



Colliers

Exclusive Listings Summary









# Silicon Valley Industrial Availabilities

**Silicon Valley Research**

225 West Santa Clara Street, 10th Floor  
San Jose, CA 95113  
+1 408 282 3800



## INDUSTRIAL - FOR LEASE

|          | PROPERTY INFORMATION   | AVAILABLE INFORMATION   | CONTACT / COMMENTS  |
|----------|--|---|---|
| <b>1</b> | <b>1610 Dell Ave, Suite R</b><br><b>Campbell, CA 95008</b><br><br>1016301403 - Y<br>           | <b>FOR LEASE</b><br>Available SF: 1,512<br>Avail Subtype: Industrial<br>Rental Rate: \$2.15 IG<br>Expenses: \$0.21<br>Rent + Expenses: \$2.36 PSF<br>Parking Ratio: 2.3 / 1000<br>Grade Level Doors: 1<br>Clear Height (min - max): 17' - 19'<br>Amps ; Volts: 100 ; 120/208<br><b>FEATURES:</b> Highway Access - 17, 85                                  | <b>BROKERAGE:</b><br>Colliers<br>Dave Evans 408-806-3146<br>Steve Zamudio, CCIM 408-282-3824<br><b>LEASE NOTES</b><br>Call to show.                             |
| <b>2</b> | <b>583 Division St, Suite A</b><br><b>Campbell, CA 95008</b><br><br>1016295409 - Y<br>   | <b>FOR LEASE</b><br>Available SF: 2,400<br>Office BuildOut SF: 1,950<br>R&D SF: 450<br>Avail Subtype: Industrial<br>Rental Rate: \$2.40 GR<br>Expenses: TBD<br>Parking Ratio: 1.8 / 1000<br>Grade Level Doors: 1<br>Clear Height (min - max): 17'<br>Amps ; Volts: 200 ; 120/240<br><b>FEATURES:</b> Highway Access - 17, 85<br>HVAC - 100%<br>Sprinklers | <b>BROKERAGE:</b><br>Colliers<br>Emerson Hofer 408-282-3812<br>Brent Dressen 408-282-3979<br>Ed Hofer, SIOR 408-282-3819<br><b>LEASE NOTES</b><br>Call to tour. |

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

3



1016302891 - N



**786 McGlincy Ln  
Campbell, CA 95008**

Property Type: Office  
Property Subtype: Industrial  
Property SF: 3,638  
Construction Status: Existing  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-19 West Valley

**FOR LEASE**

Available SF: 3,638  
Avail Subtype: Industrial  
Rental Rate: \$2.08 GR  
Expenses: TBD  
Parking Spaces: 9  
Grade Level Doors: 1  
Clear Height (min - max): 16' - 18'  
Amps ; Volts: 200 ; 120/208

**BROKERAGE:**

Colliers  
Brent Dressen 408-282-3979

**LEASE NOTES**

Freestanding industrial/office flex building. Reception, 7 private offices, conference room, warehouse.

4



1016303055 - N



**4543 Enterprise St  
Fremont, CA 94538**

Property Type: Industrial  
Property Subtype: Industrial  
Property SF: 16,000  
Construction Status: Existing  
Floors: 1  
Available Date: 10/01/2023  
Occupied?: Yes  
Territory: SJC-16 Fremont (partial)

**FOR LEASE**

Available SF: 4,000  
Avail Subtype: Industrial  
Rental Rate: TBD  
Expenses: TBD  
Parking Ratio: 2.0 / 1000  
Dock High Doors: 1  
Grade Level Doors: 1  
Clear Height (min - max): 18'  
Amps ; Volts: 100 ; 110/208

**BROKERAGE:**

Colliers  
Michael Rosendin, SIOR, CCIM 408-282-3900  
Craig Fordyce, SIOR, CCIM 408-282-3911

**LEASE NOTES**

Approximately 15% HVAC open general office area, small server room, balance warehouse with steel mezzanine. Secured fence yard - common to tenants.

**FEATURES:** Highway Access - 880  
Sprinklers

5



1016303056 - N



**4547 Enterprise St  
Fremont, CA 94538**

Property Type: Industrial  
Property Subtype: Industrial  
Property SF: 16,000  
Construction Status: Existing  
Floors: 1  
Available Date: 4/01/2023  
Occupied?: Yes  
Territory: SJC-16 Fremont (partial)

**FOR LEASE**

Available SF: 4,000  
Avail Subtype: Industrial  
Rental Rate: TBD  
Expenses: TBD  
Parking Ratio: 2.0 / 1000  
Dock High Doors: 1  
Grade Level Doors: 1  
Clear Height (min - max): 18'  
Amps ; Volts: 100 ; 110/208

**BROKERAGE:**

Colliers  
Michael Rosendin, SIOR, CCIM 408-282-3900  
Craig Fordyce, SIOR, CCIM 408-282-3911

**LEASE NOTES**

10% HVAC office, balance warehouse. Secured fence yard - common to tenants.

**FEATURES:** Highway Access - 880  
Sprinklers

**INDUSTRIAL - FOR LEASE**

**PROPERTY INFORMATION**

**AVAILABLE INFORMATION**

**CONTACT / COMMENTS**

**6**

**4549 Enterprise St  
Fremont, CA 94538**



1016299346 - N



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 16,000  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: SJC-16 Fremont (partial)

**FOR LEASE**

Available SF: 4,000  
 Avail Subtype: Industrial  
 Rental Rate: \$1.45 IG  
 Expenses: \$0.04  
 Rent + Expenses: \$1.49 PSF  
 Parking Ratio: 2.0 / 1000  
 Dock High Doors: 1  
 Grade Level Doors: 1  
 Clear Height (min - max): 18'  
 Amps ; Volts: 100 ; 110/208

**BROKERAGE:**

Colliers  
 Michael Rosendin, SIOR, CCIM 408-282-3900  
 Craig Fordyce, SIOR, CCIM 408-282-3911

**LEASE NOTES**

Available with 30 days notice. Approximately 20% HVAC office, balance warehouse. 13'x15' dock high door and 12'x15' grade level door. Call to tour.

