

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



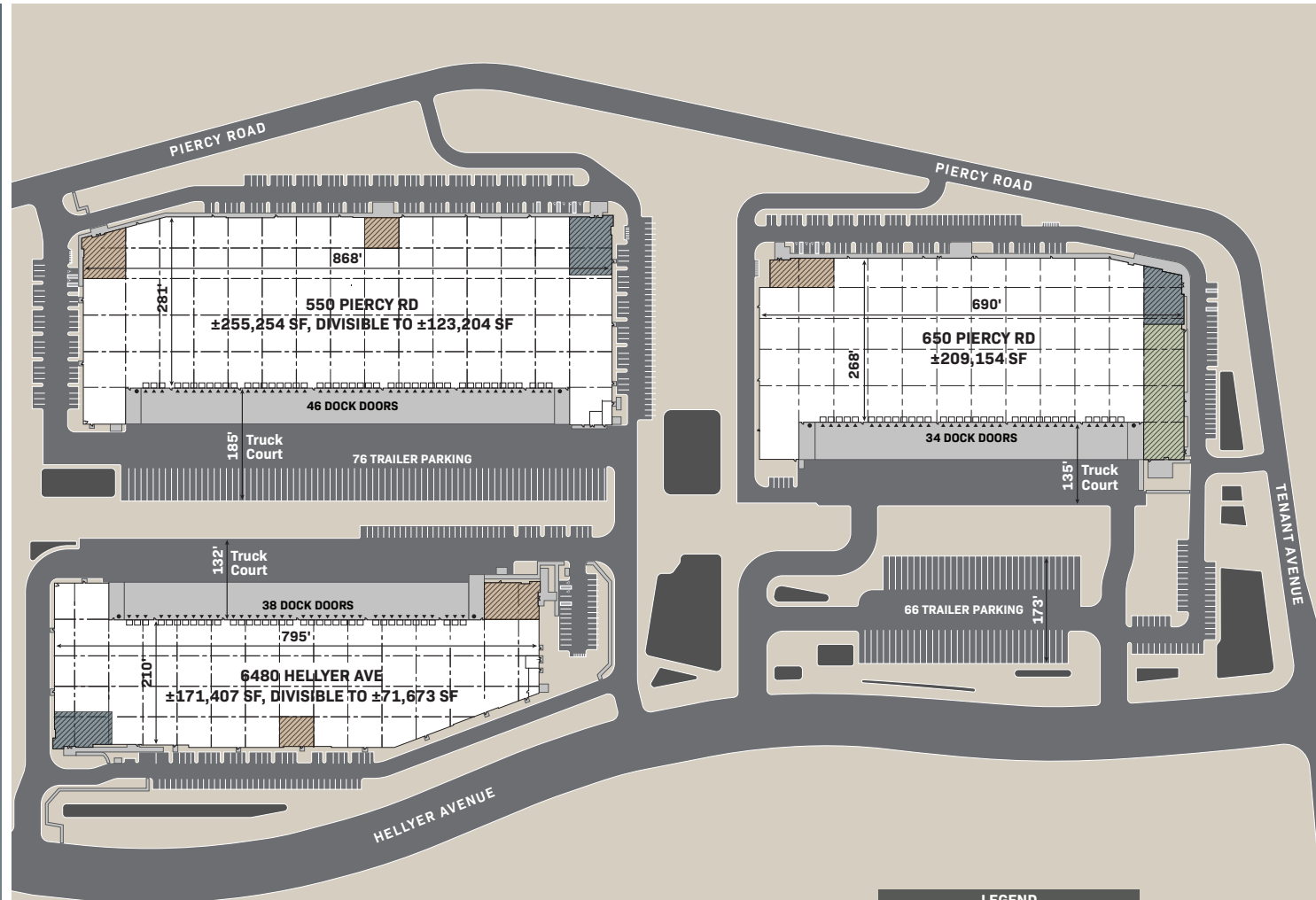
±36' Clear Height



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

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

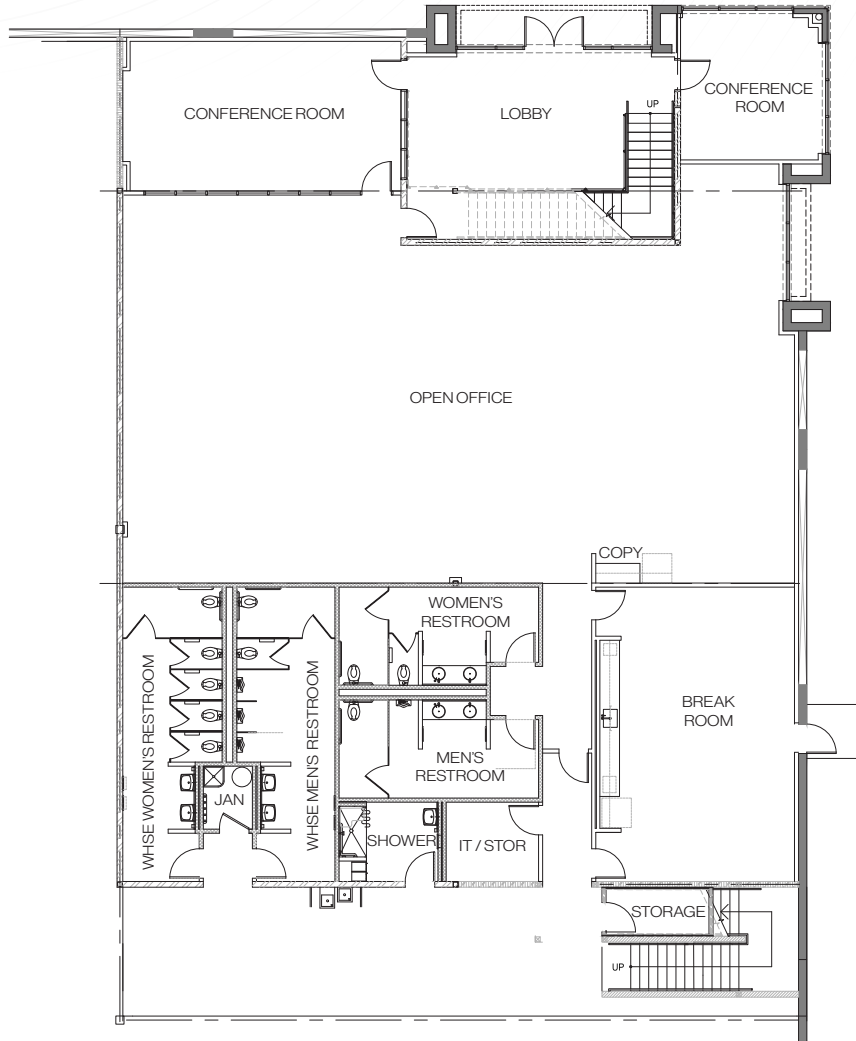
