EDENVALE
INDUSTRIAL PARK

650 PIERCY ROAD | SAN JOSE, CALIFORNIA



AVAILABLE NOW

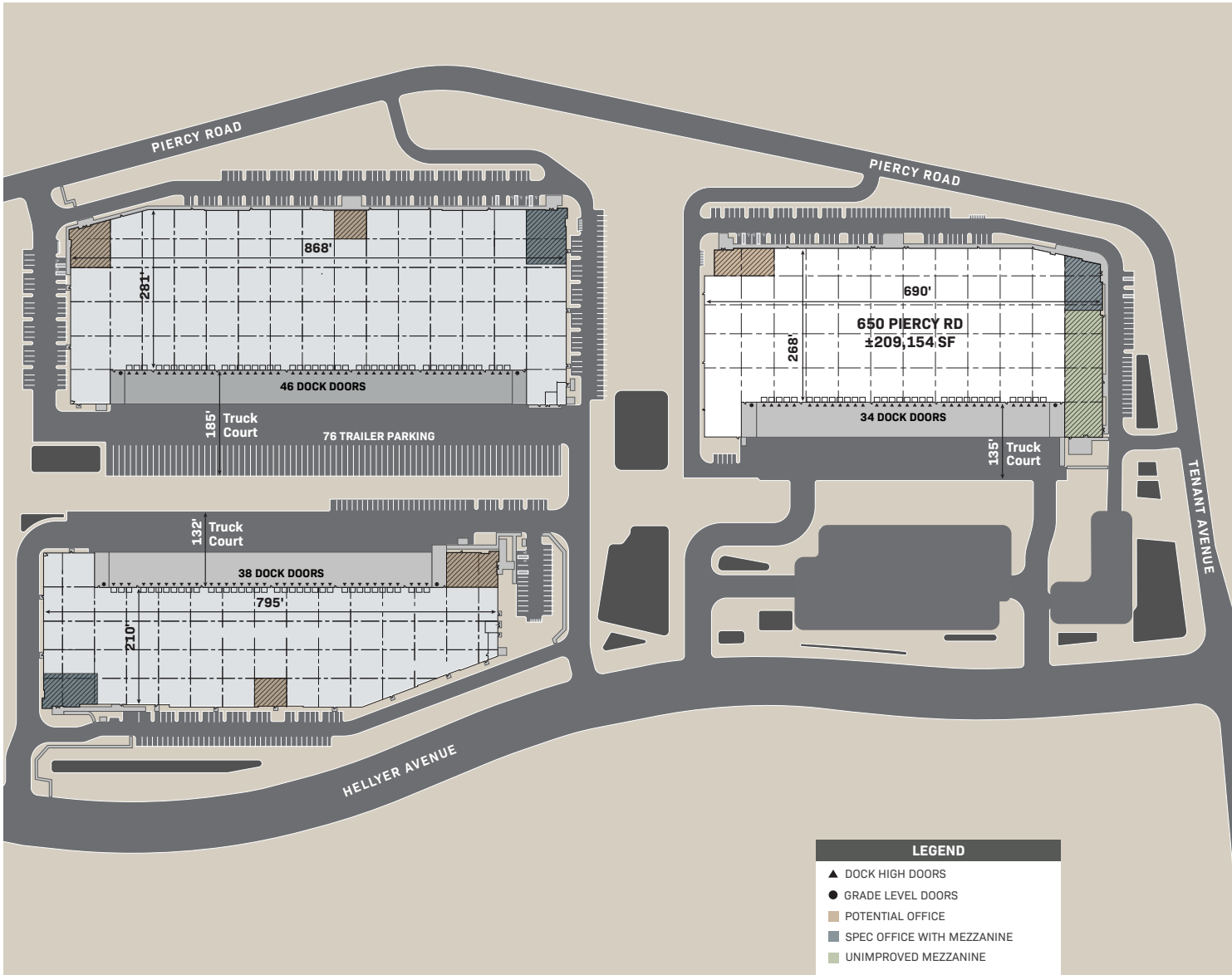
±209,172 SF

New Construction - Advanced Manufacturing Building for Lease

Hines CBRE

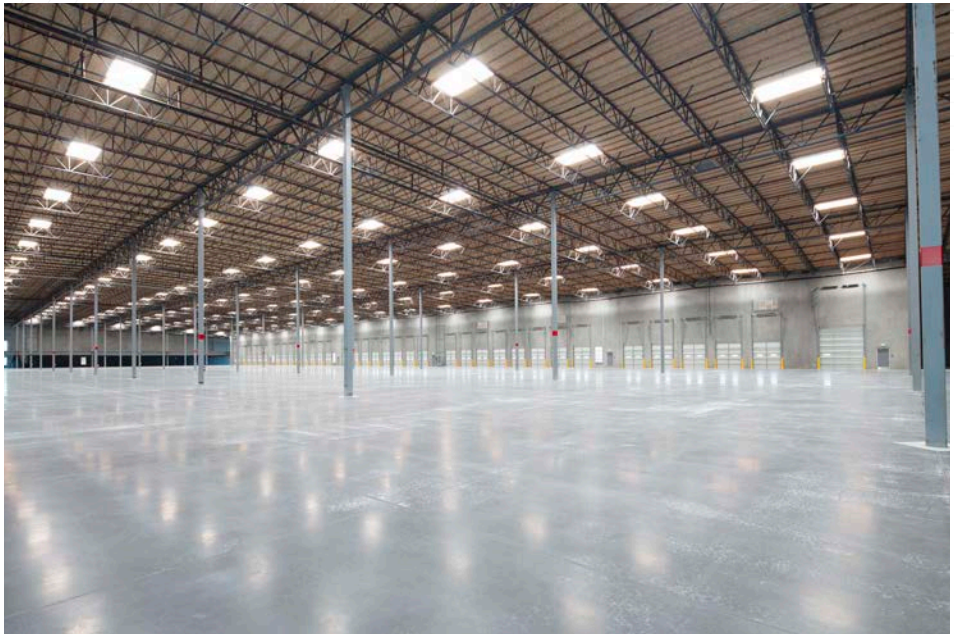
HIGH CAPACITY. HIGH EFFICIENCY.

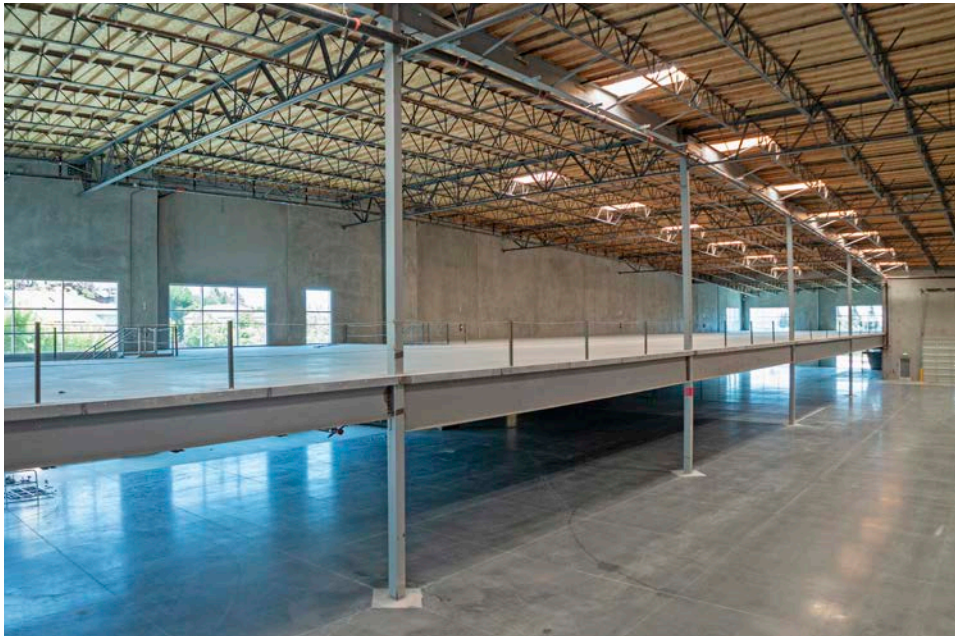
- Spec Office
  - First Floor: ±5,329 SF
  - Second Floor: ±4,802 SF
  - Total: ±10,131 SF
- 2.5% Skylights Ratio
- ESFR Sprinklers
- Up to 4,000 amps 277/480V - Expandable
- 34 Dock-High and 2 Grade-Level Loading
- ±36' Clear Height
- Industrial Park (IP) Zoning
- Great Access to Hwy 101 and Hwy 85

