

EP

EDENVALE

INDUSTRIAL PARK



550 PIERCY ROAD | 650 PIERCY ROAD | 6480 HELLYER AVENUE
SAN JOSE, CALIFORNIA



AVAILABLE NOW

±71,673 SF – ±635,833 SF

New Construction - Advanced Manufacturing Buildings for Lease

Hines CBRE

AVAILABLE NOW

Edenvale Industrial Park features flexible parking, up to 4,000 Amps @ 277/480V per building with additional power available and more dock-high doors per building than others in the market.



FLEXIBLE USE

Ready for logistics or advanced manufacturing



EFFICIENT DESIGN

Built for easy delivery and distribution - inside and out



SITED FOR SUCCESS

Reach consumers, customers, talent and labor from an exceptional, central site



HIGH CAPACITY. HIGH EFFICIENCY.



±44.82 Acre Site



Spec Office



2.5% Skylights Ratio



ESFR Sprinklers



Up to 4,000 Amps per Building - Expandable



Dock and Grade Loading



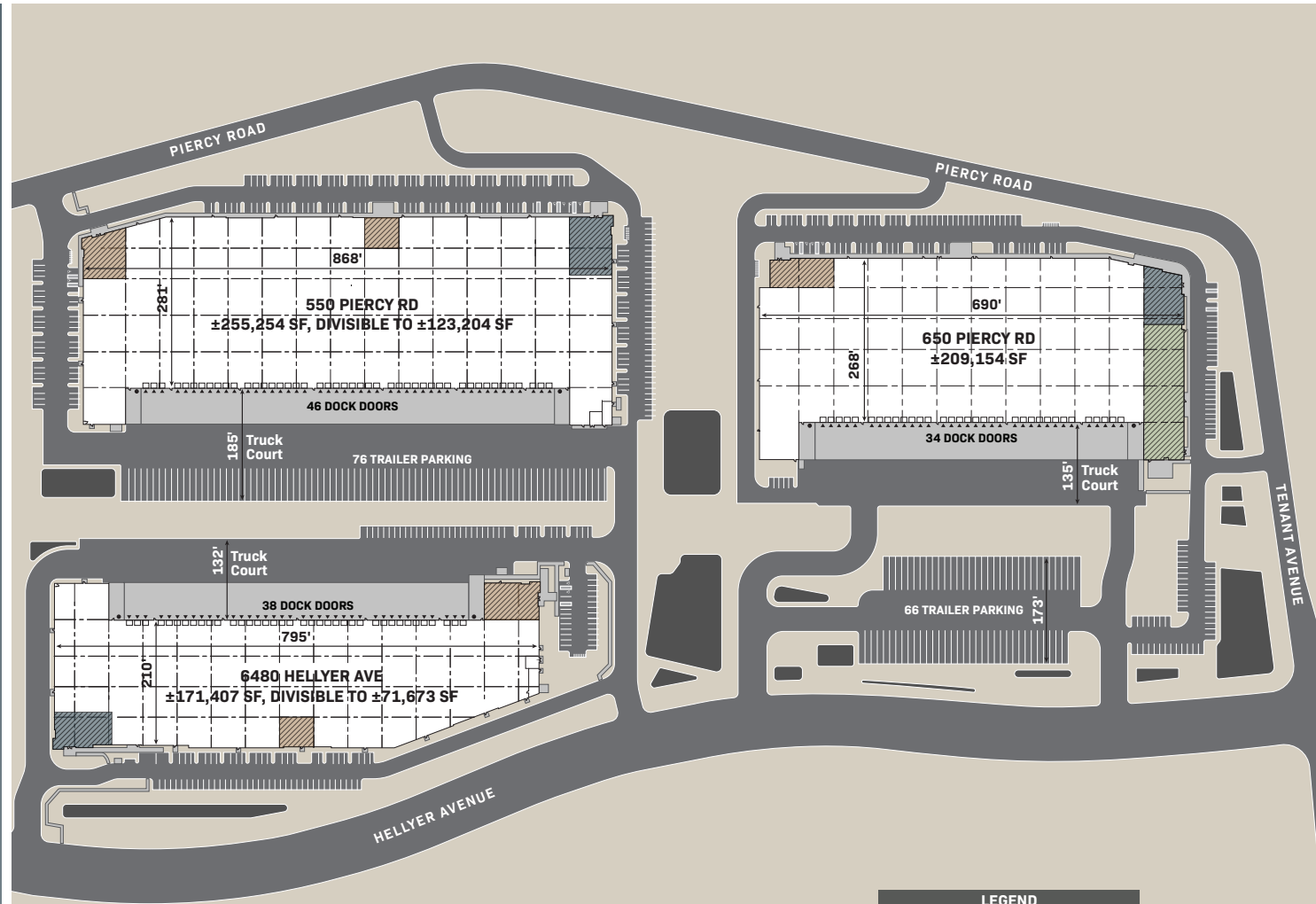
±36' Clear Height



Industrial Park (IP) Zoning



Great Access to Hwy 101 and Hwy 85



LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS
- POTENTIAL OFFICE
- SPEC OFFICE WITH MEZZANINE
- UNIMPROVED MEZZANINE

