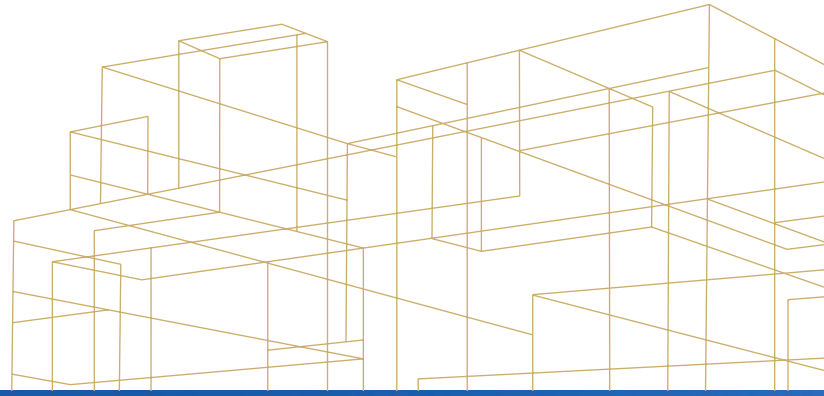


# INDUSTRIAL FOR LEASE

1280 ALMA CT, SAN JOSE, CA



*4,475 SF*

TOTAL AVAILABLE SF

*815 SF*

OFFICE SPACE

*\$1.50*

LEASE RATE (PSF, IG)

*\$0.31*

CAM (PSF)

±4,475 SF total

±815 SF office space

One (1) grade level door

200 Amps at 120/208 Volt power

16' clear height

2/1,000 parking ratio

\$1.50 PSF, IG lease rate + \$0.31 PSF CAM

Call to show

**DAVE EVANS**

408.806.3146

dave.evans@kidder.com

LIC N° 00764837

**STEVE ZAMUDIO, CCIM**

408.888.7529

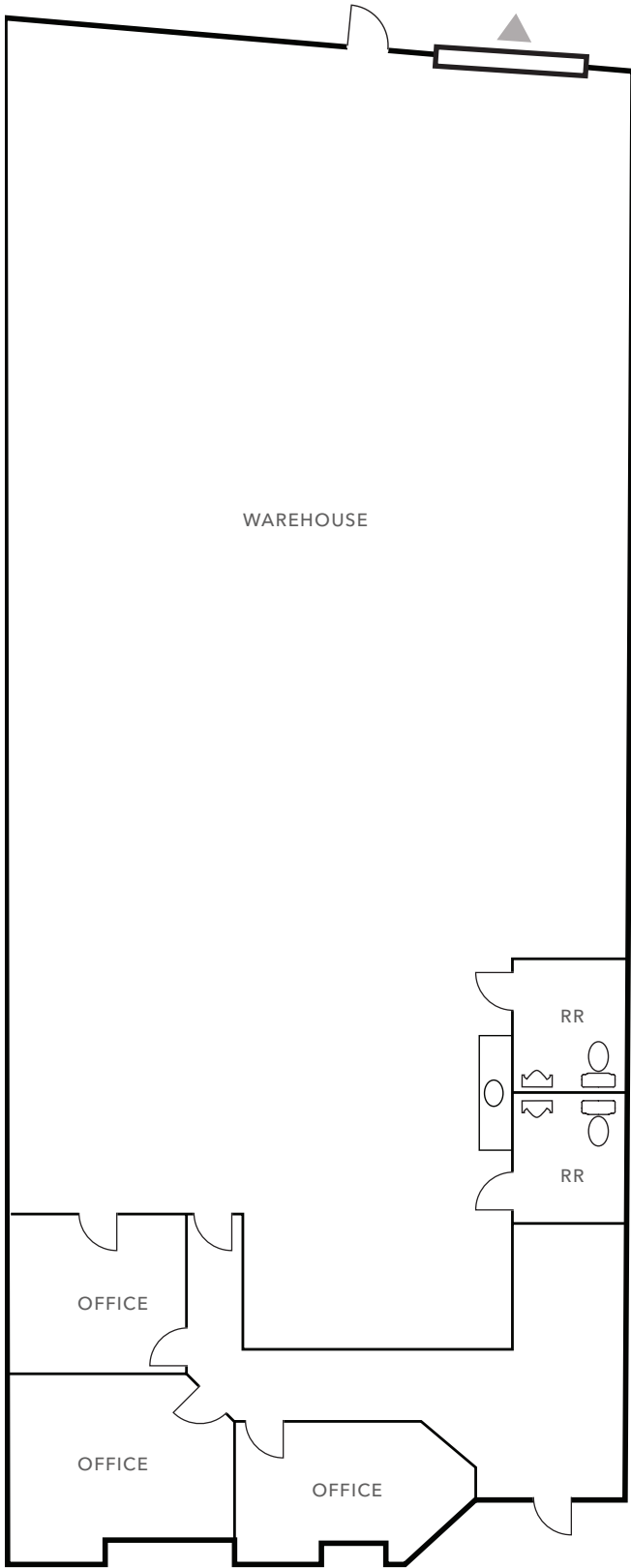
steve.zamudio@kidder.com

LIC N° 00905956

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**+4,475 SF**

AVAILABLE

**NOW**

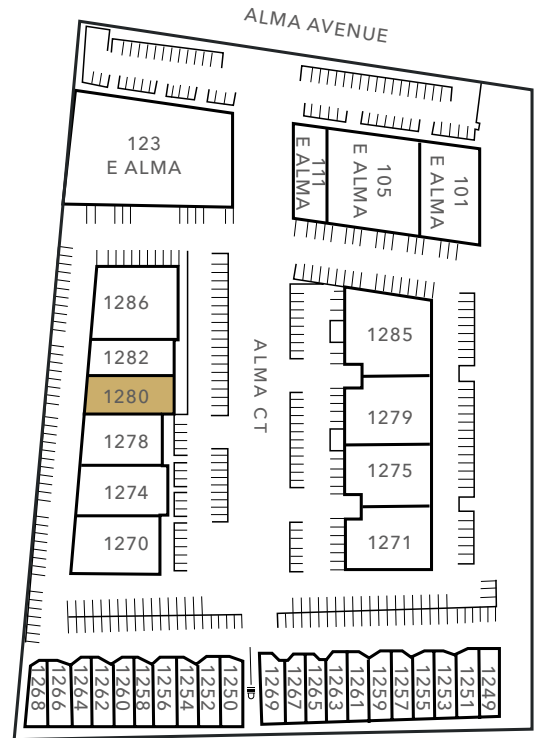
AVAILABLE

**\$1.50 IG**

LEASE RATE (PSF)

**\$0.31**

CAM (PSF)



▲ Grade level loading

FLOOR PLAN NOT TO SCALE

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