**FEATURES:** Highway Access - 880

HVAC  
 Sprinklers

**7**

**2718 Prune Ave, Suite A  
Fremont, CA 94539**



1016297488 - Y



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 72,000  
 Lot Size: 3.50 Acres  
 Construction Status: Existing  
 Year Built: 2000  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-16 Fremont (partial)  
 APN: 519-1310-8-5

**FOR LEASE**

Available SF: 10,300  
 Avail Subtype: Industrial  
 Rental Rate: \$1.35 NNN  
 Expenses: \$0.18  
 Rent + Expenses: \$1.53 PSF  
 Parking Ratio: 2.0 / 1000  
 Grade Level Doors: 1  
 Clear Height (min - max): 20' - 24'  
 Amps ; Volts: 400 ; 480

**BROKERAGE:**

Colliers  
 John Serex 408-282-3803

**LEASE NOTES**

Call to tour.

**FEATURES:** Highway Access - 880, 680

Public Transportation - <.25 Miles to Warm Springs Station  
 Skylights  
 Sprinklers

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

**8**

**37887-37975 Shinn St LAND**  
**Fremont, CA 94536**

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Property Type: Land  
 Property Subtype: Land  
 Property SF: 1,034,986  
 Lot Size: 23.76 Acres  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I-S  
 Territory: SJC-16 Fremont (partial)  
 APN: 507-0377-005-01, 507-377-003-1



1016287272 - N



**FOR LEASE**  
 Available SF: 364,000  
 Min - Max Divisibility: 364,000 - 1,035,000  
 Avail Subtype: Industrial  
 Rental Rate: TBD  
 Expenses: TBD  
 Acres Avail / Div. - Cont.: 8.36 / - 23.76  
 Parking Spaces: 1,834  
 Clear Height (min - max): 19' - 26'

**BROKERAGE:**  
 Colliers  
[Emerson Hofer](#) 408-282-3812  
[Ed Hofer, SIOR](#) 408-282-3819

**LEASE NOTES**  
 Rare infill multi-use yard and storage. Call for pricing.

**FEATURES:** Yard

**9**

**Fremont Distribution Center**  
**41707 Christy St**  
**Fremont, CA 94538**

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Property Type: Industrial  
 Property Subtype: Warehouse  
 Property SF: 378,960  
 Lot Size: 16.73 Acres  
 Construction Status: Existing  
 Year Built: 1988  
 Class: A  
 Floors: 1  
 Available Date: 11/01/2023  
 Occupied?: No  
 Territory: SJC-15 Bayside/Ardenwood  
 APN: 531-0222-015-01



1016301720 - N



**FOR LEASE**  
 Available SF: 190,080  
 Avail Subtype: Warehouse  
 Rental Rate: TBD  
 Expenses: \$0.20  
 Parking Ratio: 1.0 / 1000  
 Dock High Doors: 34  
 Grade Level Doors: 2  
 Clear Height (min - max): 24' - 30'  
 Column Spacing: 24'w x 60'd

**BROKERAGE:**  
 Colliers  
[David Buchholz, SIOR](#) 408-282-3843  
[John Kovaleski](#) 408-282-3844  
[Alexander Kovaleski](#) 408-282-3811

**PROPERTY DESCRIPTION**  
 41707-42001 Christy Street is a class A 376,410 SF multi-tenant warehouse building with immediate access to I 880, I 680, and the Dumbarton Bridge.

**LEASE NOTES**  
 Tenant is occupying until end of November 2023.

**FEATURES:** Highway Access - 880  
 Sprinklers

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

10



1016289315 - N



FLYER



#### Frontier Elm Business Center

47020 Kato Rd U/C

Fremont, CA 94538

Property Type: Industrial  
 Property Subtype: Warehouse  
 Property SF: 209,916  
 Lot Size: 11.50 Acres  
 Construction Status: Under Construction  
 Class: C  
 Available Date: 6/01/2023  
 Occupied?: No  
 Website: <https://www.frontierelmbusinesscenter.com/p/1>  
 Territory: SJC-14 Milpitas/Fremont (partial)  
 APN: 519-1680-038-00

#### FOR LEASE

Available SF: 209,916  
 Avail Subtype: Warehouse  
 Rental Rate: TBD  
 Expenses: \$0.26  
 Parking Spaces: 348  
 Dock High Doors: 28  
 Grade Level Doors: 2  
 Clear Height (min - max): 36' - 36'  
 Amps ; Volts: 4,000 ; 277/480

**FEATURES:** Sprinklers: ESFR

#### BROKERAGE:

Colliers  
 Emerson Hofer 408-282-3812  
 Ed Hofer, SIOR 408-282-3819  
 Dave Schmidt, SIOR 408-282-3814

#### PROPERTY DESCRIPTION

Delivering Q1/Q2 2023.

#### LEASE NOTES

Broke ground in June 2022, delivering September 2023. Call brokers for details.

11



1016228152 - N



FLYER



#### Warm Springs Station

0 Corporate Way Mfg

Fremont, CA 94538

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 108,560  
 Construction Status: Entitled  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning:  
 Website:  
 Territory: SJC-16 Fremont (partial)  
 APN: 519-1687-25-4

#### FOR LEASE

Available SF: 108,560  
 Min - Max Divisibility: 108,560 - 677,160  
 Avail Subtype: Manufacturing, Industrial  
 Rental Rate: TBD  
 Expenses: TBD  
 Parking Ratio: 1.5 / 1000  
 Dock High Doors: 20  
 Grade Level Doors: 2  
 Clear Height (min - max): 32' - 32'  
 Amps ; Volts: 2,000 ; 277/480  
 Phase: 3  
 Passenger/Freight Elevators: 1/  
 General Plan:  
 Entitlements:  
 Utilities:  
 Topography:

**FEATURES:** Highway Access - 680/880

#### BROKERAGES:

Colliers  
 Craig Fordyce, SIOR, CCIM 408-282-3911  
 David Sandlin, SIOR 408-282-3988  
 Ed Hofer, SIOR 408-282-3819  
 Mark Maguire, SIOR 510-433-5835

#### LEASE NOTES

Can be combined with 4 other buildings for full project identity of 677,160 SF. Planned project. Build to suit. Expandable power to 4,000 amps.