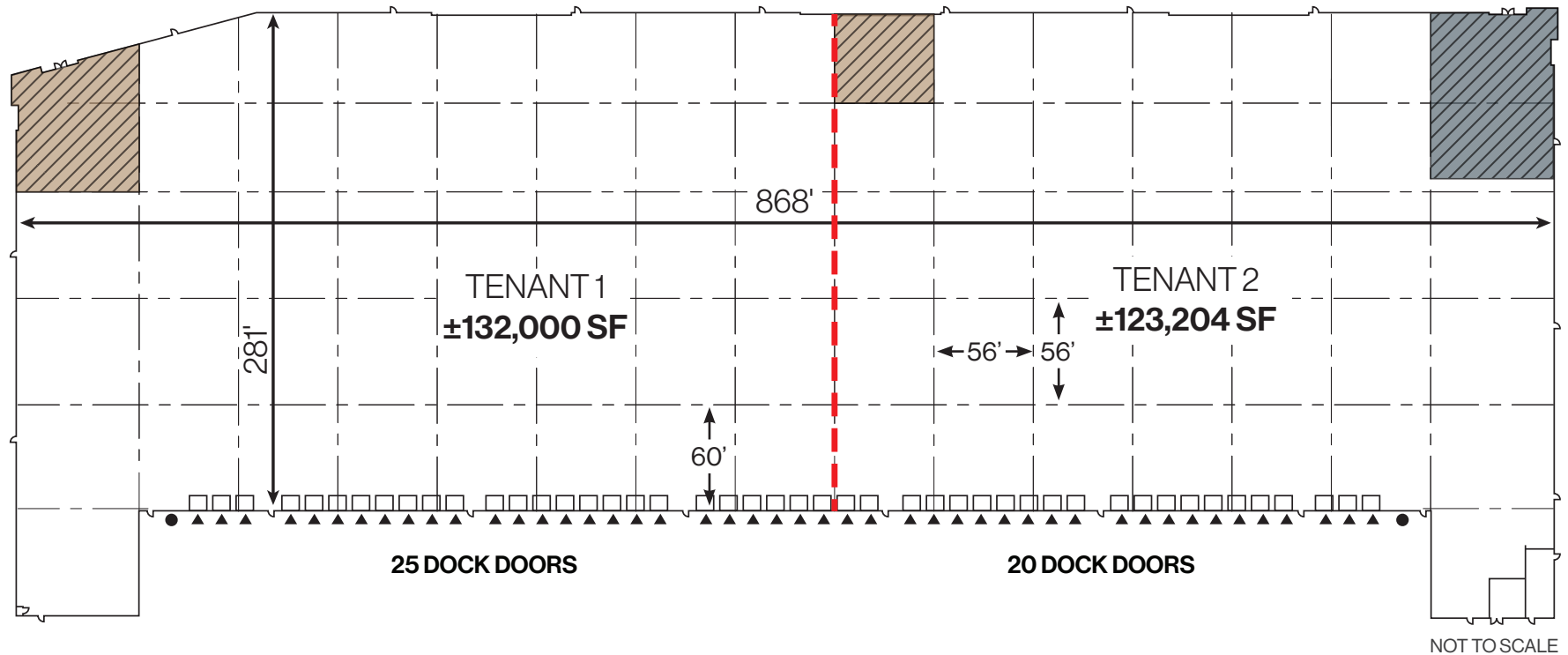
550 PIERCY ROAD



550 PIERCY ROAD

BUILDING SIZE	±255,254 SF, Divisible to ±123,204 SF
LAND AREA	±16.27 Acres
OFFICE	±11,770 SF of 2-Story Spec Office
CLEAR HEIGHT	±36'
COLUMN SPACING	56' Typical
POWER	Up to 4,000 Amps, 277/480V

