



2581

JUNCTION AVE

**HEAVY POWER
R&D/CLEANROOM
MANUFACTURING BUILDING**



±103,692 SF AVAILABLE

KYLE PORTAL, SIOR
408 282 3954
kyle.portal@colliers.com
CA License No. 01928964

BRETT TAYLOR
408 282 3889
brett.taylor@colliers.com
CA License No. 01856608

EMERSON HOFER
408 282 3812
emerson.hofer@colliers.com
CA License No. 02065843



±103,692 SF AVAILABLE


2581
JUNCTION AVE

PROJECT HIGHLIGHTS

-  Heavy Power R&D/Manufacturing Fab
-  Partial Two Story High End Office
-  Dry Lab Support (ie. N₂, CDA, Process Vacuum, Etc.)
-  Machine Shop
-  Grade & Dock Loading with Warehouse Support
-  Excellent Indoor/Outdoor Break Room
-  Onsite Gym & Showers
-  Utility & Equipment Pad
-  ±8,500 Amps @ 277/480V
-  Additional Supply Available via Junction Avenue Substation Loop
-  Served by Air Products' Nitrogen Pipeline
-  ±22,000 SF Bay & Chase Clean Room (Class 10-1,000)
-  3.2/1,000 Parking
-  Full Equipment List Available Upon Request

TECHNICAL OVERVIEW

2581
JUNCTION AVE



Electrical

- Three Switchboards Totalling $\pm 8,500$ Amps @ 277/480V
 - 4,000 amps @ 277/480V
 - 2,000 amps @ 277/480V
 - 2,500 amps @ 277/480V
- 645 kW Diesel Standby Generator Supporting Fire, Life Safety, & Critical Systems

Building Systems/Mechanical

- Robust, Trane-built System Totalling $\pm 1,200$ Tons of Cooling Capacity
- Dedicated Air Handling Units Serving Clean Room and Lab Areas

Security

- 24/7/365 Secure Facility with Video Surveillance, Key Card Access at All Entry Points
- Layout Supports Compartmentalization of Office, Lab, & Support Spaces for Operational Security

Connectivity

- Multi-Carrier Fiber Connectivity Offering 2+ Gb/s Service
- Multiple & Redundant PG&E Connections with Additional Upstream Capacity
- Two Dock Positions & Grade Access to Clean Rooms