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

12



**Warm Springs Station**  
**0 Warm Springs Blvd COMBO, Suite**  
**COMBO**  
**Fremont, CA 94539**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 677,160  
 Construction Status: Entitled  
 Class: A  
 Floors: 4  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-16 Fremont (partial)  
 APN: 519-1687-37, 519-1687-36, 519-1687-20,  
 519-1687-21, 519-1687-35-2, 519-1687-34-2,  
 519-1687-22-1, 519-1687-23-1, 519-1687-35-3,  
 519-1687-34-3, 519-1687-25-4

**FOR LEASE**  
 Available SF: 677,160  
 Avail Subtype: Manufacturing, Industrial  
 Rental Rate: TBD  
 Expenses: TBD  
 Parking Ratio: 3.0 / 1000

**FEATURES:** Highway Access - 680/880

**BROKERAGES:**

[Colliers](#)  
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911  
[David Sandlin, SIOR](#) 408-282-3988  
[Ed Hofer, SIOR](#) 408-282-3819  
[Mark Maguire, SIOR](#) 510-433-5835

**PROPERTY DESCRIPTION**

4 office buildings at 142,150 SF  
 1 manufacturing building at 108,560 SF

**LEASE NOTES**

Planned project. Build to suit.

218860 - N



13



**7100 Chestnut St**  
**Gilroy, CA 95020**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 13,542  
 Lot Size: 1.05 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-30 Gilroy  
 APN: 841-12-058

**FOR LEASE**  
 Available SF: 8,880  
 Avail Subtype: Industrial  
 Rental Rate: \$1.35 GR  
 Expenses: TBD  
 Clear Height (min - max): 16' - 22'  
 Amps ; Volts: 600-120 ; 208

**BROKERAGE:**

[Colliers](#)  
[Mark Sanchez](#) 408-313-8444

**LEASE NOTES**

Zoned CM-Most Light Ind/Commercial Uses allowed. 2-12'x14' rollup doors. approx 50% drop ceiling/showroom. \$1.35 per sq. ft. month, Gross Show anytime during business hours, but please contact listing agent first. No unattended tours please. Tenant's broker must be present.

1016292101 - Y



14



**8525 Forest St**  
**Gilroy, CA 95020**

Property Type: Industrial  
 Property Subtype: Warehouse  
 Property SF: 77,540  
 Lot Size: 5.25 Acres  
 Construction Status: Existing  
 Class: B  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: M1  
 Territory: SJC-30 Gilroy  
 APN: 835-01-630, 835-01-068, 835-01-069

**FOR LEASE**  
 Available SF: 12,800  
 Avail Subtype: Warehouse  
 Rental Rate: \$0.68 GR  
 Expenses: TBD  
 Grade Level Doors: 2  
 Clear Height (min - max): 20'

**FEATURES:** Yard

**BROKERAGE:**

[Colliers](#)  
[Mark Sanchez](#) 408-313-8444  
[Jeff Barnes](#) 408-218-3366

**LEASE NOTES**

Do not disturb tenant, tour by appointment only.

1016302921 - Y



## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

15



1016274395 - Y



**8885 Forest St, Suite F  
Gilroy, CA 95020**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 11,154  
 Lot Size: 0.93 Acre  
 Construction Status: Existing  
 Year Built: 2021  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-30 Gilroy  
 APN: 835-31-026

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,494 Colliers  
 Industrial [Jeff Barnes](#) 408-218-3366  
**PROPERTY DESCRIPTION**  
 \$1.25 GR Complete Summer 2021.  
 TBD

16



1016297232 - Y



**5770 Obata Way, Suite D  
Gilroy, CA 95020**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 16,800  
 Construction Status: Existing  
 Year Built: 1989  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-30 Gilroy  
 APN: 841-76-015

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Parking Ratio:  
 Amps ; Volts:

**BROKERAGE:**

7,300 Colliers  
 Industrial [Mark Sanchez](#) 408-313-8444  
 \$1.30 GR [Jeff Barnes](#) 408-218-3366  
**LEASE NOTES**  
 Zoned M2; Heavy Industrial. 800 Amp/480 Volt/3 Phase power. two (2)  
 14' roll up doors. 600 sq. ft. mezzanine level (not included in Sq Ft)

**FEATURES:** Highway Access - 101

17



1016303258 - N



**605 University Ave  
Los Gatos, CA 94032**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 3,415  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-19 West Valley

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Parking Ratio:  
 Grade Level Doors:

**BROKERAGE:**

3,415 Colliers  
 Industrial [Mike Miller](#) 408-282-3842  
 \$2.40 GR  
**LEASE NOTES**  
 Call to tour.  
 TBD

**FEATURES:** Highway Access - 9, 17



## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

18



1016301052 - Y



**Ames Business Park**  
**755 Ames Ave**  
**Milpitas, CA 95035**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 11,234  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-13 Milpitas Town Center  
 APN: 086-30-061

**FOR LEASE**

Available SF: 1,815  
 Avail Subtype: Industrial  
 Rental Rate: \$1.55 NNN  
 Expenses: \$0.21  
 Rent + Expenses: \$1.76 PSF  
 Parking Ratio: 3.2 / 1000  
 Amps ; Volts: 200 ; 120/208

**FEATURES:** Highway Access - 237, 680, 880  
 Sprinklers

**BROKERAGE:**

Colliers  
 Dave Evans 408-806-3146  
 Greg Evans 408-282-3839

19



1016302955 - N



**Milpitas 10 Business Park**  
**1453 N Milpitas Blvd**  
**Milpitas, CA 95035**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 58,896  
 Lot Size: 5.72 Acres  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: Yes  
 Zoning: Highway Services  
 Territory: SJC-14 Milpitas/Fremont (partial)  
 APN: 022-02-045

**FOR LEASE**

Available SF: 10,368  
 Avail Subtype: Industrial  
 Rental Rate: \$1.65 NNN  
 Expenses: \$0.42  
 Rent + Expenses: \$2.07 PSF  
 Parking Ratio: 1.5 / 1000  
 Clear Height (min - max): 17'  
 Amps ; Volts: 200 ; 208/120

**FEATURES:** Highway Access - 680, 880  
 HVAC - 20%  
 Signage  
 Sprinklers -

**BROKERAGE:**

Colliers  
 Craig Fordyce, SIOR, CCIM 408-282-3911  
 Michael Rosendin, SIOR, CCIM 408-282-3900

**LEASE NOTES**

Milpitas 10 Business Park is located at the intersection of North Milpitas Boulevard and Washington Drive. Building frontage, signage and identity along North Milpitas Boulevard. Close proximity to Interstates 880 & 680 for excellent access to East & South Bay labor pool.  
 3 offices, conference room, lobby, open office and manufacturing/warehouse. 20% HVAC, Fully Sprinklered.