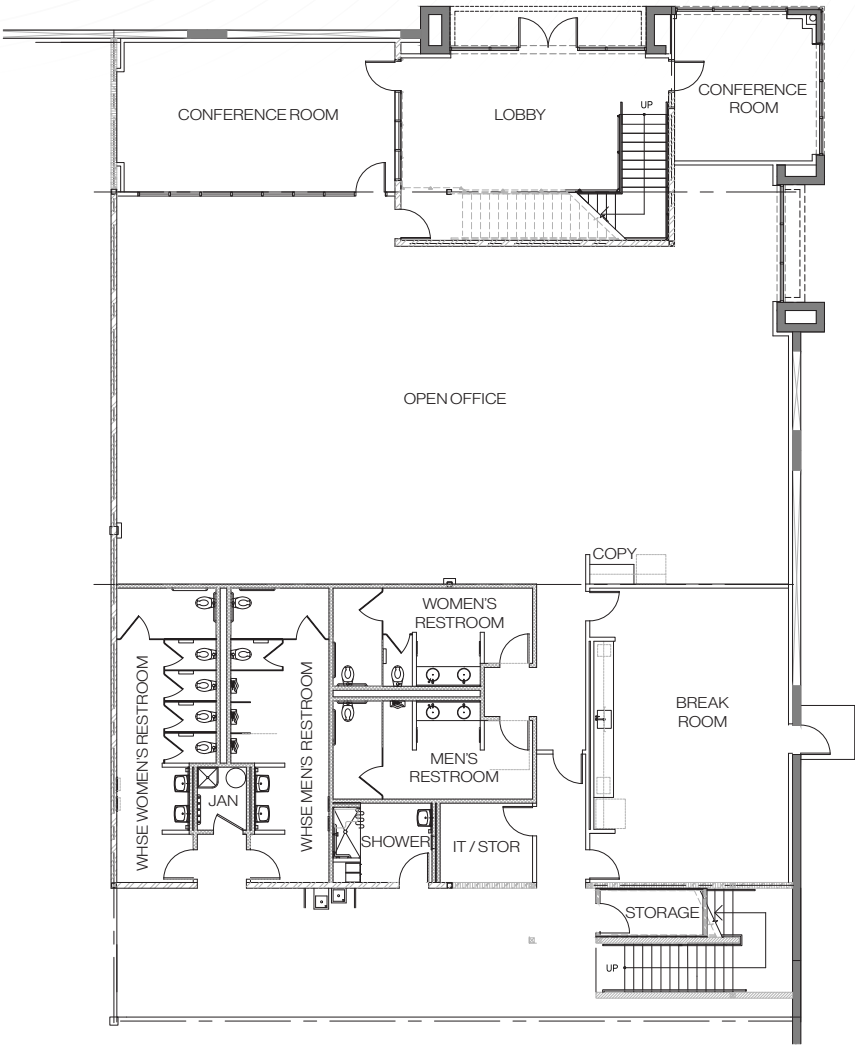
LOADING	46 Dock-High / 2 Grade-Level
TRUCK COURT	130' with 55' Trailer Storage
SPEED BAY	60'
SPRINKLERS	ESFR
AUTO PARKING	211 Stalls
TRAILER PARKING	76 Stalls



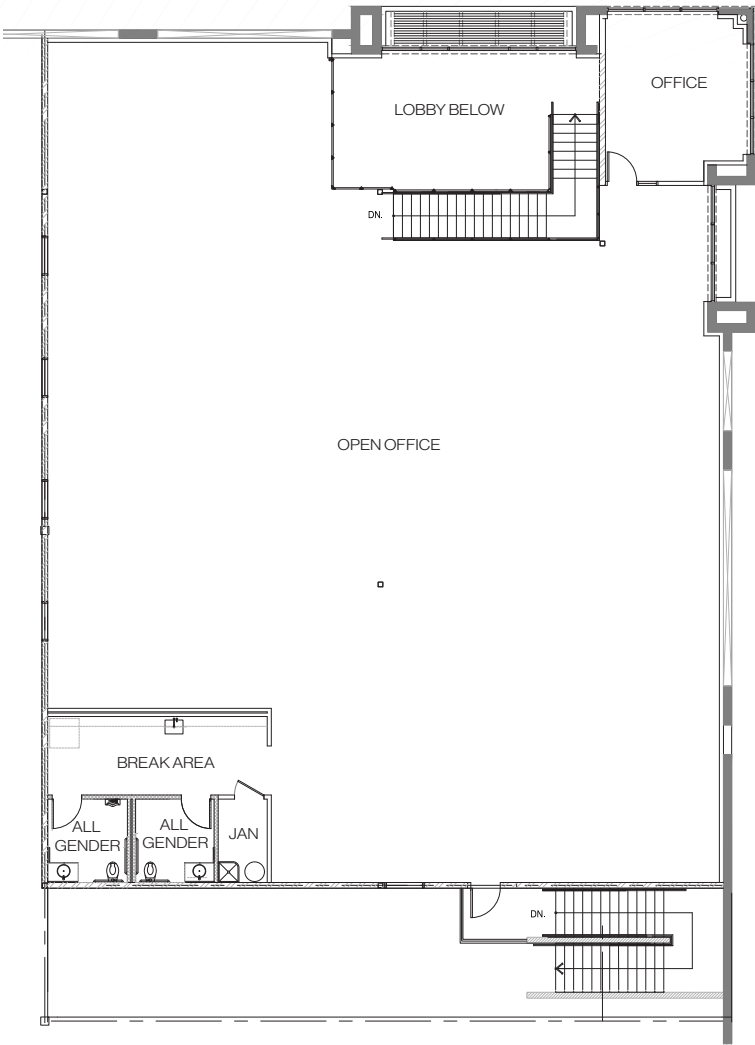
- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▨ SPEC OFFICE WITH MEZZANINE