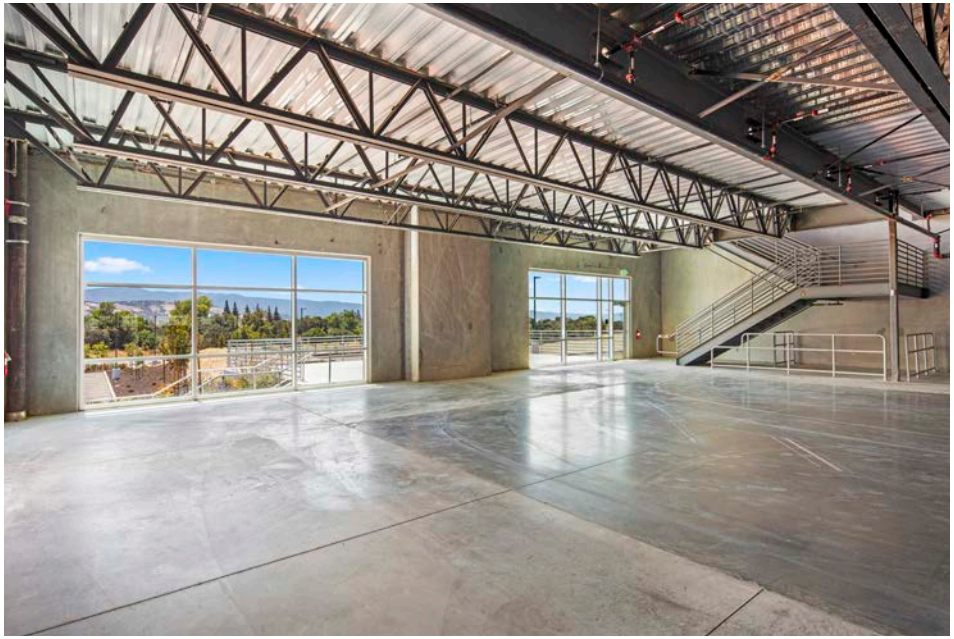


BUILDING PHOTOS





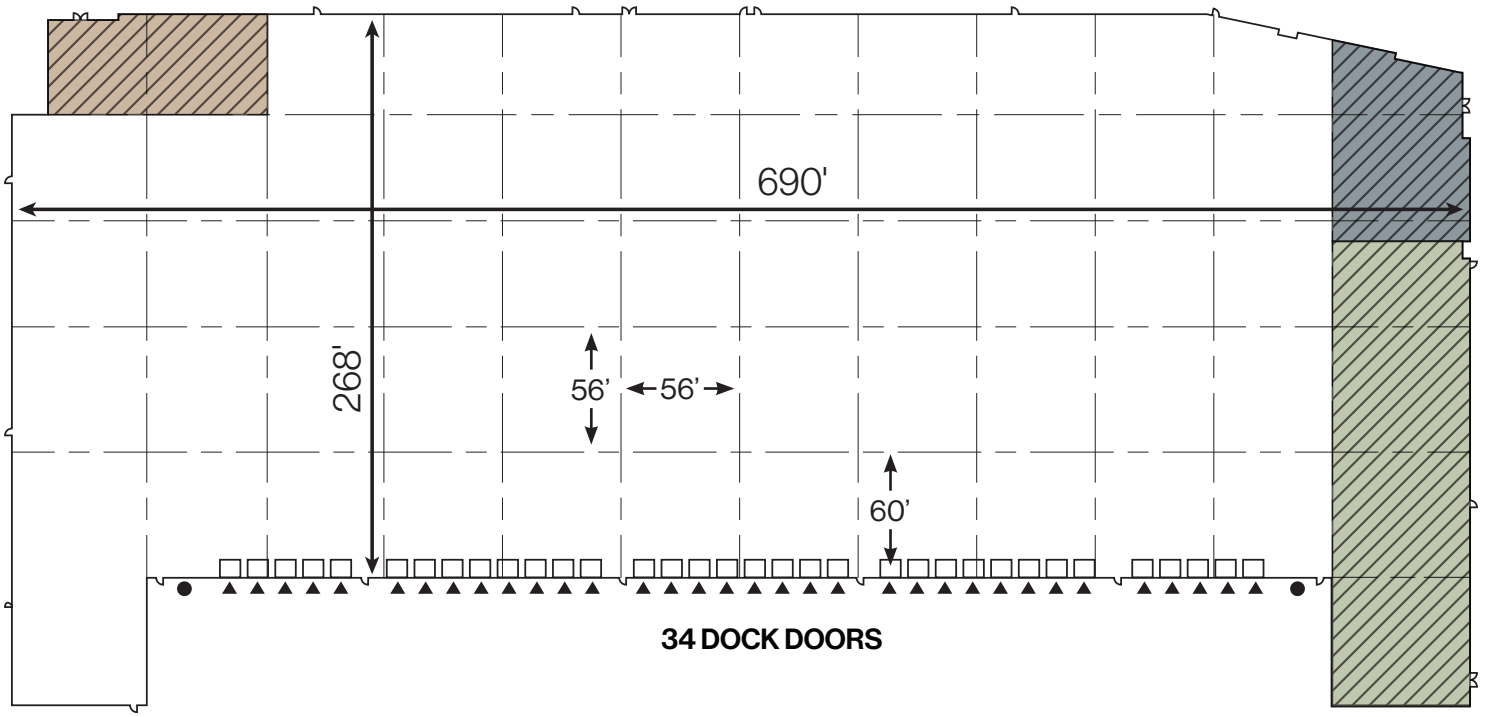




FLOOR PLAN

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

