

# AVAILABLE FOR SALE



## R&D/INDUSTRIAL BUILDING – 15,644 SF 1359 Oakland Road, San Jose

- Building Size: +-15,644 SF (divisible)
- Lot Size: +-38,768 SF
- 50% Office/Showroom/Lab (HVAC/VCT)
- 50% Warehouse
- Ample florescent lighting in showroom
- 3 Grade Doors/1 Dock High Door (w/leveler)
- 3/1,000 Parking
- 16'-18' Clear Height
- Sprinklers
- Back up emergency generator
- Earthquake retrofitted
- Heavy Industrial Zoning
- 400 Amps @ 120/208 Volt
- High Identity Location
- Possible fenced yard
- Can be divided for two tenants
- Can be delivered half leased or vacant
- ¼ mile to 880 and 101 Freeways



*For more information, please contact:*

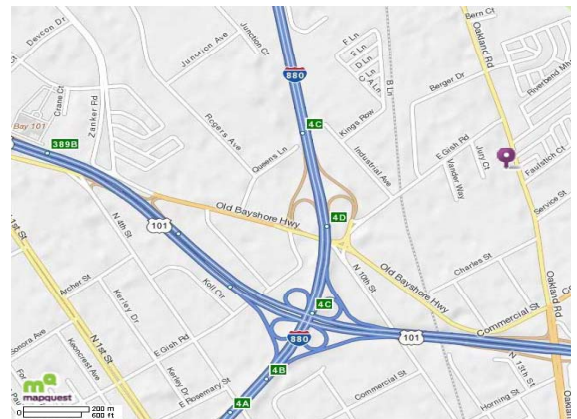
**Kevin Peixoto**

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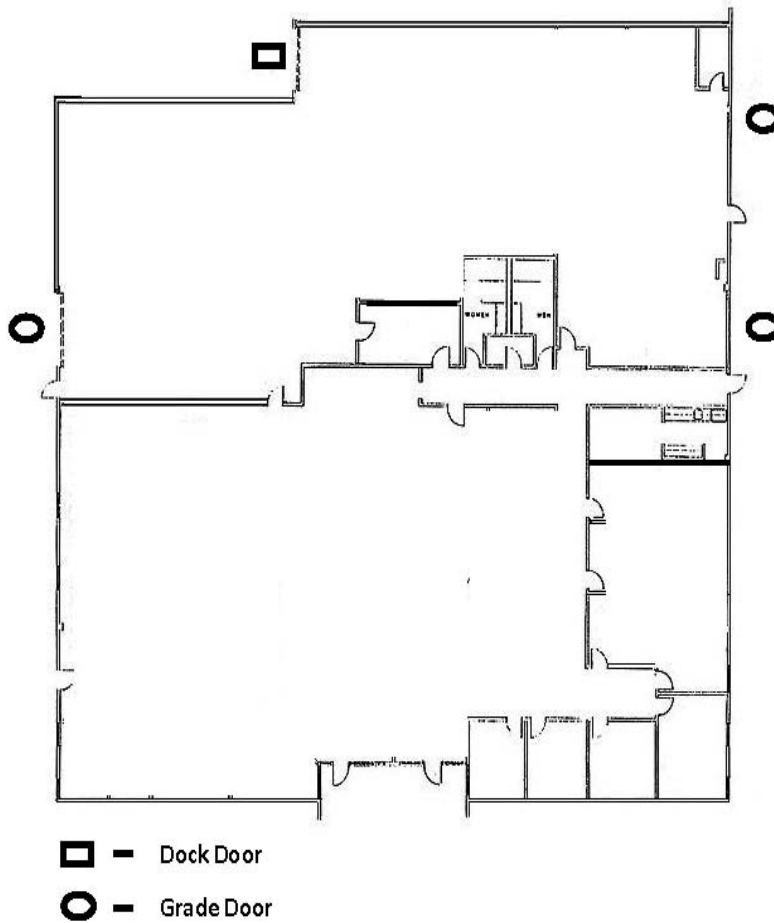
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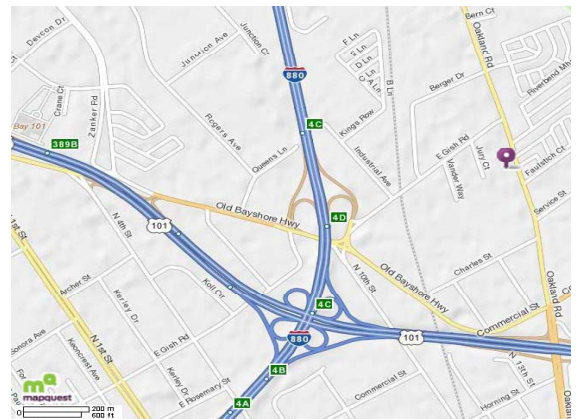
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