550 PIERCY ROAD

±11,770 SF SPEC OFFICE PLAN



FIRST FLOOR
±6,165 SF



SECOND FLOOR
±5,605 SF

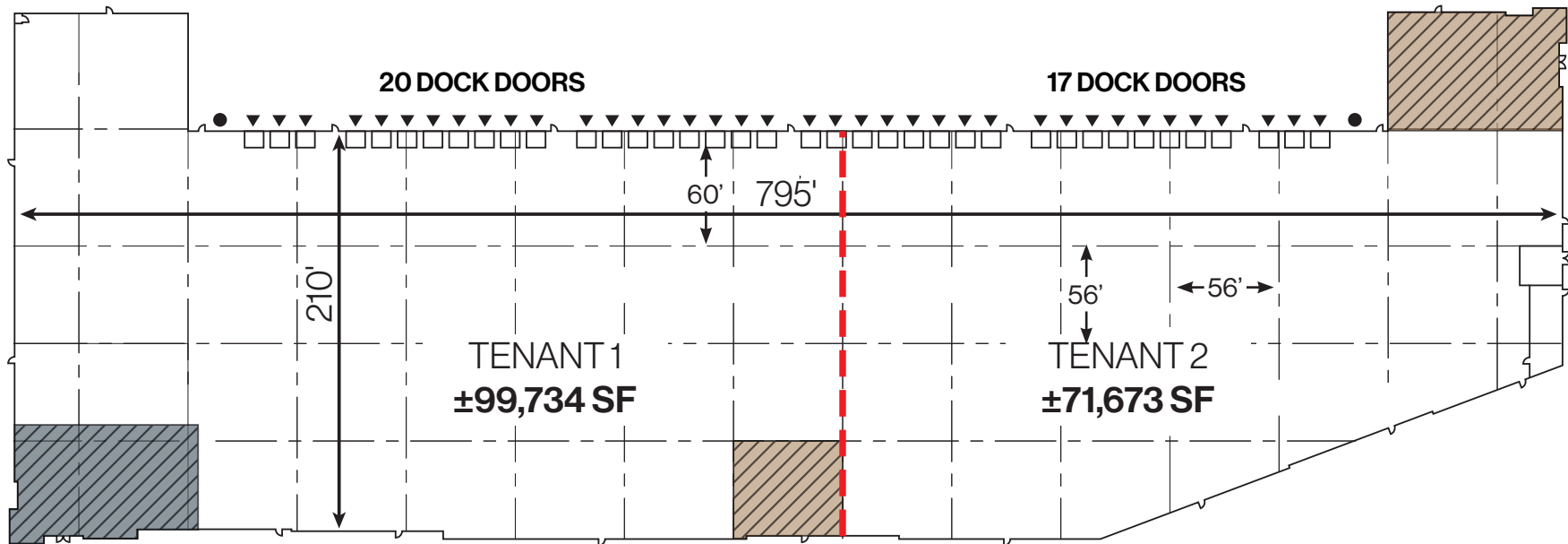
6480 HELLYER AVENUE



6480 HELLYER AVENUE

BUILDING SIZE	±171,407 SF, Divisible to ±71,673 SF
LAND AREA	±12.63 Acres
OFFICE	±10,998 SF of 2-Story Spec Office
CLEAR HEIGHT	±36'
COLUMN SPACING	56' Typical
POWER	Up to 4,000 Amps, 277/480V

LOADING	38 Dock-High / 2 Grade-Level
TRUCK COURT	132'
SPEED BAY	60'
SPRINKLERS	ESFR
AUTO PARKING	136 Stalls
TRAILER PARKING	N/A