20



1016302957 - N



**Milpitas 10 Business Park**  
**1461 N Milpitas Blvd**  
**Milpitas, CA 95035**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 58,896  
 Lot Size: 5.72 Acres  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: Yes  
 Zoning: Highway Services  
 Territory: SJC-14 Milpitas/Fremont (partial)  
 APN: 022-02-045

**FOR LEASE**

Available SF: 7,766  
 Avail Subtype: Industrial  
 Rental Rate: \$1.65 NNN  
 Expenses: \$0.42  
 Rent + Expenses: \$2.07 PSF  
 Parking Ratio: 1.5 / 1000  
 Clear Height (min - max): 17'  
 Amps ; Volts: 200 ; 208/120

**FEATURES:** Highway Access - 680, 880  
 HVAC - 20%  
 Signage  
 Sprinklers -

**BROKERAGE:**

Colliers  
 Craig Fordyce, SIOR, CCIM 408-282-3911  
 Michael Rosendin, SIOR, CCIM 408-282-3900

**LEASE NOTES**

Milpitas 10 Business Park is located at the intersection of North Milpitas Boulevard and Washington Drive. Building frontage, signage and identity along North Milpitas Boulevard. Close proximity to Interstates 880 & 680 for excellent access to East & South Bay labor pool.  
 3 offices, conference room, lobby, open office and manufacturing/warehouse. 20% HVAC, Fully Sprinklered.

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

21

**380 Tennant Ave, Suite 3  
Morgan Hill, CA 95037**



1016285064 - Y



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 20,033  
 Lot Size: 1.24 Acres  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-29 Morgan Hill  
 APN: 817-06-019

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Parking Ratio:  
 Amps ; Volts:

2,064  
 Industrial  
 \$1.50 GR  
 TBD  
 3.0 / 1000  
 200 ; 3/1000 parking

**BROKERAGE:**

Colliers  
 Jeff Barnes

408-218-3366

**LEASE NOTES**

100% HVAC drop ceiling manufacturing space. 200 amps 3 phase power

22

**16470 Vineyard Blvd  
Morgan Hill, CA 95037**



1016297138 - Y



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 20,600  
 Lot Size: 3.34 Acres  
 Construction Status: Existing  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-29 Morgan Hill  
 APN: 817-02-044

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

19,400  
 Industrial  
 \$1.00 GR  
 TBD

**BROKERAGE:**

Colliers  
 Brent Dressen

408-282-3979

**FEATURES:** Yard - Fenced

23

**16495 Vineyard Rd  
Morgan Hill, CA 95037**



1016297139 - N



Property Type: Office  
 Property Subtype: Industrial  
 Property SF: 6,500  
 Lot Size: 2.28 Acres  
 Construction Status: Existing  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-29 Morgan Hill  
 APN: 817-02-043

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

4,200  
 Industrial  
 TBD  
 TBD

**BROKERAGE:**

Colliers  
 Brent Dressen

408-282-3979

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

24

**211 S Whisman Rd, Suite A-C  
Mountain View, CA 94041**



1016293428 - N



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 11,000  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: SJC-02 Mt. View Central  
 APN: 160-66-011

**FOR LEASE**

Available SF: 6,159  
 Avail Subtype: Industrial  
 Rental Rate: \$2.60 NNN  
 Expenses: \$0.28  
 Rent + Expenses: \$2.88 PSF  
 Lease Expiration Date: 12/31/2022  
 Parking Ratio: 2.5 / 1000  
 Grade Level Doors: 1

**FEATURES:** Fiber Optics - AT&T  
 Highway Access - 237  
 HVAC - 25 tons A/C capacity  
 Public Transportation - CalTrain : Evelyn Station  
 Sprinklers  
 Workstations/Cubicles - 30

**BROKERAGE:**

Colliers  
 George Quinn, III 408-282-3912

**LEASE NOTES**

Fully-furnished Office/R&D unit with easy access to food and services in Downtown Mountain View. Also available for sublease through 12/31/22 or direct deal. Call to tour.

25

**1566 S 7th St  
San Jose, CA 95112**



1016283698 - Y



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 16,000  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-27 San Jose South Central

**FOR LEASE**

Available SF: 16,000  
 Avail Subtype: Industrial  
 Rental Rate: \$1.25 IG  
 Expenses: \$0.05  
 Rent + Expenses: \$1.30 PSF  
 Parking Ratio: 2.3 / 1000  
 Dock High Doors: 2  
 Grade Level Doors: 2  
 Clear Height (min - max): 20'  
 Amps ; Volts: 600 ; 120/208

**FEATURES:** Sprinklers

**BROKERAGE:**

Colliers  
 Steve Zamudio, CCIM 408-282-3824  
 Mark Zamudio, CCIM 408-282-3822

**LEASE NOTES**

Stand alone building with rear fenced yard. 2 docks and 2 grades. Market Ready improvements are underway. Located across from new Amazon property on 7th and Alma. 600 amps of power. New roof.