LOADING	46 Dock-High / 2 Grade-Level
TRUCK COURT	130' with 55' Trailer Storage
SPEED BAY	60'
SPRINKLERS	ESFR
AUTO PARKING	211 Stalls
TRAILER PARKING	76 Stalls



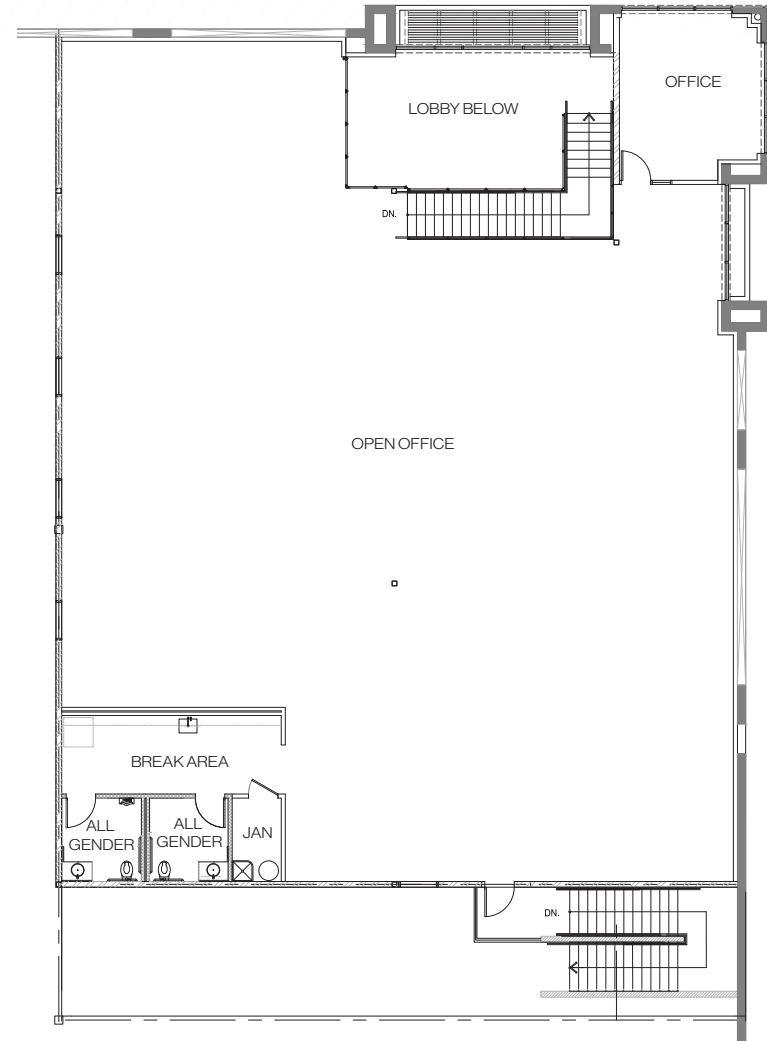
- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▨ SPEC OFFICE WITH MEZZANINE