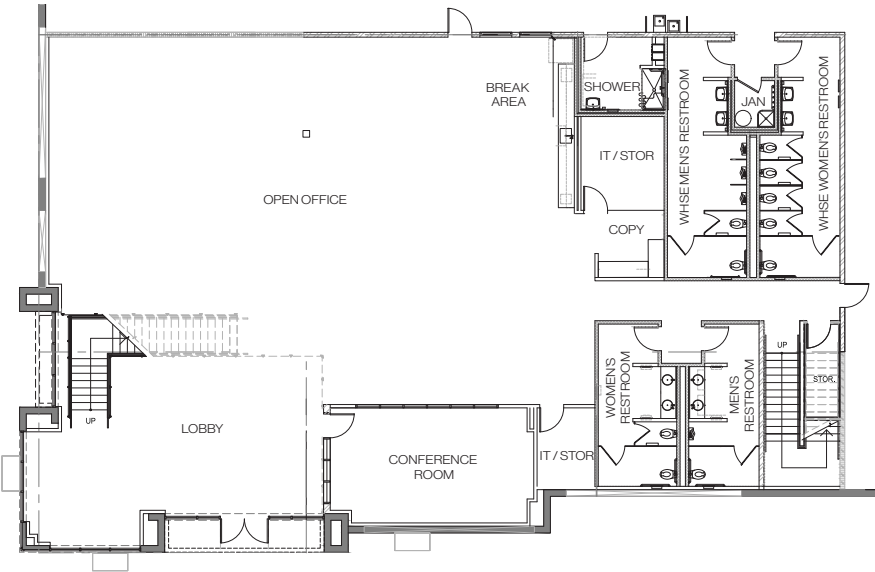


NOT TO SCALE

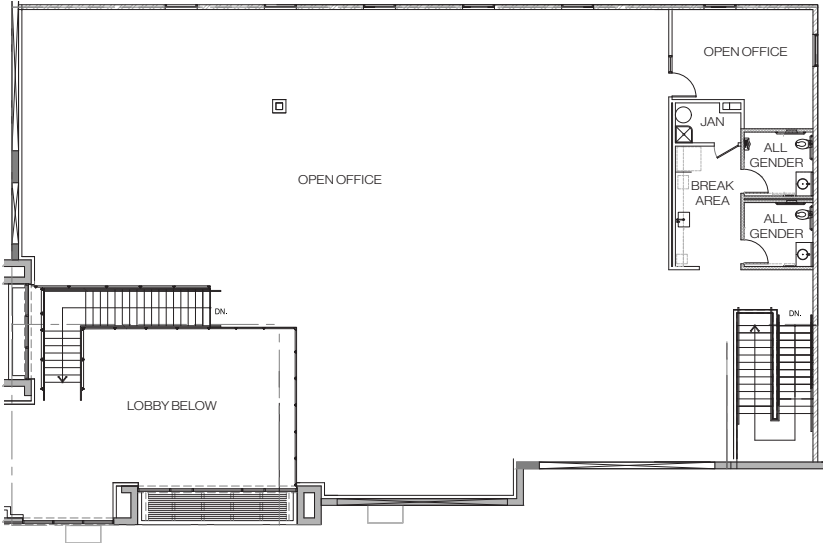
- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▩ SPEC OFFICE WITH MEZZANINE

