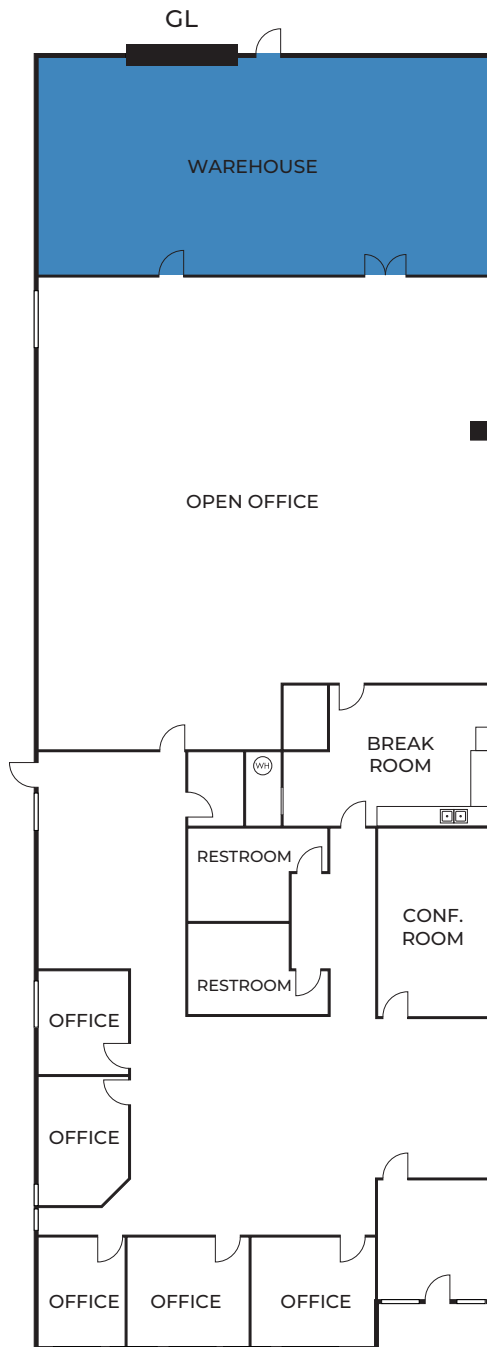
FLOOR PLAN



- **±6,387 SF**
- Available Now
- 6 Offices
- 1 Conference Room
- Break Room
- 100% HVAC
- 600 Amps @208V
- 1 Grade Level Door

■ Concrete / Open Ceiling

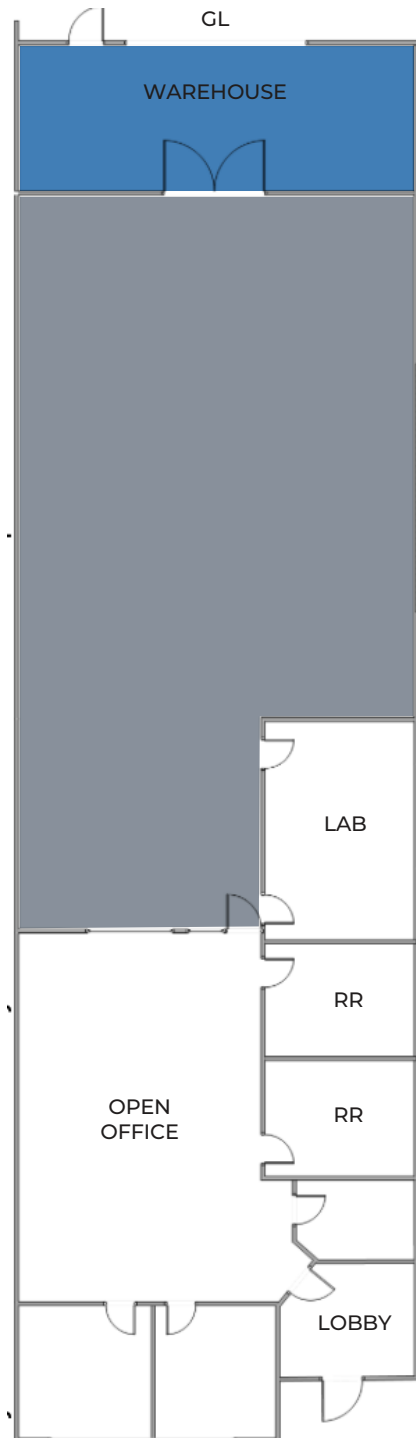
FLOOR PLAN



- **±7,045 SF**
- Available 8/1/2026
- 800 Amps @280V, 3 Phase 4 Wire
- Corner Unit
- 5 Private Offices
- 1 Conference Room
- Break Room
- 1 Grade Level Door

