

FOR LEASE **HUGE PRICE REDUCTION**



\$45,000 \$40,000 Per Month, NNN

Industrial / Manufacturing Building with Yard Space

1610 N 4TH Street, San Jose, CA 95112

AVAILABLE NOW



140,000 +
vehicles pass daily

The property sits directly along Highway 101's Bayshore Freeway corridor, giving building signage constant exposure to Silicon Valley commuter traffic — a rare branding opportunity for an industrial address.

PROPERTY DETAILS

- ▶ **Available Now!**
- ▶ **Heavy Power: 800 Amps 3 Phase**
- ▶ **Zoning:** C1C (Combined Industrial / Commercial)
- ▶ **Total Building Size:** ±31,700 SF
- ▶ **Total Lot Size:** ±82,328 SF
- ▶ **Building A Ceiling Height:** 13' to beam, 21' between the trusses
- ▶ **Building B Ceiling Height:** 20'
- ▶ **Location:** Direct frontage on Hwy 101 - close to San Jose Airport, Hwy 101 & I-880

**Lowest Price Per Square Foot in
Santa Clara / North San Jose Area**

	Building A	Building B
Building Size	±20,000 SF	±11,700 SF
Lot Size	±41,382 SF	±40,946 SF
Building Type	Industrial Service	Industrial Manufacturing
Drive-Ins	2 Total (8'w x 12'h)	2 Total (10'w)
Parking	Approx. 56 Surface Spots	Approx. 97 Surface Spots



Building A

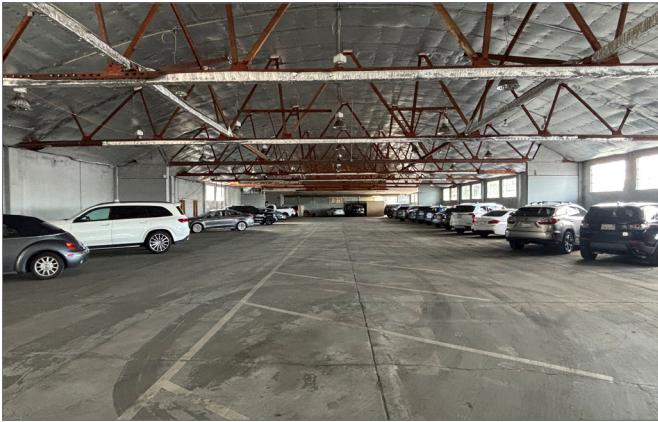


Building B

1610 N 4TH Street, San Jose, CA 95112

Property Parcel & Location

Rare usable yard space, paired with an address that sits at the crossroads of Silicon Valley.



±82,328 SF OF USABLE YARD & LOT

The fully fenced, paved lot wraps both buildings and offers rare flexibility for an industrial user: secure vehicle and equipment storage, fleet parking, trailer staging, or an overflow container yard. The property offers the rare luxury of space in the heart of Silicon Valley for an affordable price.

82,328

TOTAL LOT SF

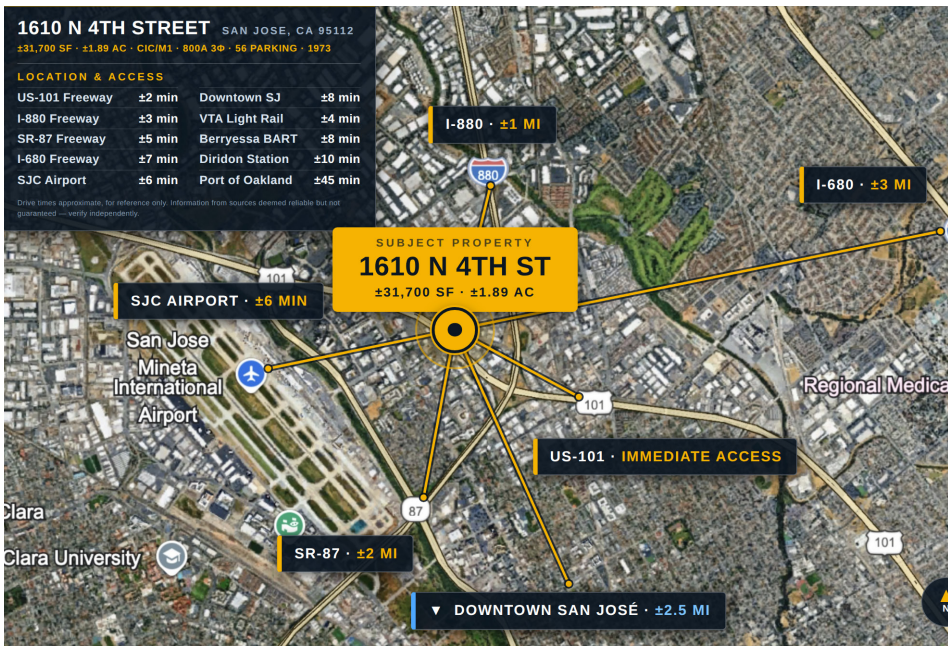
153

TOTAL PARKING SPOTS

2.6 : 1

LOT-TO-BUILDING RATIO

LOCATION: MINUTES FROM EVERYWHERE THAT MATTERS



1610 N 4th Street sits directly on Highway 101, less than a mile and a half from Mineta San José International Airport (SJC). This property is approximately 2 miles from I-880, SR-87, Downtown San Jose and the heart of Santa Clara.

This convenient location offers businesses a central hub of operation. If you are coming from the Peninsula, the South Bay, the East Bay, or the San Jose area, you will find commutes and shipments simplified.

The large lot, freeway exposure, and Silicon Valley location make this property a diamond in the rough.



Andrew Peceimer

Senior Commercial Real Estate Agent
DRE #00993289
(650) 344-4300
apeceimer@cbcburlingame.com



Garrett Swartz

Commercial Real Estate Agent
DRE #02178894
(650) 352-3302
gswartz@cbcburlingame.com



William La Herran

Commercial Real Estate Agent
DRE #02431119
(650) 288-5692
wherran@cbcburlingame.com

1575 Bayshore Hwy, Suite 100
Burlingame, CA 94010

Scan for CIC Zoning Info