6480 HELLYER AVENUE

±10,998 SF SPEC OFFICE PLAN

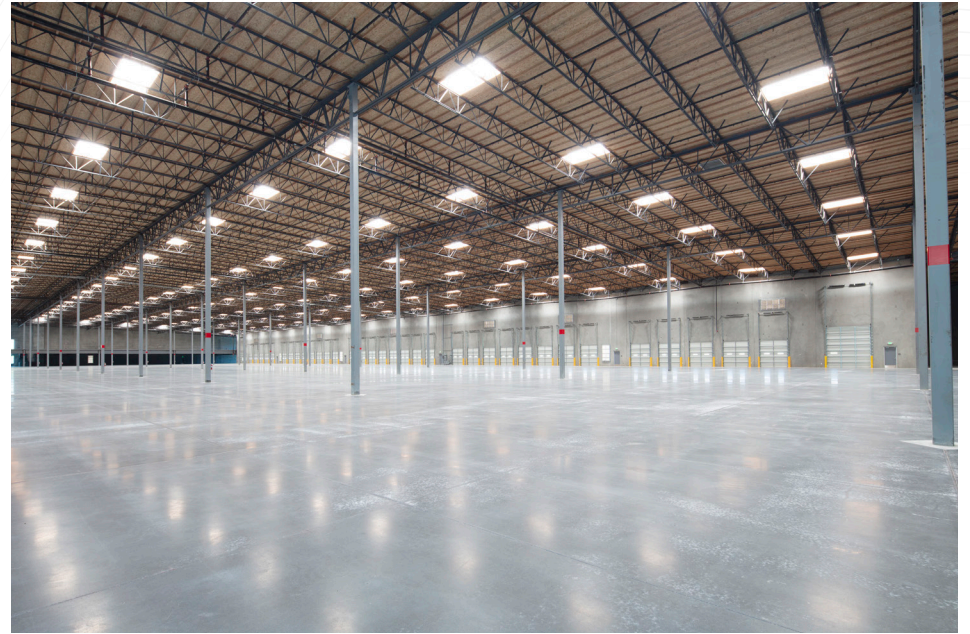


FIRST FLOOR
±5,978 SF



SECOND FLOOR
±5,020 SF

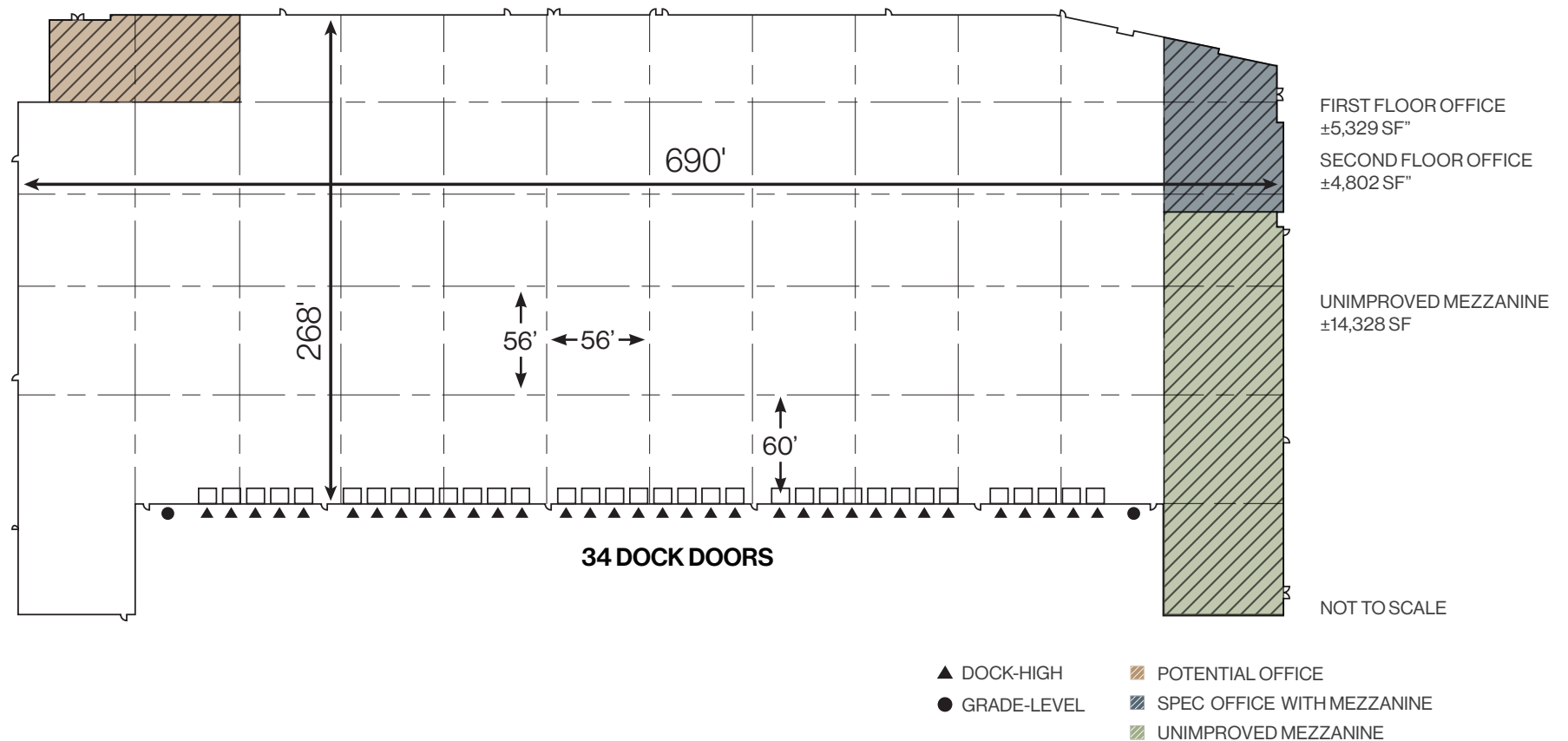
650 PIERCY ROAD



650 PIERCY ROAD

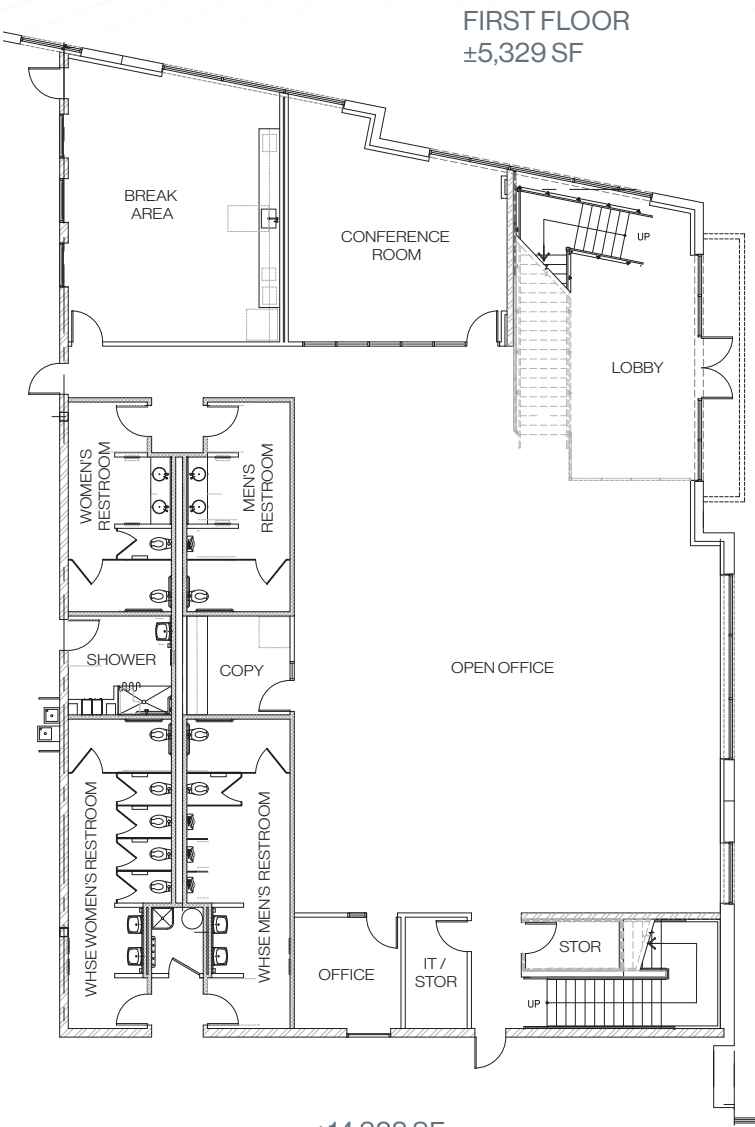
BUILDING SIZE	±209,154 SF
LAND AREA	±12.80 Acres
OFFICE	±10,131 SF of 2-Story Spec Office
CLEAR HEIGHT	±36'
COLUMN SPACING	56' Typical
POWER	Up to 4,000 Amps, 277/480V

