

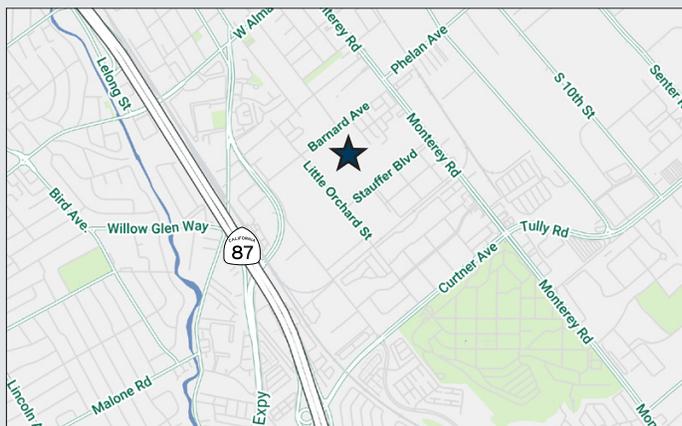


**ARES
INDUSTRIAL
MANAGEMENT**

LITTLE ORCHARD BUSINESS PARK

SAN JOSE, CALIFORNIA

±8,848 SF to ±48,833 SF Available



BUILDING HIGHLIGHTS

- ±8,848 SF to ±48,833 SF Available
- 1/1,000 Parking Ratio
- Easy Access to Hwy 87
- Walking Distance to Plant Shopping Center
- Call to Tour

FRANK FRIEDRICH
Senior Vice President
+1 408 453 7495
frank.friedrich@cbre.com
Lic. 01159876

CHIP SUTHERLAND
Vice Chairman
+1 408 453 7410
chip.sutherland@cbre.com
Lic. 01014633