550 PIERCY ROAD

±11,770 SF SPEC OFFICE PLAN



FIRST FLOOR
±6,165 SF

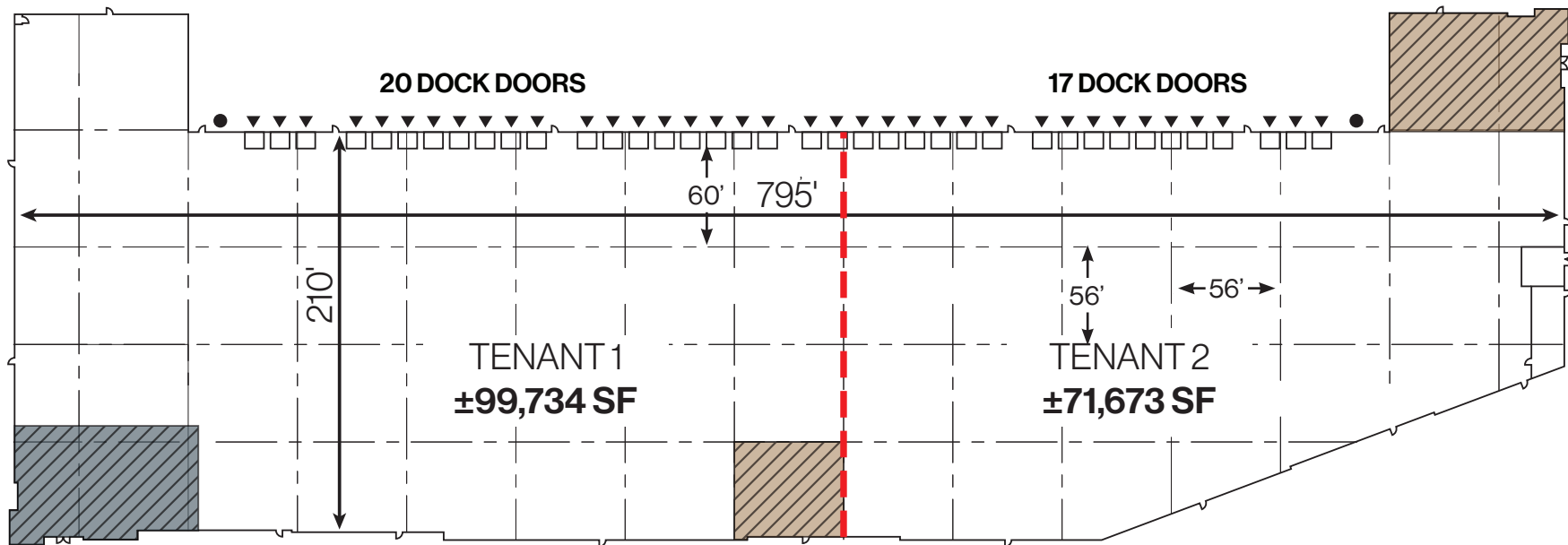


SECOND FLOOR
±5,605 SF

6480 HELLYER AVENUE

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

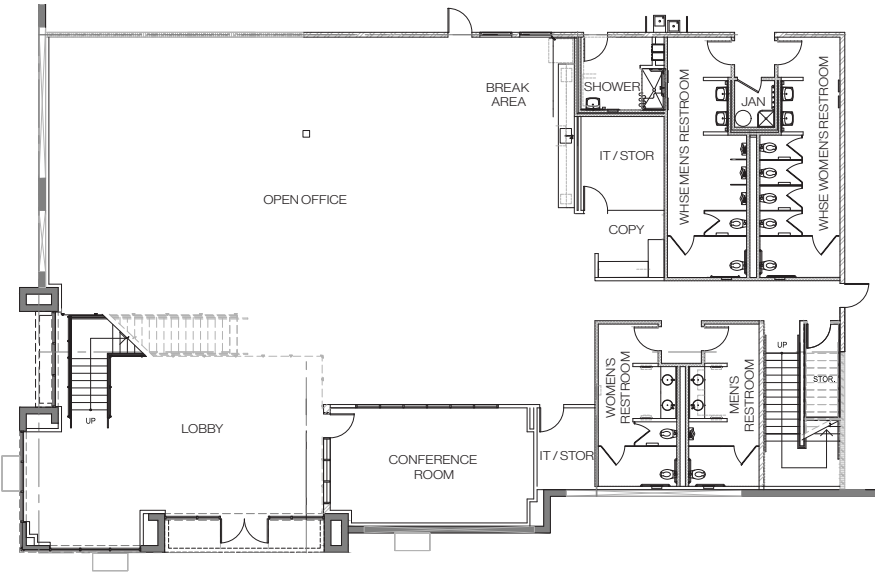


NOT TO SCALE

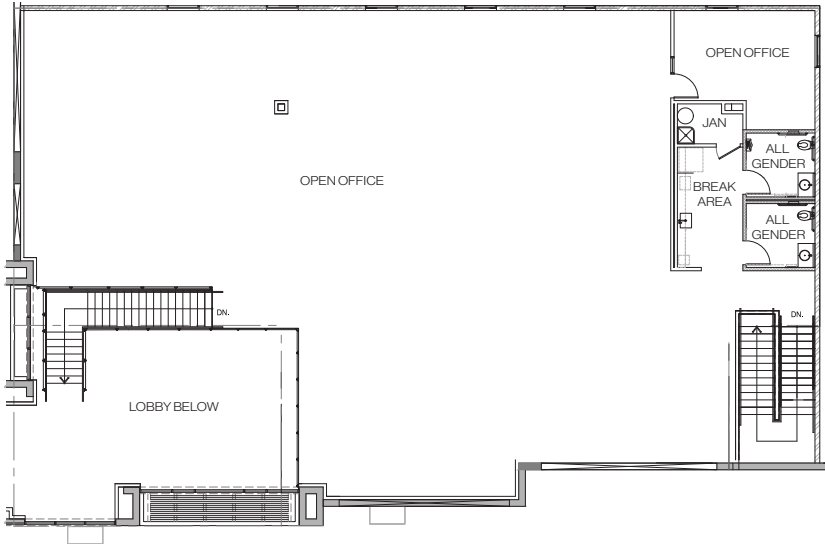
- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▩ SPEC OFFICE WITH MEZZANINE