■ Concrete / Open Ceiling

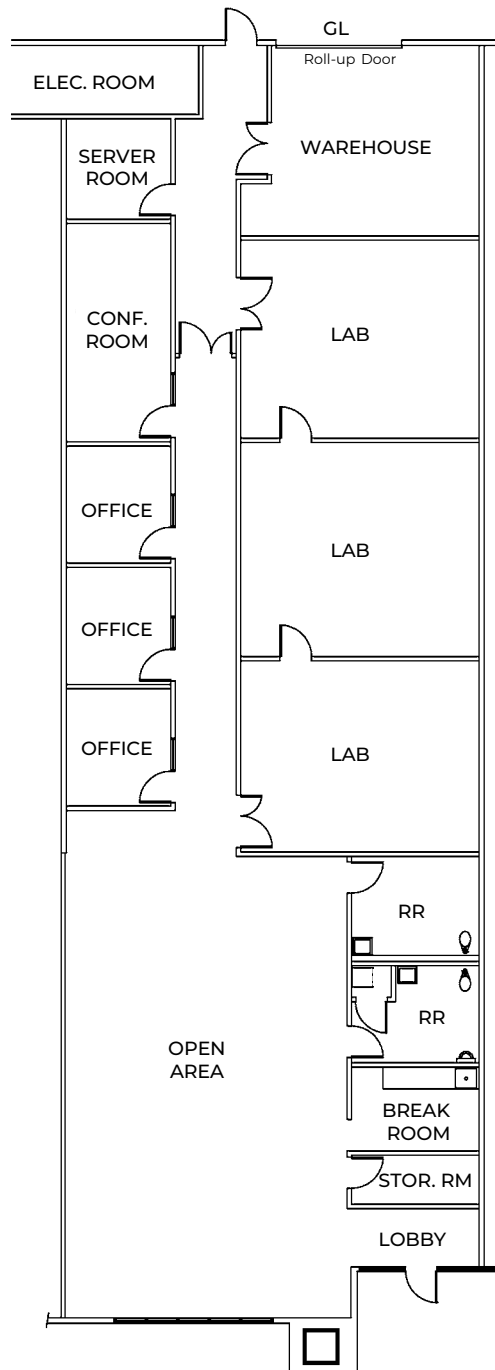
FLOOR PLAN



- **±4,466 SF**
- Available 12/1/2026
- 12 Tons of Air
- 1 Lab
- Open Office
- 1 Grade Level Door

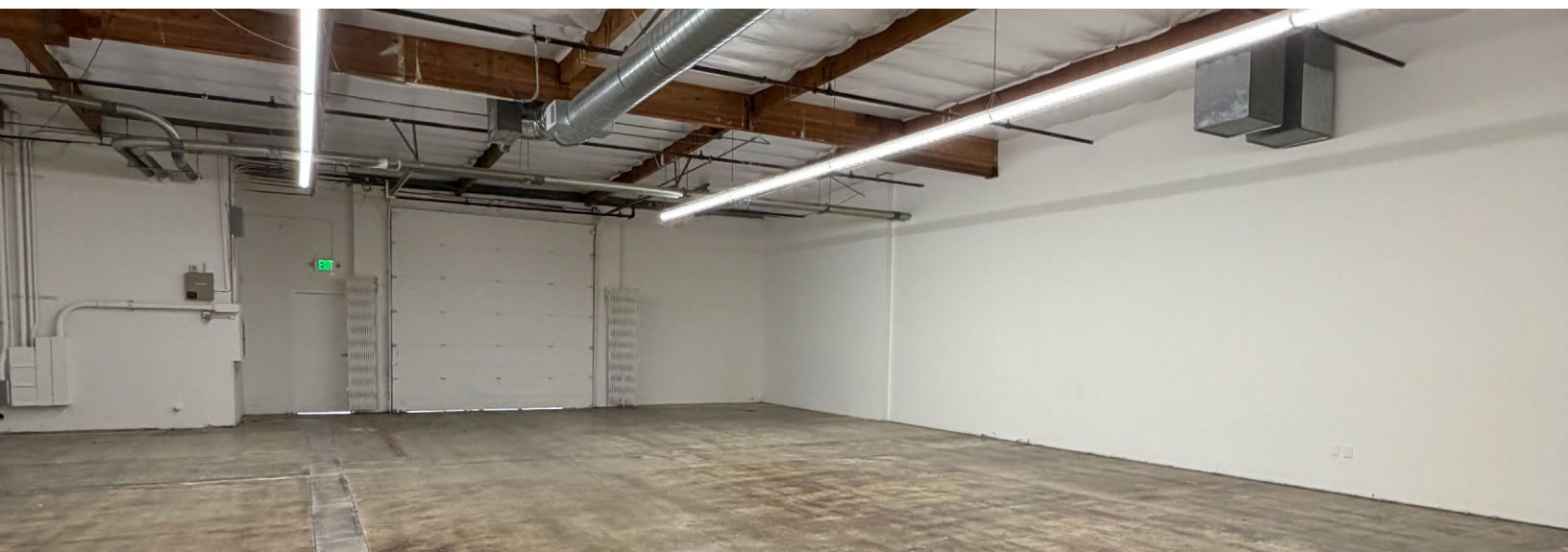
- Concrete
- VCT

FLOOR PLAN



- **±5,104 SF**
- Available 1/1/2027
- 400 Amps @120/280V
- 13 Tons of Air
- 3 Private Offices
- 1 Conference Room
- 3 Labs
- Open Area
- Break Room
- 1 Grade Level Door

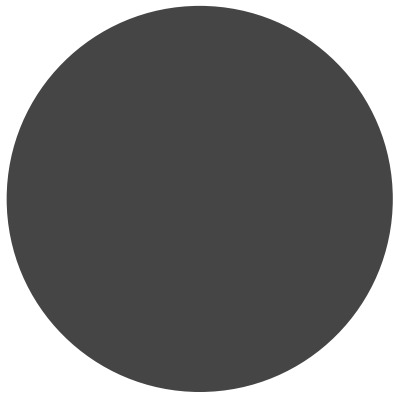
PHOTO GALLERY



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CONTACT



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DOLLINGER PROPERTIES

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All information contained herein has been given to us by the owner(s) of the property or other sources we deem to be reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. All information should be verified prior to purchase or lease.



DOLLINGER PROPERTIES