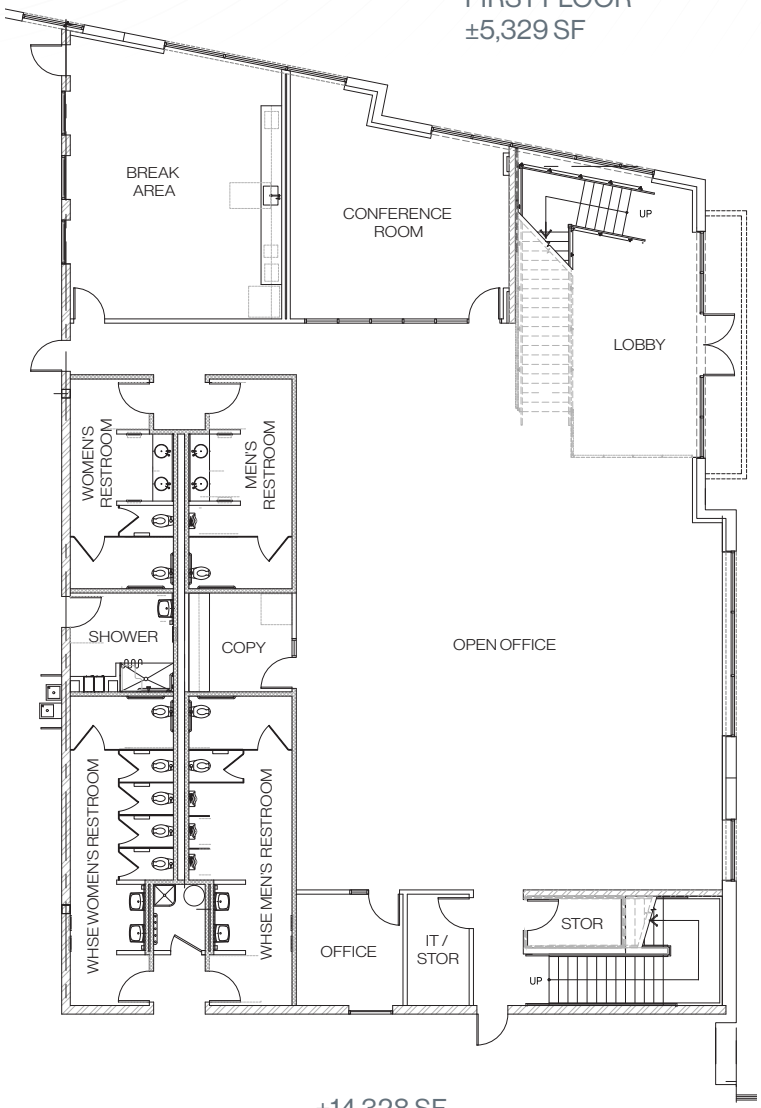
LOADING	34 Dock-High / 2 Grade-Level
TRUCK COURT	135’
SPEED BAY	60’
SPRINKLERS	ESFR
AUTO PARKING	154 Stalls