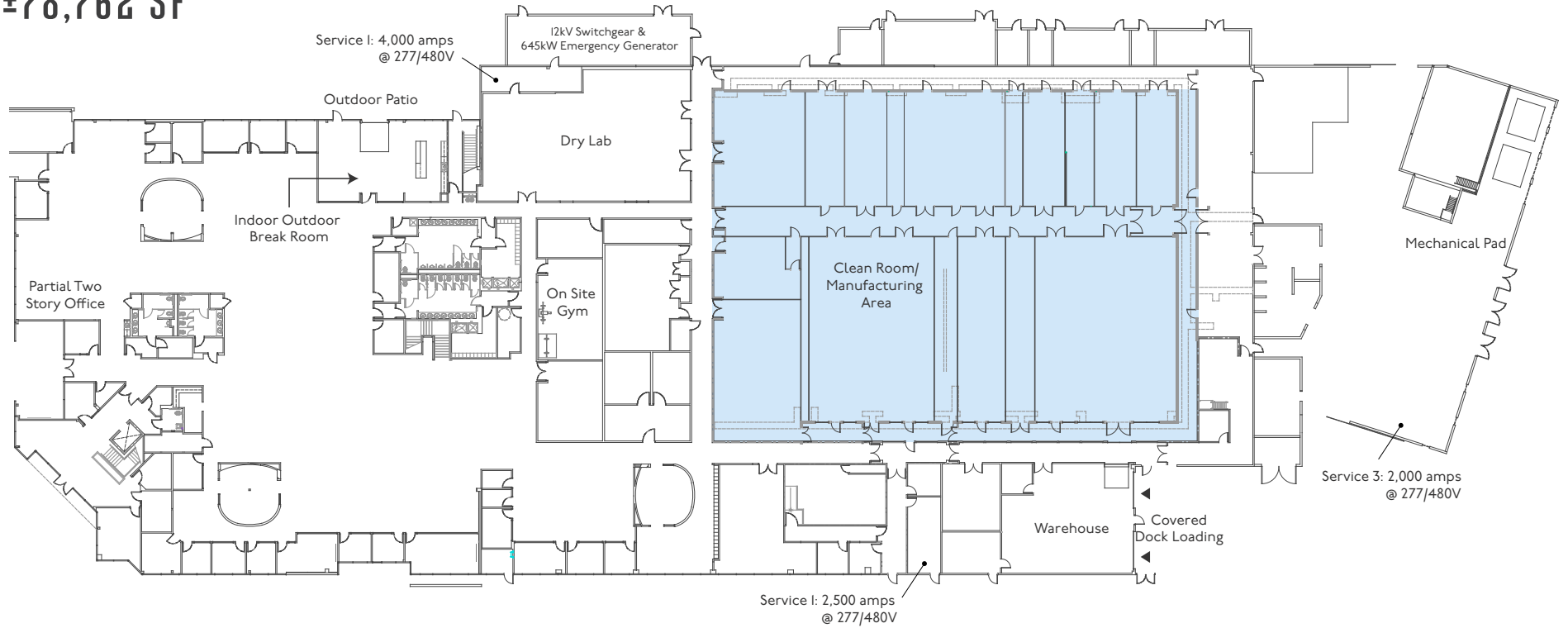
FIRST FLOOR

2581
JUNCTION AVE



OFFICE, MANUFACTURING, CLEAN ROOMS, LABS, etc.

±78,762 SF



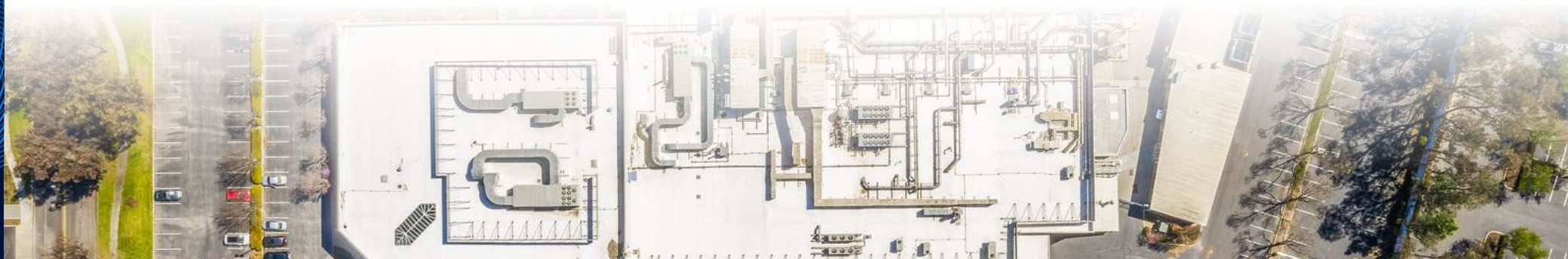
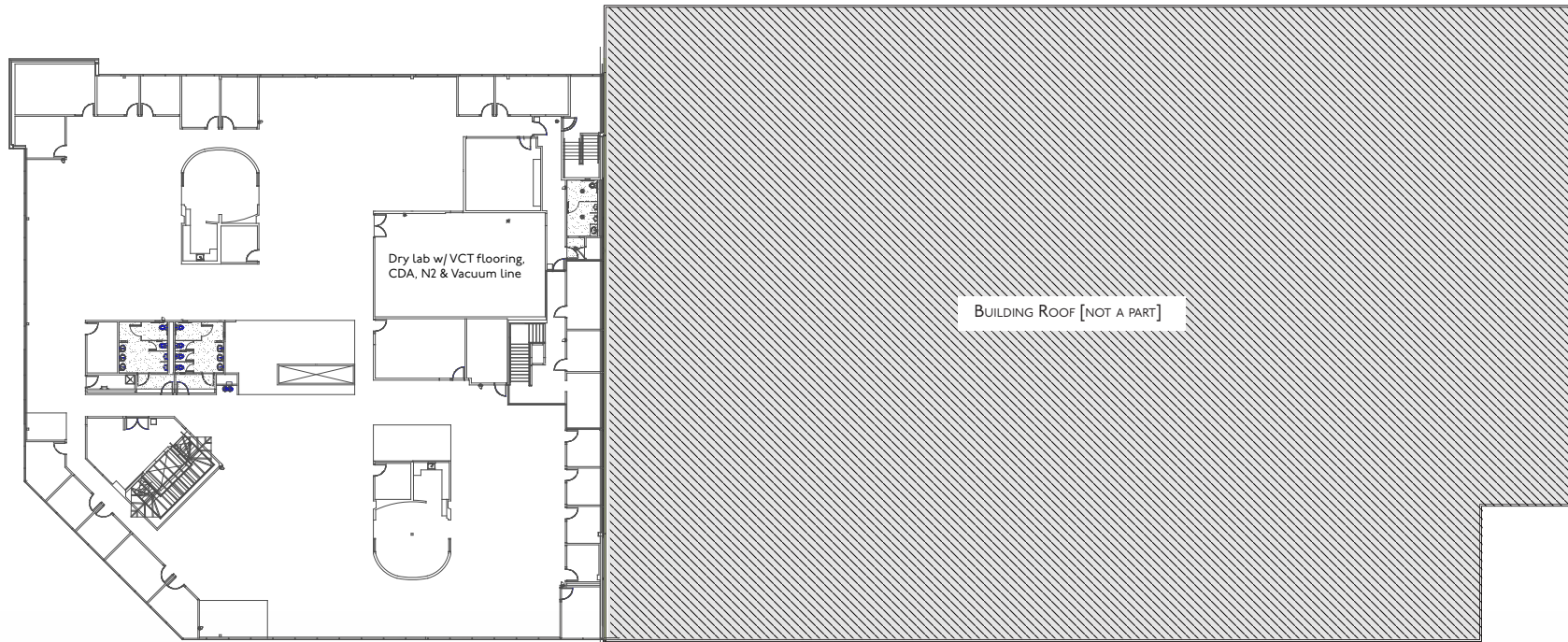
FULL EQUIPMENT LIST &
DETAILED CLEAN ROOM FLOORPLAN
AVAILABLE UPON REQUEST