LOADING	34 Dock-High / 2 Grade-Level
TRUCK COURT	135'
SPEED BAY	60'
SPRINKLERS	ESFR
AUTO PARKING	154 Stalls
TRAILER PARKING	66 Stalls

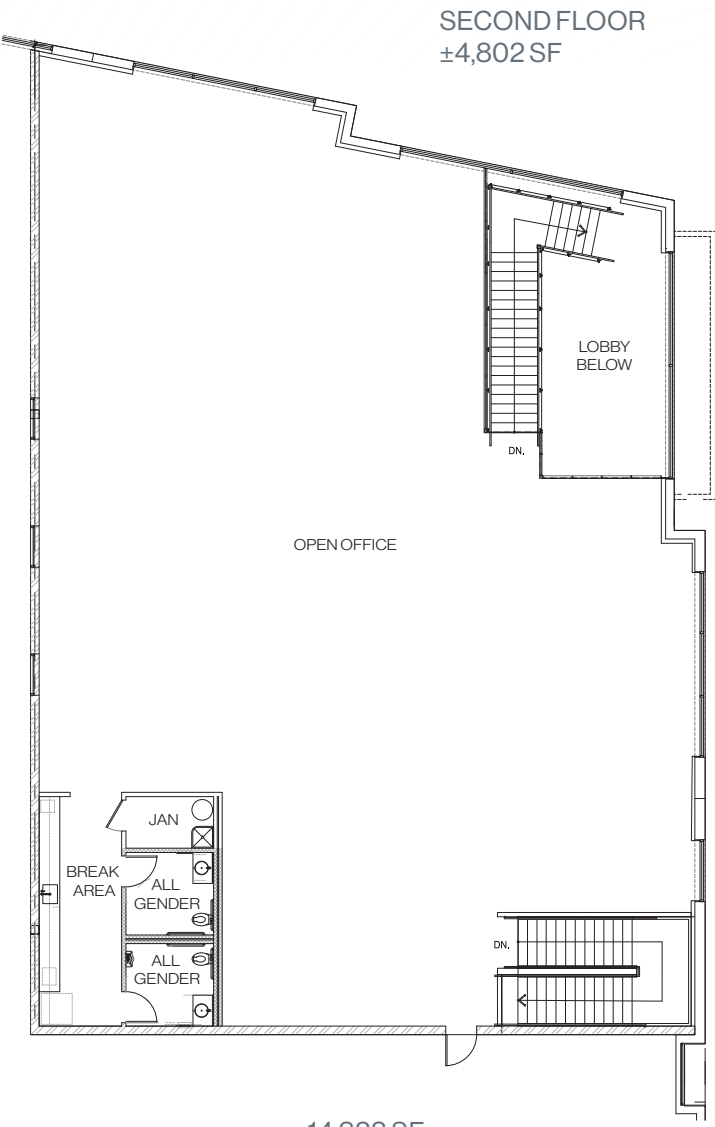


650 PIERCY ROAD

±10,131 SF SPEC OFFICE PLAN



±14,328 SF
UNIMPROVED MEZZANINE ABOVE



14,328 SF
UNIMPROVED MEZZANINE ADJACENT

NEIGHBORHOOD CONVENIENCES



MONTEREY PLAZA

City Sports Club
Dollar Tree
Food Maxx
Holder's Country Inn
Jade China
Little Caesars Pizza
McDonald's
Taco Bell
The Cheese Steak Shop

ORCHARD TOWN AND COUNTRY

Baskin Robbins
Bill's Cafe
Castillo's Mexican Restaurant
Greek Spot
Meriwest Credit Union
Pizza Hut

VILLAGE OAKS

Bank of America
Chase
Chipotle
Five Guys
Marshalls
MOD Pizza
Panda Express
Panera Bread
Petco
Poki Bowl
Safeway
Starbucks
Target
Ulta
Vitality Bowl