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

26

**1701 S 7th St, Suite 1  
San Jose, CA 95112**



1016294533 - Y



FLYER



Property Type: Industrial  
Property Subtype: Industrial  
Property SF: 50,000  
Lot Size: 2.86 Acres  
Construction Status: Existing  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-27 San Jose South Central

#### FOR LEASE

Available SF: 5,635  
Avail Subtype: Industrial  
Rental Rate: \$1.45 GR  
Expenses: \$0.08  
Rent + Expenses: \$1.53 PSF  
Parking Ratio: 2.0 / 1000  
Grade Level Doors: 1  
Clear Height (min - max): 16'  
Amps ; Volts: 100 ; 277/480  
Phase: 3

#### BROKERAGE:

Colliers  
Dave Evans 408-806-3146  
Greg Evans 408-282-3839

#### LEASE NOTES

+/- 35% Office. Corner unit. Fire sprinklers. Skylights. Call to show.

**FEATURES:** Highway Access - 87, 280

Skylights  
Sprinklers

27

**682 Auzerais Ave  
San Jose, CA 95126**



1016301053 - N



FLYER



Property Type: Industrial  
Property Subtype: Industrial  
Property SF: 4,500  
Construction Status: Existing  
Available Date: Immediate  
Occupied?: No  
Territory: SJC-31 San Jose Downtown  
APN: 264-17-013

#### FOR LEASE

Available SF: 2,900  
Avail Subtype: Industrial  
Rental Rate: \$1.60 GR  
Expenses: TBD  
Parking Ratio: 1.0 / 1000

#### BROKERAGE:

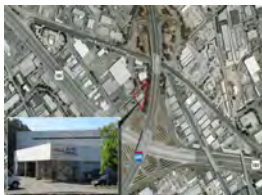
Colliers  
Dave Evans 408-806-3146  
Steve Gibson, SIOR 408-568-5900

#### LEASE NOTES

Reception area. +/- 100 Amps. 1 restroom. Grade level loading. Tenant will be invoiced by Landlord for PG&E and water usage. No automotive uses.

28

**392 E Gish Rd  
San Jose, CA 95112**



1016299904 - Y



FLYER



Property Type: Industrial  
Property Subtype: Industrial  
Property SF: 12,700  
Lot Size: 1.17 Acres  
Construction Status: Existing  
Floors: 2  
Available Date: Immediate  
Occupied?: No  
Zoning: LI/HI  
Territory: SJC-26 Berryessa  
APN: 237-27-056

#### FOR LEASE

Available SF: 7,300  
Office BuildOut SF: 5,852  
Industrial SF: 1,448  
Avail Subtype: Industrial  
Rental Rate: \$1.85 GR  
Expenses: TBD  
Parking Ratio: 1.8 / 1000  
Grade Level Doors: 5  
Clear Height (min - max): 13' - 15'  
Amps ; Volts: 400 ; 120/208

#### BROKERAGES:

Colliers  
Emerson Hofer 408-282-3812  
Tom de Jong, SIOR 408-282-3829

#### LEASE NOTES

Brand new VCT in the offices & private yard space. A ±3,823 SF bonus area on the second floor is included but not counted in the RSF.  
Available now, call to tour.  
• Freeway Visibility from I-880 and US-101  
• Perfect for Towing Companies, Contractors, Etc.  
• ±7,300 SF Shop Space and First Floor Office  
• ±10,500 SF Fenced and Secured Yard

**FEATURES:** Highway Access - 101, 880

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

29



1016243660 - N



**561 W Hedding St  
San Jose, CA 95110**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 2,036  
 Lot Size: 0.16 Acre  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-18 The Alameda-Civic Center  
 APN: 230-40-012

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Parking Spaces:

**BROKERAGE:**

2,036 Colliers  
 Industrial [David Mein](#) 408-891-6504

**LEASE NOTES**

TBD Office with secured fenced yard located near the San Jose airport. A lockbox is located on the gas meter to the right of the front door. Please call David for the code.

30



1016296499 - N



**2228 Junction Ave  
San Jose, CA 95131**

Property Type: Industrial  
 Property Subtype: Warehouse  
 Property SF: 76,250  
 Lot Size: 6.63 Acres  
 Construction Status: Existing  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: SJC-10 San Jose North  
 APN: 237-18-053

**FOR LEASE**

Available SF: 17,500  
 Office BuildOut SF: 1,400  
 Warehouse SF: 16,100  
 Avail Subtype: Warehouse  
 Rental Rate: \$1.35 NNN  
 Expenses: \$0.29  
 Rent + Expenses: \$1.64 PSF  
 Parking Ratio: 1.0 / 1000  
 Dock High Doors: 2  
 Grade Level Doors: 2  
 Clear Height (min - max): 24' - 26'  
 Amps ; Volts: 200 ; 120/208

**BROKERAGE:**

Colliers  
[Mark Zamudio, CCIM](#) 408-282-3822

**FEATURES:** Highway Access - 87, 101, 880  
 Sprinklers  
 Yard - Fenced

31



1016302561 - N



**970-990 Lonus St, Suite 970-980  
San Jose, CA 95126**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 19,565  
 Lot Size: 0.99 Acre  
 Construction Status: Existing  
 Floors: 1  
 Available Date: 8/01/2023  
 Occupied?: Yes  
 Territory: SJC-27 San Jose South Central

**FOR LEASE**

Available SF: 14,705  
 Avail Subtype: Industrial  
 Rental Rate: \$1.65 IG  
 Expenses: \$0.08  
 Rent + Expenses: \$1.73 PSF  
 Parking Ratio: 3.0 / 1000

**BROKERAGE:**

Colliers  
[Michael Rosendin, SIOR, CCIM](#) 408-282-3900

**LEASE NOTES**

14,705 SF with fenced yard. Approx. 25% office, balance 100% HVAC warehouse. 3 grade level doors, 15' clear height, 500 amps, 240v, 3 phase power. 10 parking stalls in front, 43 in the rear yard for total of 53 stalls. Call to arrange tour, occupied. Easy access to freeways, ideal contractor building. Available 8/1/23.

