

# FOR SALE / LEASE INDUSTRIAL BUILDING

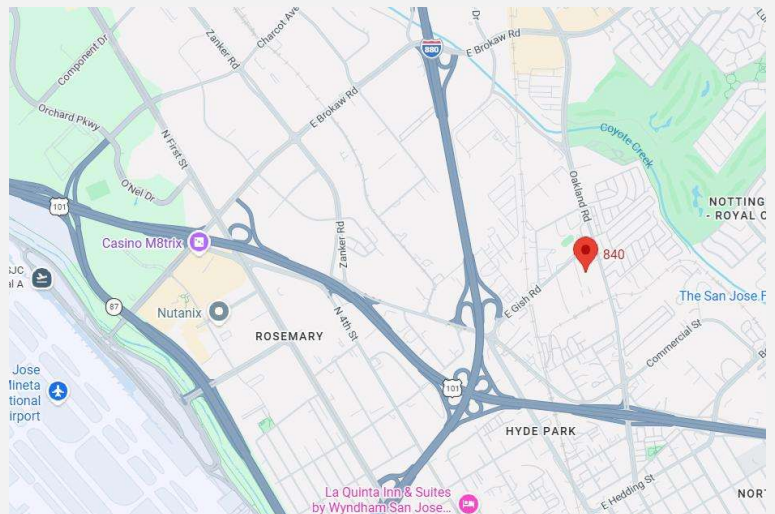
**KPA**  
COMMERCIAL

840 JURY COURT  
SAN JOSE, CA



## PROPERTY SUMMARY

- Building Size: ±15,124 SF
- Lot Size: ±37,461 SF (0.86 Acres)
- APN: 237-06-079
- Zoning: Heavy Industrial (HI)
- 2 Dock High Doors, 3 Grade Doors
- Sprinklered, Gas Available
- Clear Height: 16'
- 50% Office / 50% Warehouse
- Built in 1980
- Two 400 AMPS Panels (Buyer to Verify), 2 Meters
- Versatile Floorplan, Divides into Two Units
- Easy Access to Highway 880/101/87/280/SJC
- Call to Tour
- Sales Price: \$4,850,000 / \$320.68 psf / Lease Rate: \$1.55 nnn psf



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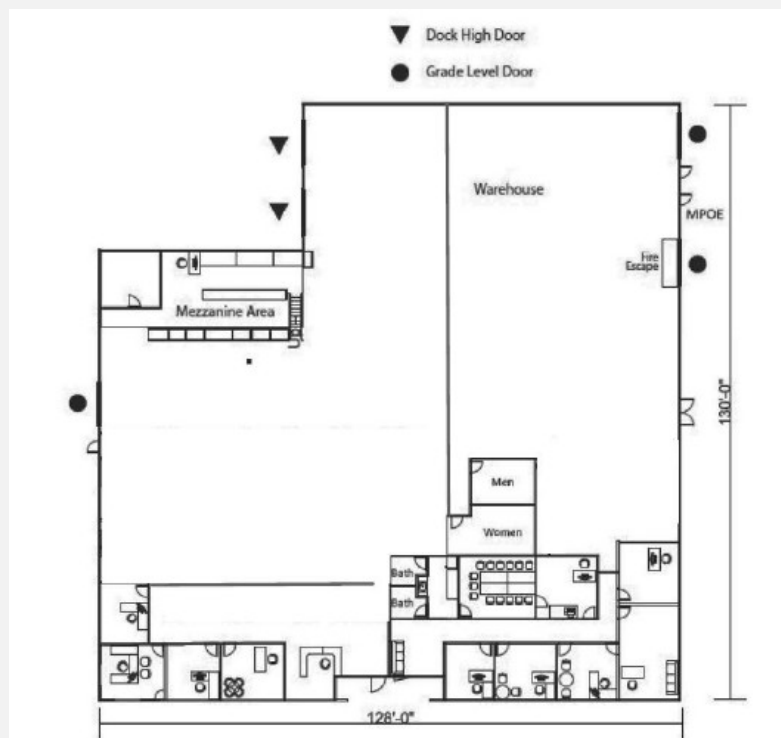
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## EXISTING PLANS



## CONCEPTUAL PLANS



**\*Not to Scale**

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