6480 HELLYER AVENUE

±10,998 SF SPEC OFFICE PLAN



FIRST FLOOR
±5,978 SF

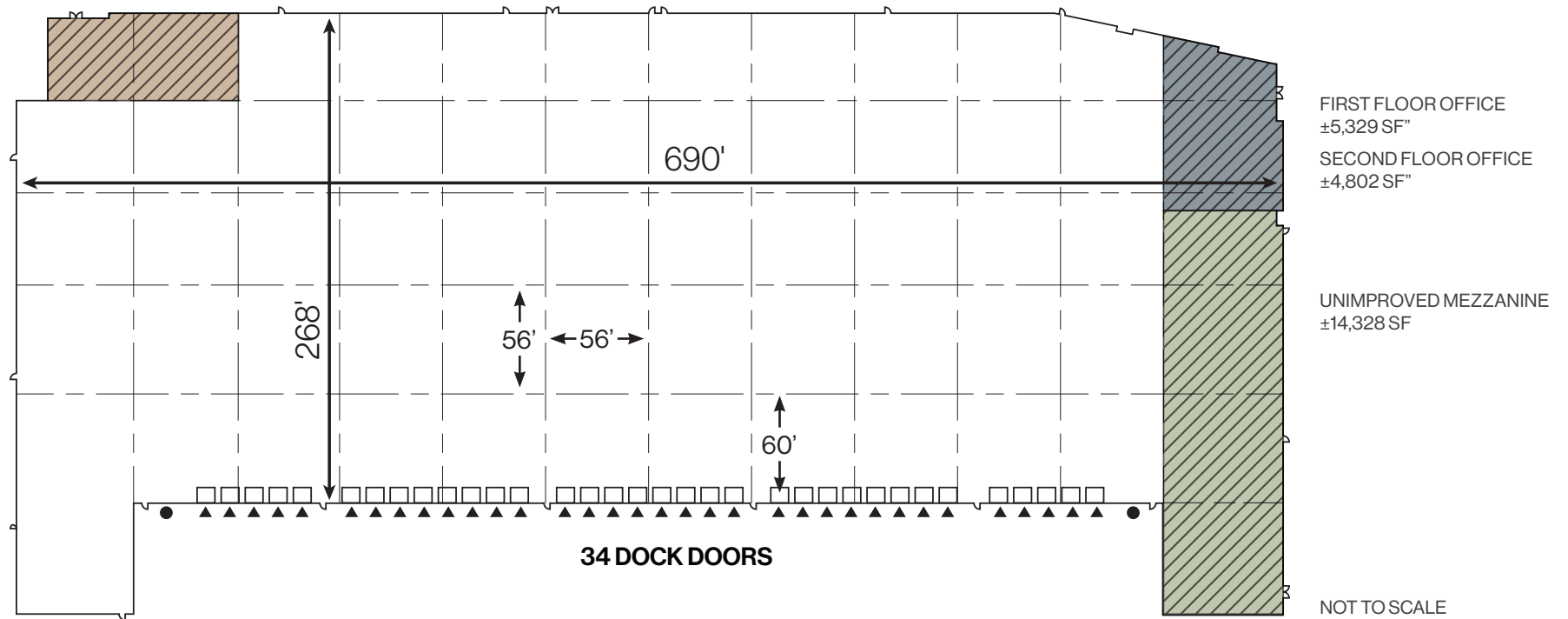


SECOND FLOOR
±5,020 SF

650 PIERCY ROAD

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