SECOND FLOOR

2581
JUNCTION AVE

UPSTAIRS OFFICE + DRY LAB

±24,930 SF

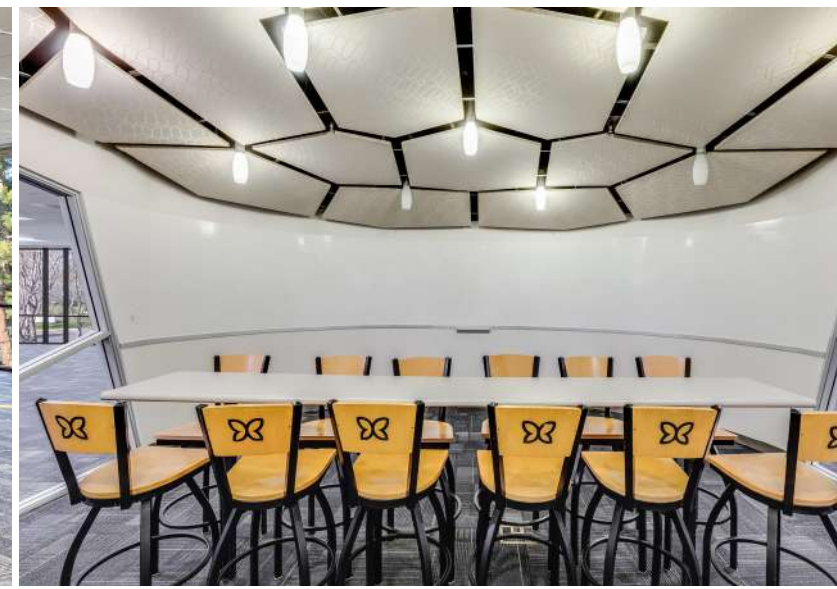




2581

JUNCTION AVE

OFFICE





2581

JUNCTION AVE

MANUFACTURING/
CLEAN ROOM



ECOSYSTEM & AMENITIES

San Jose's Golden Triangle is one of Silicon Valley's most dynamic business districts, combining a deep base of established technology and advanced manufacturing companies with a new wave of AI & innovation-driven growth.

Surrounded by a growing employee market with companies and amenities that include:

Analog Devices

- ASML
- Apple
- Canon
- Cisco
- Logitech
- Google
- Nio
- Intel
- SK Hynix
- NVIDIA
- Cepton
- Oracle

Figure AI

- Supermicro
- Onto Innovation
- Kawasaki Robotics
- Tessolve Semiconductor
- General Dynamics
- Visby Medical
- Advantest
- NXP
- Credo
- Teledyne

Amenities & Transportation:

- Bonaventura Light Rail Station
- FedEx Pack & Ship
- Homewood Suites
- Starbucks
- Dish n Dash
- Una Mas!
- Thee Melt
- Dave's Hot Chicken

- Samsung Semi
- Astera Labs
- Abbott
- gener8
- Accelix
- Veeco
- Broadcom
- Sanmina
- PayPal
- Foxconn Tech
- Equinix
- Eurofins
- Nuro AI
- Reliant Labs
- Tessolve Semiconductor
- EO Tech
- Sandisk
- KLA Corporation
- Microchip Technology
- Johnson & Johnson Vision





2581

JUNCTION AVE

±103,692 SF AVAILABLE



**HEAVY POWER
R&D/CLEANROOM
MANUFACTURING BUILDING**

KYLE PORTAL, SIOR

408 282 3954

kyle.portal@colliers.com

CA License No. 01928964

BRETT TAYLOR

408 282 3889

brett.taylor@colliers.com

CA License No. 01856608

EMERSON HOFER

408 282 3812

emerson.hofer@colliers.com

CA License No. 02065843

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Colliers