AutoZone Auto Parts
In-N-Out Burger
Lowe's

SILVER OAK PLAZA

Chick-Fil-A
Shell
Starbucks

EP
EDENVALE
INDUSTRIAL PARK

HOTEL

Wyndham Garden

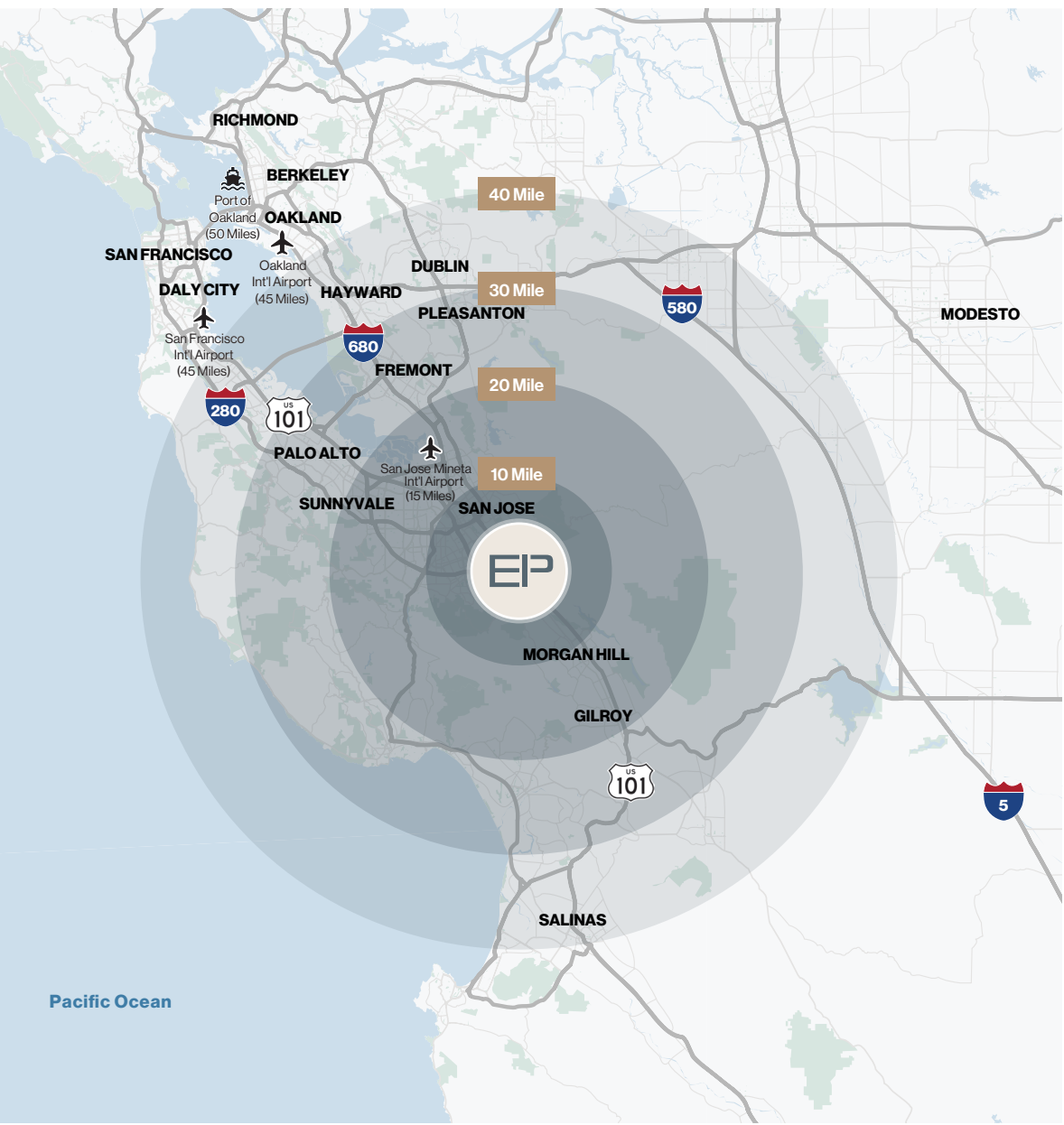
COSTCO
WHOLESALE

±0.5 Miles to Hwy 101

±0.8 Miles to Hwy 85

 **KAISER
PERMANENTE**

REGIONAL REACH



5 MILES	10 MILES	30 MILES	40 MILES
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2024 POPULATION ESTIMATE

243,094	820,068	2,835,812	4,174,596
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2024 MEDIAN HOUSEHOLD INCOME

\$150,839	\$136,586	\$156,179	\$150,170
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2024 EMPLOYED POPULATION

48,072	260,527	1,441,748	2,025,105
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MANUFACTURING, TRANSPORTATION & WAREHOUSING EMPLOYMENT

24,854	80,347	270,800	372,731
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FOR MORE INFORMATION, PLEASE CONTACT:

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Hines **CBRE**

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