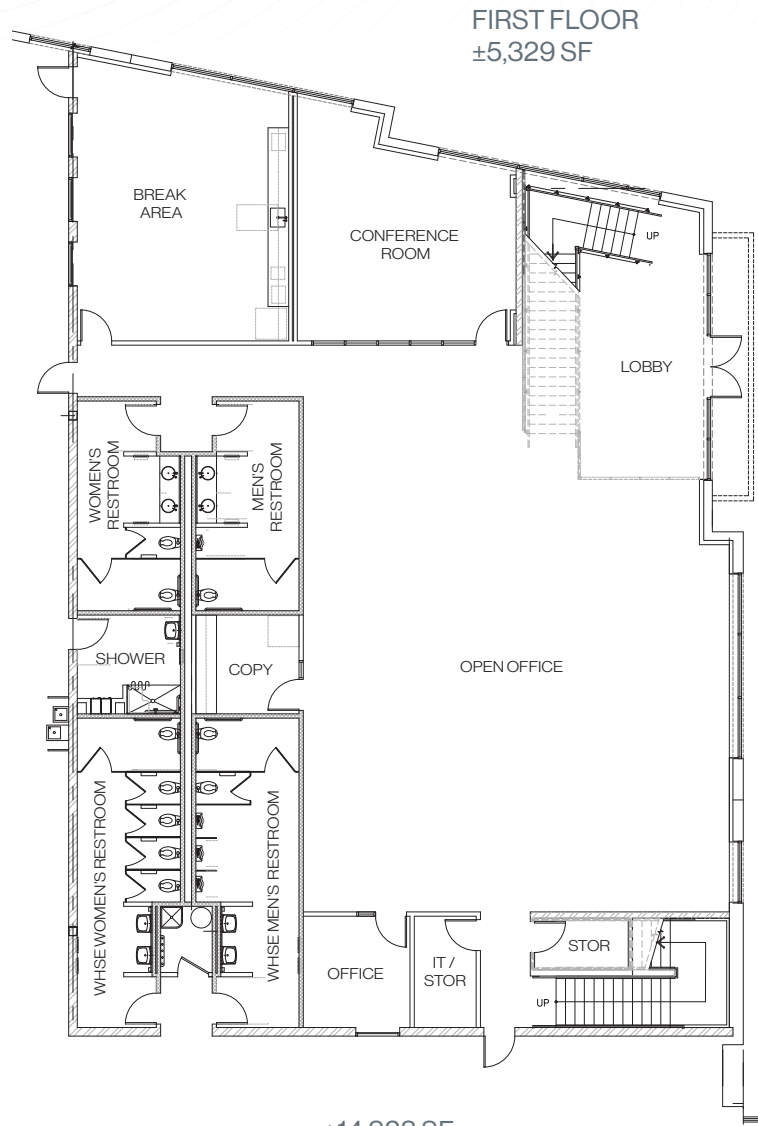
LOADING	34 Dock-High / 2 Grade-Level
TRUCK COURT	135'
SPEED BAY	60'
SPRINKLERS	ESFR
AUTO PARKING	154 Stalls
TRAILER PARKING	66 Stalls