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

**32**

**1660-1720 Old Bayshore Hwy COMBO  
San Jose, CA 95122**



1016296775 - N



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 76,092  
 Lot Size: 6.08 Acres  
 Construction Status: Existing  
 Year Built: 1958  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-26 Berryessa  
 APN: 237-12-101, 237-12-118, 237-12-117, 237-12-098

**FOR LEASE**

Available SF: 23,200  
 Avail Subtype: Industrial  
 Rental Rate: TBD  
 Expenses: TBD  
 Parking Ratio: 2.8 / 1000  
 Parking Spaces: 625

**FEATURES:** Highway Access - 101 Yard

**BROKERAGE:**

23,200 [Colliers](#)  
 Industrial [Brent Dressen](#) 408-282-3979  
 TBD [Dave Evans](#) 408-806-3146

**LEASE NOTES**

Call for pricing.

**33**

**Edenvale Business Park  
6300 San Ignacio Ave, Suite B  
San Jose, CA 95119**



1016295511 - Y



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 83,588  
 Lot Size: 6.78 Acres  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-28 San Jose South  
 APN: 706-09-105

**FOR LEASE**

Available SF: 1,747  
 Avail Subtype: Industrial  
 Rental Rate: \$1.75 GR  
 Expenses: \$0.35  
 Rent + Expenses: \$2.10 PSF  
 Parking Ratio: 3.0 / 1000  
 Grade Level Doors: 1  
 Clear Height (min - max): 16'  
 Amps ; Volts: 100 ;

**FEATURES:** Highway Access - 101

Lab Space  
 Sprinklers

**BROKERAGE:**

1,747 [Colliers](#)  
 Industrial [David Mein](#) 408-891-6504

**LEASE NOTES**

About 30% office and 70% warehouse. Asking rent is \$1.75 PFS Gross plus \$0.35 CAM's \$3,668.70 per month). Call David for the lockbox code. Minimum 3-year term. CAM's include HVAC maintenance and trash.

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

34

**Edenvale Business Park**  
**6300 San Ignacio Ave, Suite F**  
**San Jose, CA 95119**



1016295512 - Y



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 83,588  
 Lot Size: 6.78 Acres  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-28 San Jose South  
 APN: 706-09-105

#### FOR LEASE

Available SF: 1,680  
 Avail Subtype: Industrial  
 Rental Rate: \$1.75 GR  
 Expenses: \$0.35  
 Rent + Expenses: \$2.10 PSF  
 Parking Ratio: 3.0 / 1000  
 Grade Level Doors: 1  
 Clear Height (min - max): 16'  
 Amps ; Volts: 100 ;

#### FEATURES: Highway Access - 101

Lab Space  
 Sprinklers

#### BROKERAGE:

Colliers  
 David Mein 408-891-6504

#### LEASE NOTES

About 50% office and 50% warehouse. Asking rent is \$1.75 PFS Gross plus \$0.35 CAM's \$3,528 per month). Call David for the lockbox code. Minimum 3-year term. CAM's include HVAC maintenance and trash.

35

**Montague Industrial Park**  
**1546 Montague Expy**  
**San Jose, CA 95131**



1016289601 - Y



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 35,250  
 Construction Status: Existing  
 Year Built: 1979  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-11 Intl Business Park

#### FOR LEASE

Available SF: 10,500  
 Avail Subtype: Industrial  
 Rental Rate: \$1.65 NNN  
 Expenses: \$0.31  
 Rent + Expenses: \$1.96 PSF  
 Parking Ratio: 2.5 / 1000  
 Dock High Doors: 3  
 Grade Level Doors: 1  
 Clear Height (min - max): 18' - 18'  
 Amps ; Volts: 200 ; 480

#### FEATURES: Conference Room - 1

Highway Access - 680  
 Private Office - 4  
 Restrooms - 4  
 Sprinklers

#### BROKERAGE:

Colliers  
 Emerson Hofer 408-282-3812  
 Ed Hofer, SIOR 408-282-3819  
 Dave Schmidt, SIOR 408-282-3814

## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

36

**3284 Edward Ave, Suite B  
Santa Clara, CA 95054**



1016301400 - Y



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 53,200  
 Lot Size: 2.32 Acres  
 Construction Status: Existing  
 Year Built: 1972  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: ML  
 Territory: SJC-07 101 N Lafayette St. E  
 APN: 097-48-001

**FOR LEASE**

Available SF: 3,248  
 Avail Subtype: Industrial  
 Rental Rate: \$1.50 IG  
 Expenses: \$0.11  
 Rent + Expenses: \$1.61 PSF  
 Parking Ratio: 1.0 / 1000  
 Grade Level Doors: 1  
 Clear Height (min - max): 18'  
 Amps ; Volts: 200 ;

**FEATURES:** Highway Access - 101, 237, 880

**BROKERAGE:**

Colliers  
 Steve Zamudio, CCIM 408-282-3824

37

**2000-2036 Martin Ave, Suite 2008-2010  
Santa Clara, CA 95050**



1016289801 - N



Property Type: Industrial  
 Property Subtype: Warehouse  
 Property SF: 119,800  
 Lot Size: 6.62 Acres  
 Construction Status: Existing  
 Year Built: 1977  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: SJC-05 Santa Clara (Non Marriott Area)

**FOR LEASE**

Available SF: 16,800  
 Office BuildOut SF: 1,575  
 Warehouse SF: 15,225  
 Avail Subtype: Warehouse  
 Rental Rate: \$1.50 NNN  
 Expenses: \$0.33  
 Rent + Expenses: \$1.83 PSF  
 Parking Ratio: 1.0 / 1000  
 Dock High Doors: 2  
 Clear Height (min - max): 18'  
 Column Spacing: 40'w x 20'd  
 Amps ; Volts: 200 ; 120/208

**FEATURES:** Highway Access - 101, 880  
 Sprinklers

**BROKERAGE:**

Colliers  
 Ed Hofer, SIOR 408-282-3819  
 Emerson Hofer 408-282-3812

**LEASE NOTES**

Currently occupied, please call to tour. Available immediately.



## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

38



1016298827 - N



**316 Mathew St**  
**Santa Clara, CA 95050**

Property Type: Industrial  
Property Subtype: Industrial  
Property SF: 16,267  
Lot Size: 0.77 Acre  
Construction Status: Existing  
Floors: 1  
Available Date: 4/01/2023  
Occupied?: Yes  
Territory: SJC-05 Santa Clara (Non Marriott Area)  
APN: 230-05-075

**FOR LEASE**

Available SF: 16,267  
Office BuildOut SF: 3,000  
Industrial SF: 13,267  
Avail Subtype: Industrial  
Rental Rate: \$1.75 NNN  
Expenses: \$0.08  
Rent + Expenses: \$1.83 PSF  
Parking Ratio: 2.8 / 1000  
Dock High Doors: 1  
Grade Level Doors: 1  
Amps ; Volts: 600 ; 120/240

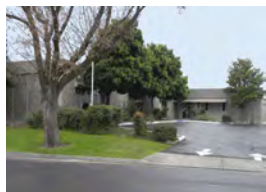
**BROKERAGE:**

Colliers  
George Quinn, III 408-282-3912  
Dave Schmidt, SIOR 408-282-3814

**LEASE NOTES**

Freestanding industrial bldg with fenced yard. Interiors are 25% office and 75% warehouse with ±16' clear height. Office build-out includes 6 private offices, conference room and open bullpen office. 1 grade level and 1 dock high door. Building is occupied, call to show. Available January 1, 2023.

39



1016299149 - Y



**346 Mathew St**  
**Santa Clara, CA 95050**

Property Type: Industrial  
Property Subtype: Industrial  
Property SF: 9,410  
Lot Size: 1.06 Acres  
Construction Status: Existing  
Year Built: 1965  
Class: C  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Zoning: ML  
Territory: SJC-05 Santa Clara (Non Marriott Area)  
APN: 230-47-047

**FOR LEASE**

Available SF: 3,732  
Avail Subtype: Warehouse/Distribution  
Rental Rate: \$2.25 IG  
Expenses: TBD  
Parking Ratio: 3.0 / 1000  
**FEATURES:** Highway Access - 87, 101, 880  
Yard

**BROKERAGE:**

Colliers  
Steve Zamudio, CCIM 408-282-3824

**LEASE NOTES**

Highly appointed office space along with yard area. 500 SF warehouse area with double door access. Ideal for general contractor, architectural, other construction services. Double door loading.

40



1016303254 - Y



**De La Cruz Center**  
**416 Martin Ave**  
**Santa Clara, CA 95050**

Property Type: Industrial  
Property Subtype: Industrial  
Property SF: 10,800  
Lot Size: 1.62 Acres  
Construction Status: Existing  
Year Built: 1973  
Floors: 1  
Available Date: Immediate  
Occupied?: No  
Zoning: \*PME  
Territory: SJC-05 Santa Clara (Non Marriott Area)  
APN: 230-47-109

**FOR LEASE**

Available SF: 2,000  
Avail Subtype: Industrial  
Rental Rate: \$1.65 IG  
Expenses: \$0.42  
Rent + Expenses: \$2.07 PSF  
Parking Ratio: 2.0 / 1000  
Grade Level Doors: 1  
Amps ; Volts: 100 ;

**BROKERAGE:**

Colliers  
John Machado 408-234-2606

**PROPERTY DESCRIPTION**

Prime locatoin next to SJC. Santa Clara utilities.

**LEASE NOTES**

Call to tour.

**FEATURES:** Highway Access - 101



# COLLIERS EXCLUSIVES

## INDUSTRIAL - FOR SUBLEASE

MARCH 09, 2023

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



**1130 Independence Ave**  
**Mountain View, CA 94043**

Property Type: Industrial  
 Property Subtype: R&D/Office  
 Property SF: 12,302  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MV-Middlefield Rd Area  
 Territory: SJC-02 Mt. View Central  
 APN: 147-03-055

1016298849 - Y



**FOR SUBLEASE**

Available SF: 6,151  
 Avail Subtype: Industrial  
 Rental Rate: \$4.25 GR  
 Expenses: TBD  
 Parking Ratio: 3.6 / 1000

**BROKERAGE:**

Colliers  
 Kyle Portal 408-282-3954  
 George Quinn, III 408-282-3912  
 Jake Smart 408-282-3909

2



**Little Orchard Business Park**  
**178 Barnard Ave Bldg 1**  
**San Jose, CA 95125**

Property Type: Industrial  
 Property Subtype: Warehouse  
 Property SF: 139,640  
 Lot Size: 6.49 Acres  
 Construction Status: Existing  
 Year Built: 1987  
 Class: B  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-27 San Jose South Central  
 APN: 456-06-004

1016299276 - Y



**FOR SUBLEASE**

Available SF: 15,383  
 Office BuildOut SF: 1,500  
 Warehouse SF: 13,883  
 Avail Subtype: Warehouse  
 Rental Rate: \$1.25 NNN  
 Expenses: \$0.52  
 Rent + Expenses: \$1.77 PSF  
 Lease Expiration Date: 12/31/2023  
 Parking Ratio: 1.0 / 1000  
 Parking Spaces: 15  
 Parking Type: Shared  
 Dock High Doors: 3  
 Grade Level Doors: 1  
 Clear Height (min - max): 24'  
 Column Spacing: 40'w x 52'd

**BROKERAGE:**

Colliers  
 Brett Taylor 408-282-3889  
 Romy Zeid, SIOR, MBA 408-314-8510

**LEASE NOTES**

15,383 SF warehouse with 3 loading docks and racks installed in the warehouse. Approximately 90% warehouse, 10% office. \$1.25 NNN, LED: 12/31/23 with longer term available.

**FEATURES:** Highway Access - 87  
 Public Transportation - <.75 miles to tamien station  
 Sprinklers -



## INDUSTRIAL - FOR LEASE AND SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016294113 - N



**6455 Automall Pkwy**  
**Gilroy, CA 95020**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 15,000  
 Lot Size: 2.95 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: SJC-30 Gilroy  
 APN: 841-15-071

#### FOR LEASE AND SALE

Available SF: 15,000  
 Office BuildOut SF: 1,500  
 Industrial SF: 13,500  
 Avail Subtype: Industrial  
 Rental Rate: \$29,950/Month  
 Expenses: TBD  
 Sale Price: \$6,400,000  
 Grade Level Doors: 7  
 Clear Height (min - max): 14'  
 Amps ; Volts: 1,200 ; 277/480

#### BROKERAGE:

Colliers  
 Jeff Barnes 408-218-3366  
 Mark Sanchez 408-313-8444

#### LEASE NOTES

Zoned M2-Heavy Industrial. +/-10% Office. 7-16'x14' grade level doors. 1200 amps/277-480 volt/3 phase power. 14' clear height. on 2.95 acres. Do not disturb occupant. Tours by appointment only and during business hours.