OFFICE PLAN

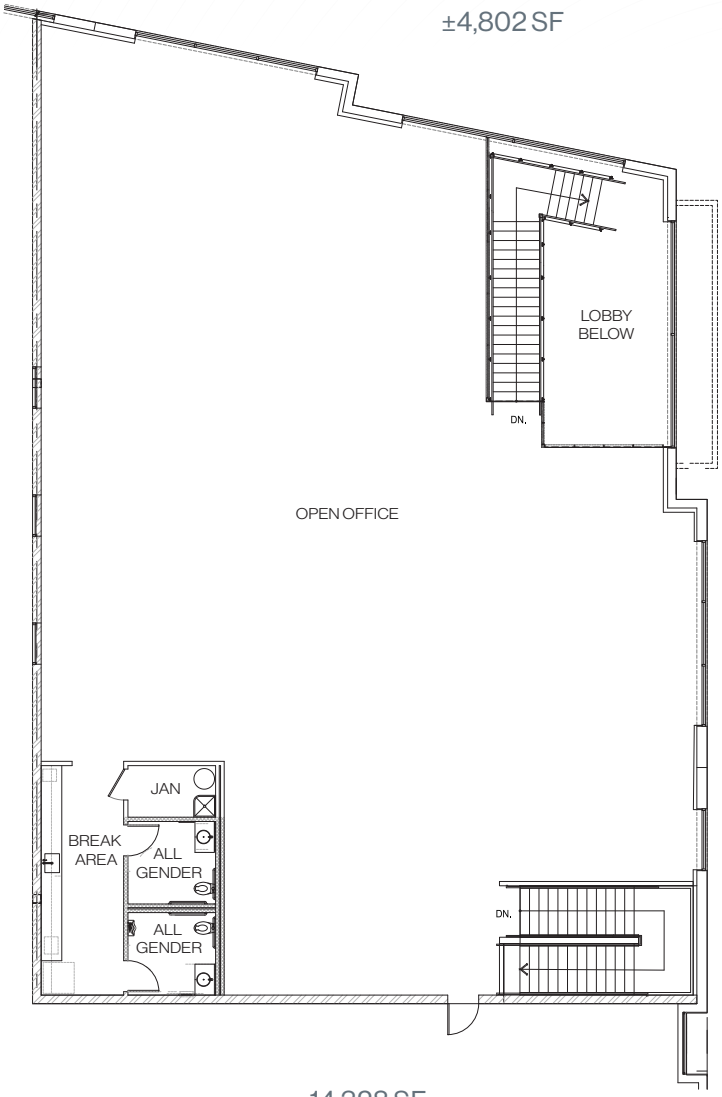
±10,131 SF SPEC OFFICE PLAN

FIRST FLOOR
±5,329 SF



±14,328 SF
UNIMPROVED MEZZANINE ABOVE

SECOND FLOOR
±4,802 SF

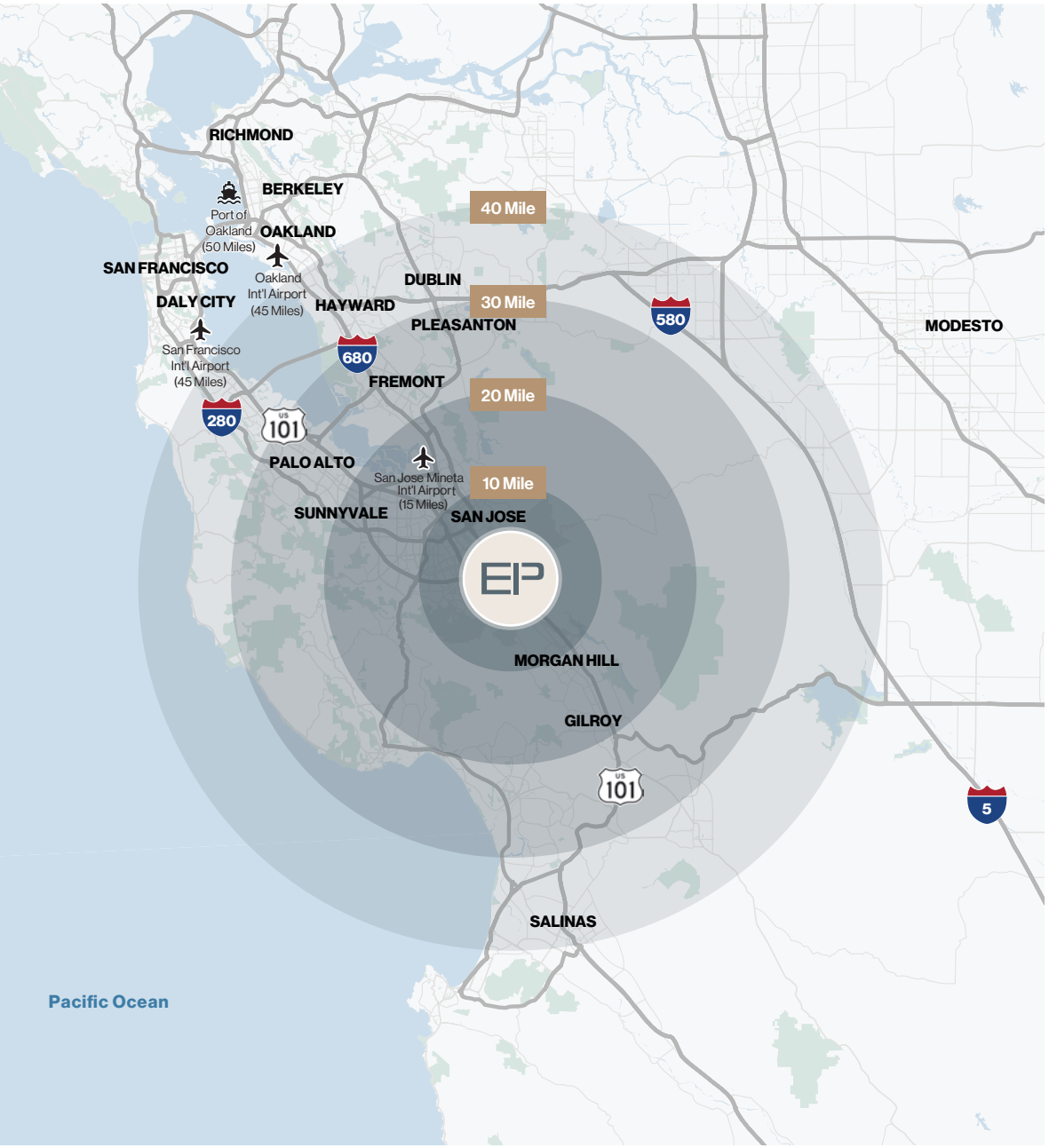


14,328 SF
UNIMPROVED MEZZANINE ADJACENT

NEIGHBORHOOD CONVENIENCES



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



FOR MORE INFORMATION, PLEASE CONTACT:

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