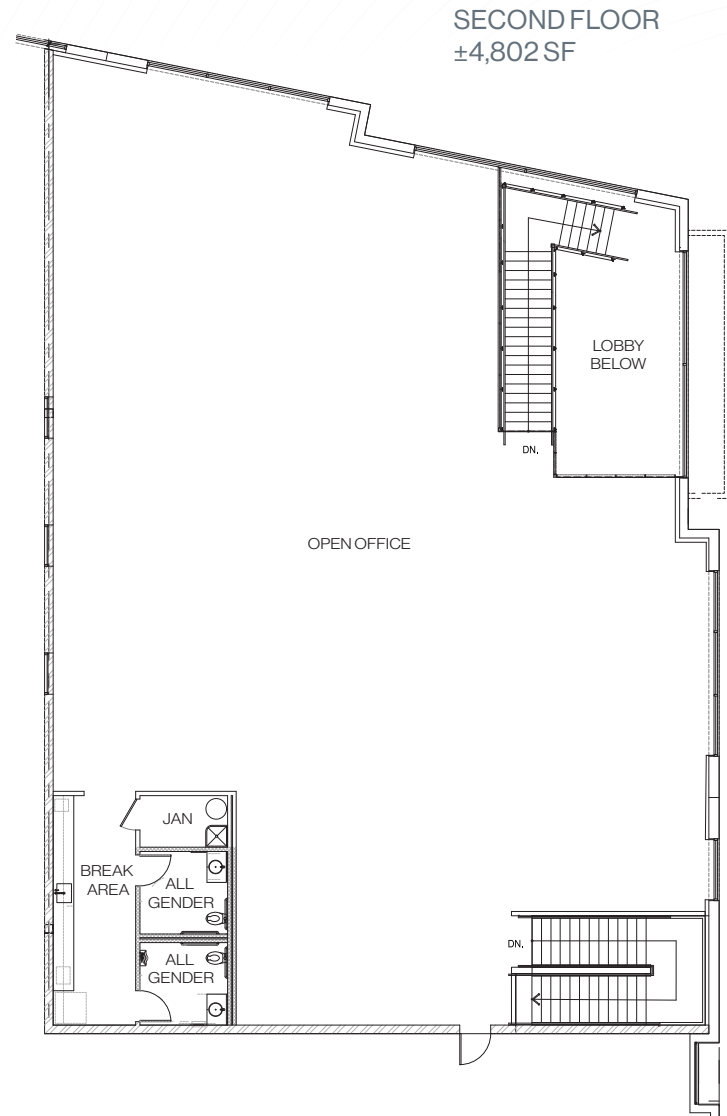
- ▲ DOCK-HIGH
- GRADE-LEVEL
- ▨ POTENTIAL OFFICE
- ▨ SPEC OFFICE WITH MEZZANINE
- ▨ UNIMPROVED MEZZANINE