2



1016301218 - N



**Renz Industrial Center**  
**951-981 Renz Ln**  
**Gilroy, CA 95020**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 205,600  
 Lot Size: 12.84 Acres  
 Construction Status: Entitled  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: M2  
 Territory: SJC-30 Gilroy  
 APN: 841-18-080, 841-18-081

#### FOR LEASE AND SALE

Available SF: 205,600  
 Avail Subtype: Industrial  
 Rental Rate: TBD  
 Expenses: TBD  
 Sale Price: Call  
 Parking Ratio: 1.0 / 1000  
 Dock High Doors: 53  
 Grade Level Doors: 8  
 Clear Height (min - max): 32' - 32'  
 Column Spacing: 52'w x 50'd  
 Amps ; Volts: 4,000 ;

#### BROKERAGE:

Colliers  
 Jeff Barnes 408-218-3366

#### PROPERTY DESCRIPTION

Construction expected to complete Q1 2024.  
 Building 1- 95,400 SF  
 Building 2- 110,200 SF

#### LEASE NOTES

See brochure for details.

**FEATURES:** Sprinklers: ESFR

## INDUSTRIAL - FOR LEASE AND SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

3

**1126 Yosemite Dr  
Milpitas, CA 95035**



1016299497 - N



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 12,080  
 Lot Size: 0.86 Acre  
 Construction Status: Existing  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-13 Milpitas Town Center  
 APN: 086-29-059

#### FOR LEASE AND SALE

Available SF: 12,048  
 Avail Subtype: Industrial  
 Rental Rate: \$1.75 GR  
 Expenses: TBD  
 Price PSF: Call  
 Parking Ratio: 2.0 / 1000  
 Parking Spaces: 29  
 Grade Level Doors: 6  
 Clear Height (min - max): 17'  
 Amps ; Volts: 400 ; 120/208

**FEATURES:** Yard - Fenced

#### BROKERAGE:

Colliers  
 Matt Morales 408-603-3643  
 Kenneth Tsukahara 408-282-3934

#### PROPERTY DESCRIPTION

37,461 SF lot.

#### LEASE NOTES




4,500 SF: gated parking, office, warehouse, and one grade level door.  
 6,000 SF: office, conference room, kitchen, shower, ESD floor room, warehouse with two grade level doors.

#### SALE NOTES

1,500 SF currently leased, LED 02/29/24 (potential to deliver 100% vacant). 14x40 storage shed included. Call brokers for pricing.






## LAND - FOR LEASE

|  | PROPERTY INFORMATION  | AVAILABLE INFORMATION   | CONTACT / COMMENTS  |
|--|---|---|---|
| 1  | <b>37887-37975 Shinn St LAND<br/>Fremont, CA 94536</b>  | <b>FOR LEASE</b>  | <b>BROKERAGE:</b>   |
|    | Property Type: Land<br>Property Subtype: Land<br>Property SF: 1,034,986<br>Lot Size: 23.76 Acres<br>Construction Status: Existing<br>Floors: 1<br>Available Date: Immediate<br>Occupied?: No<br>Zoning: I-S<br>Territory: SJC-16 Fremont (partial)<br>APN: 507-0377-005-01, 507-377-003-1 | Available SF: 364,000<br>Min - Max Divisibility: 364,000 - 1,035,000<br>Avail Subtype: Land<br>Rental Rate: TBD<br>Expenses: TBD<br>Acres Avail / Div. - Cont.: 8.36 / - 23.76<br>Parking Spaces: 1,834<br>Clear Height (min - max): 19' - 26'<br><b>FEATURES:</b> Yard | 364,000 <b>Colliers</b><br>Emerson Hofer 408-282-3812<br>Ed Hofer, SIOR 408-282-3819<br><b>LEASE NOTES</b><br>Rare infill multi-use yard and storage. Call for pricing. |
| 1016287272 - N<br>  |   |   |   |



## OFFICE - FOR LEASE

|  | PROPERTY INFORMATION  | AVAILABLE INFORMATION  | CONTACT / COMMENTS   |
|--|---|--|--|
| 1  | <b>Warm Springs Station</b>   | <b>FOR LEASE</b>   | <b>BROKERAGES:</b>   |
|    | <b>0 Warm Springs Blvd COMBO, Suite COMBO<br/>Fremont, CA 94539</b>   | Available SF: 677,160<br>Avail Subtype: Office<br>Rental Rate: TBD<br>Expenses: TBD<br>Parking Ratio: 3.0 / 1000 | <a href="#">Colliers</a><br><a href="#">Craig Fordyce, SIOR, CCIM</a> 408-282-3911<br><a href="#">David Sandlin, SIOR</a> 408-282-3988<br><a href="#">Ed Hofer, SIOR</a> 408-282-3819<br><a href="#">Mark Maguire, SIOR</a> 510-433-5835 |
| 218860 - N<br>  | Property Type: Office<br>Property Subtype: Office<br>Property SF: 677,160<br>Construction Status: Entitled<br>Class: A<br>Floors: 4<br>Available Date: Immediate<br>Occupied?: No<br>Territory: SJC-16 Fremont (partial)<br>APN: 519-1687-37, 519-1687-36, 519-1687-20,<br>519-1687-21, 519-1687-35-2, 519-1687-34-2,<br>519-1687-22-1, 519-1687-23-1, 519-1687-35-3,<br>519-1687-34-3, 519-1687-25-4 | <b>FEATURES:</b> Highway Access - 680/880  | <b>PROPERTY DESCRIPTION</b><br>4 office buildings at 142,150 SF<br>1 manufacturing building at 108,560 SF<br><b>LEASE NOTES</b><br>Planned project. Build to suit.   |

