

FOR LEASE

WAREHOUSE / YARD SPACE

291 BARNARD AVE
SAN JOSE, CA



EASY ACCESS TO
280/87 FREEWAYS



SECURE &
FENCED YARD



HEAVY
INDUSTRIAL ZONING



IDEAL FOR
IOS USES



PROPERTY OVERVIEW

- ▶ ±2,400 SF Office Building
- ▶ ±1,200 SF Shed/Warehouse
- ▶ ±2,100 SF Metal Warehouse (2 Grade Doors)
- ▶ Lot Size: ±54,450 SF (1.25 acres)
- ▶ Secure and Fenced Yard (Fully Paved)
- ▶ Zoning: Heavy Industrial
- ▶ Easy Access to 280/87 freeways
- ▶ **Ideal For IOS (Industrial Outdoor Storage) Uses:**
recycler, truck repair, auto dismantler, roofing supply,
irrigation supply, bus/chapter parking, heavy
equipment storage, contractor yard
- ▶ Please do not disturb tenants
- ▶ Rate: \$26,000 NNN, plus \$2,075 OPEX per month



IMAGE NOT EXACT

FOR MORE INFORMATION, PLEASE CONTACT:



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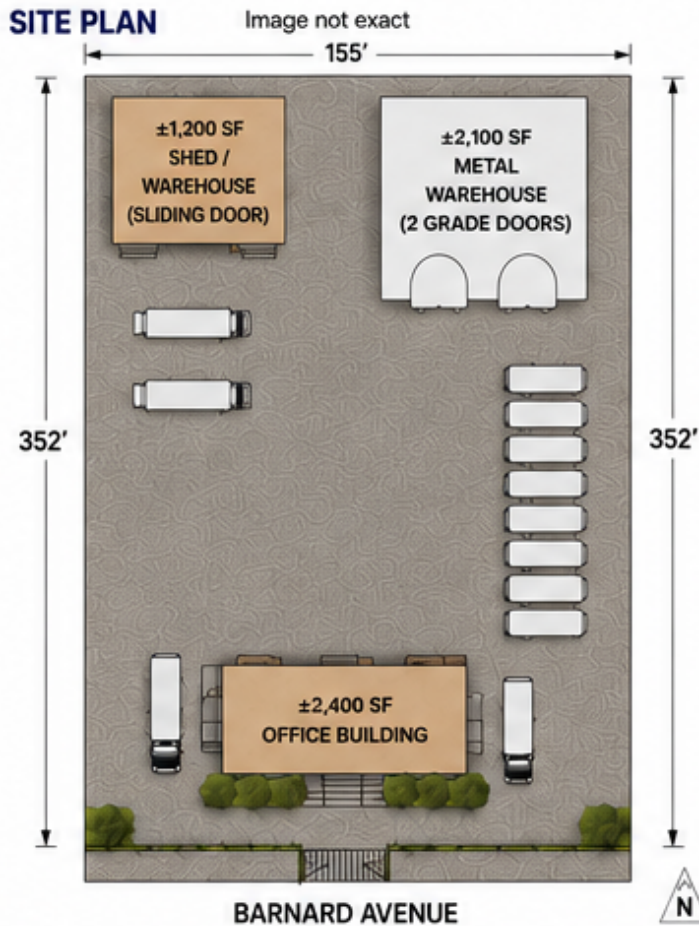


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PROPERTY DETAILS

SITE PLAN



PROPERTY SPECIFICATIONS

Lot Size:	±54,450 SF (1.25 acres)
Office Building:	±2,400 SF
Shed / Warehouse:	±1,200 SF
Metal Warehouse:	±2,100 SF (2 Grade Doors)
Zoning:	Heavy Industrial
Yard:	Secure & Fenced (Fully Paved)
Power:	225 Amps 480 Volt Transformer (Tenant to Verify)
Sprinklers:	No
Parking:	Ample
Rate:	\$26,000 NNN per month
OPEX:	\$2,075 per month

IDEAL FOR IOS (INDUSTRIAL OUTDOOR STORAGE) USES



Recycler



Truck Repair



Auto Dismantler



Roofing Supply



Irrigation
Supply



Bus / Charter
Parking

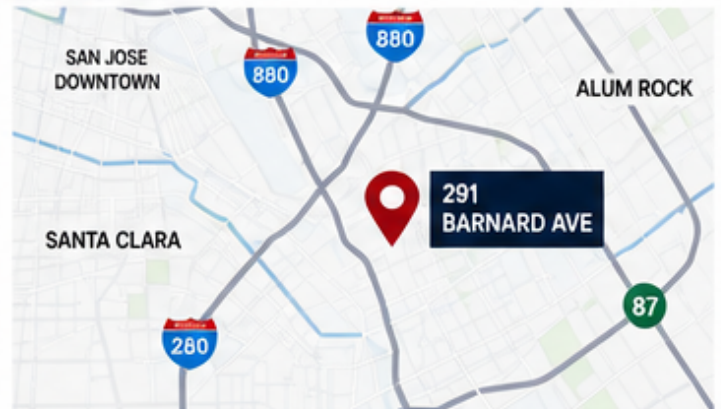


Heavy Equipment
Storage



Contractor Yard

LOCATION MAP



AREA ACCESS



2

MINUTES



3

MINUTES



SJC
AIRPORT

8

MINUTES



DIRIDON
STATION

6

MINUTES

DEMOGRAPHICS

(5 MILE RADIUS)



366,846

TOTAL POPULATION



\$153,045

AVG. HH INCOME



190,193

TOTAL EMPLOYEES

IOS ADVANTAGES

- ✓ Heavy Industrial Zoning
- ✓ Fully Paved & Secure Yard
- ✓ Ample Maneuvering Area
- ✓ Excellent Freeway Access
- ✓ Ideal for Outdoor Storage Uses

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