650 PIERCY ROAD

±10,131 SF SPEC OFFICE PLAN



±14,328 SF
UNIMPROVED MEZZANINE ABOVE



14,328 SF
UNIMPROVED MEZZANINE ADJACENT

NEIGHBORHOOD CONVENIENCES



EP
EDENVALE
 INDUSTRIAL PARK

- 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

- SILVER OAK PLAZA**
- Chick-Fil-A
 - Shell
 - Starbucks

- 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

- HOTEL**
 Wyndham Garden

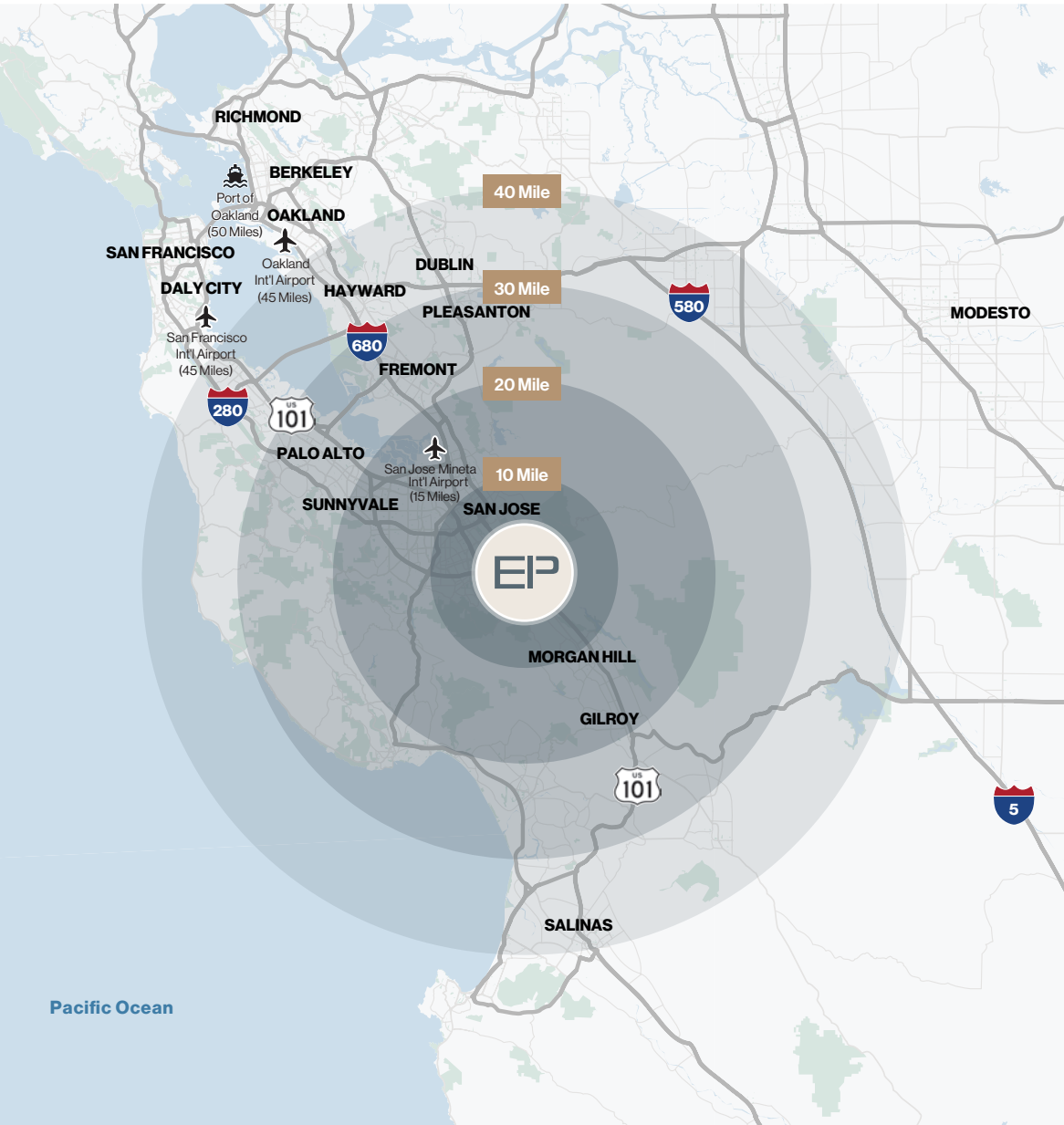


±0.5 Miles to Hwy 101

±0.8 Miles to Hwy 85



REGIONAL REACH



5 MILES

10 MILES

30 MILES

40 MILES

2024 POPULATION ESTIMATE

243,094

820,068

2,835,812

4,174,596

2024 MEDIAN HOUSEHOLD INCOME

\$150,839

\$136,586

\$156,179

\$150,170

2024 EMPLOYED POPULATION

48,072

260,527

1,441,748

2,025,105

MANUFACTURING, TRANSPORTATION & WAREHOUSING EMPLOYMENT

24,854

80,347

270,800

372,731



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