SEAN WALSH
Associate
+1 408 790 5418
sean.walsh@cbre.com
Lic. 02226611





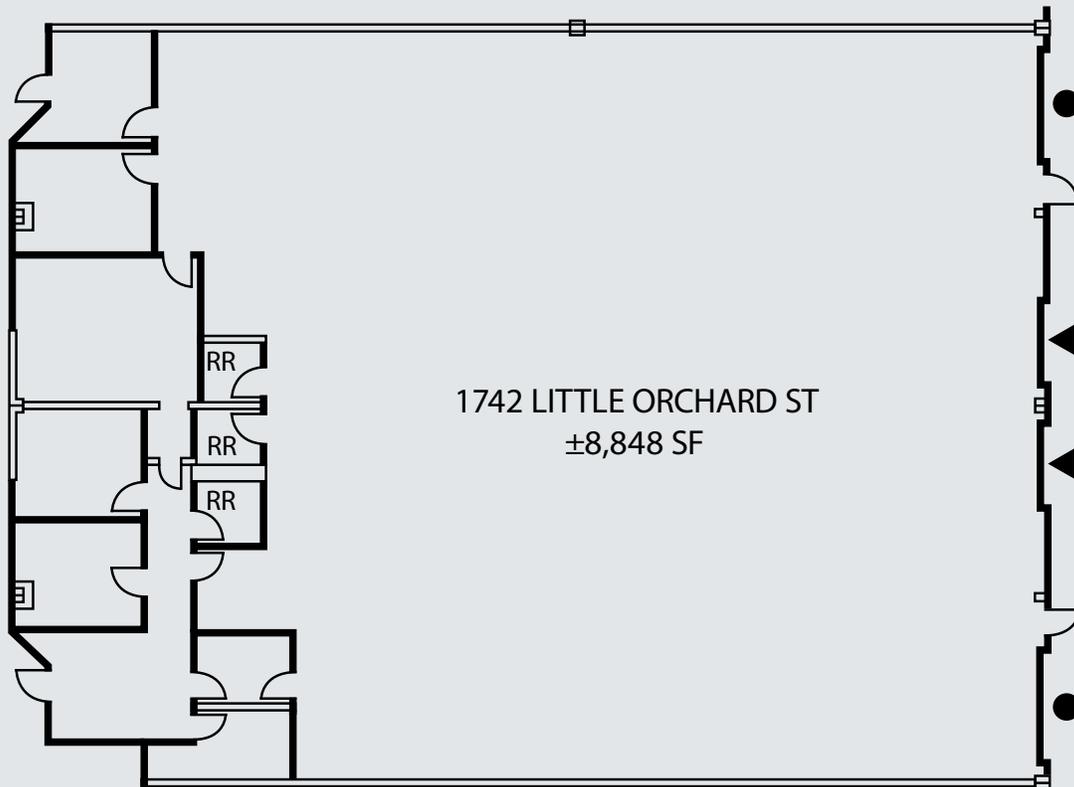
ARES
INDUSTRIAL
MANAGEMENT

LITTLE ORCHARD BUSINESS PARK

SAN JOSE, CALIFORNIA

1742 Little Orchard Street

- ±8,848 SF Total Available
- ±1,500 SF Office
- Two (2) Dock High Doors
- Two (2) Grade Level Doors
- ±18' Clear Height
- Two (2) 225 Amps @ 480V Panels
- Zoned "HI - Heavy Industrial"
- Available Now



- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



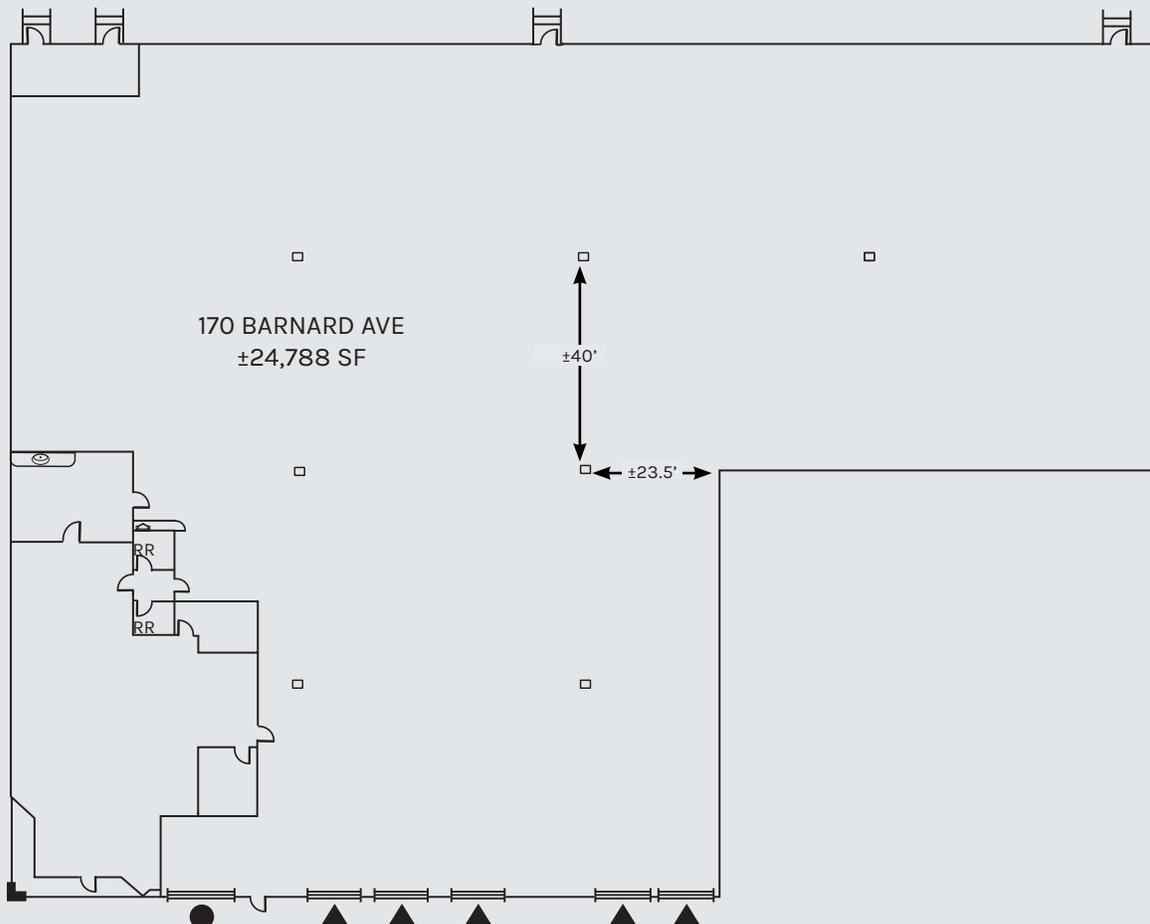
ARES
INDUSTRIAL
MANAGEMENT

LITTLE ORCHARD BUSINESS PARK

SAN JOSE, CALIFORNIA

170 Barnard Avenue

- ±24,788 SF Total Available
- ±2,693 SF Office
- Five (5) Dock High Doors
- One (1) Grade Level Door
- ±22' - 24' Clear Height
- Sprinklered
- 225 Amp @ 480V Panel
- End Unit
- Zoned "HI - Heavy Industrial"
- Available Now



- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



**ARES
INDUSTRIAL
MANAGEMENT**

LITTLE ORCHARD BUSINESS PARK

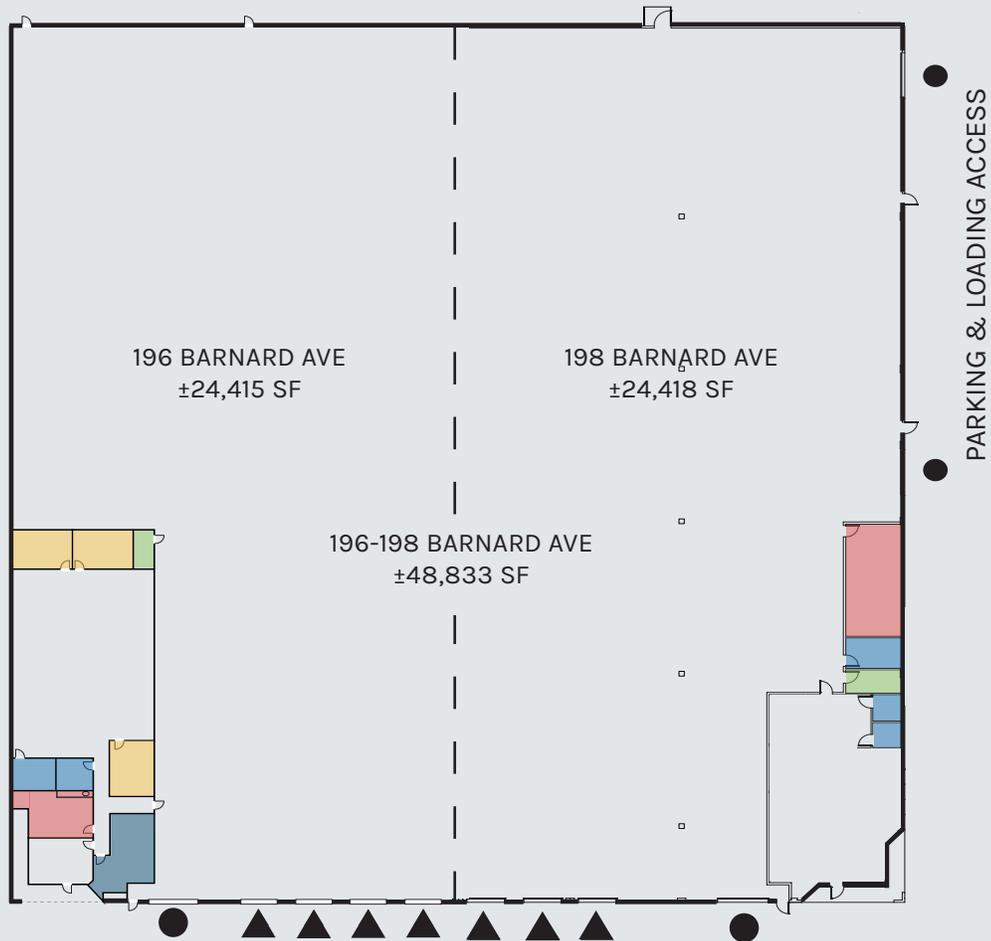
SAN JOSE, CALIFORNIA

196 Barnard Avenue

- ±24,415 SF
- ±3,288 SF Office
- ±22' Clear Height
- Sprinklered
- Four (4) Dock High Doors
- One (1) Grade Level Door
- Available Now

198 Barnard Avenue

- ±24,418 SF
- ±2,000 SF Office
- ±22' Clear Height
- Sprinklered
- Three (3) Dock High Doors
- One (1) Grade Level Door
- 2 Oversized Grade Level Doors at 16' Wide
- 225 Amp @ 480V Panel
- End Unit
- Available Now



- PRIVATE OFFICE
- RESTROOM
- IT ROOM
- BREAKROOM
- CONFERENCE ROOM

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



ARES
INDUSTRIAL
MANAGEMENT

LITTLE ORCHARD BUSINESS PARK

SAN JOSE, CALIFORNIA

Site Plan



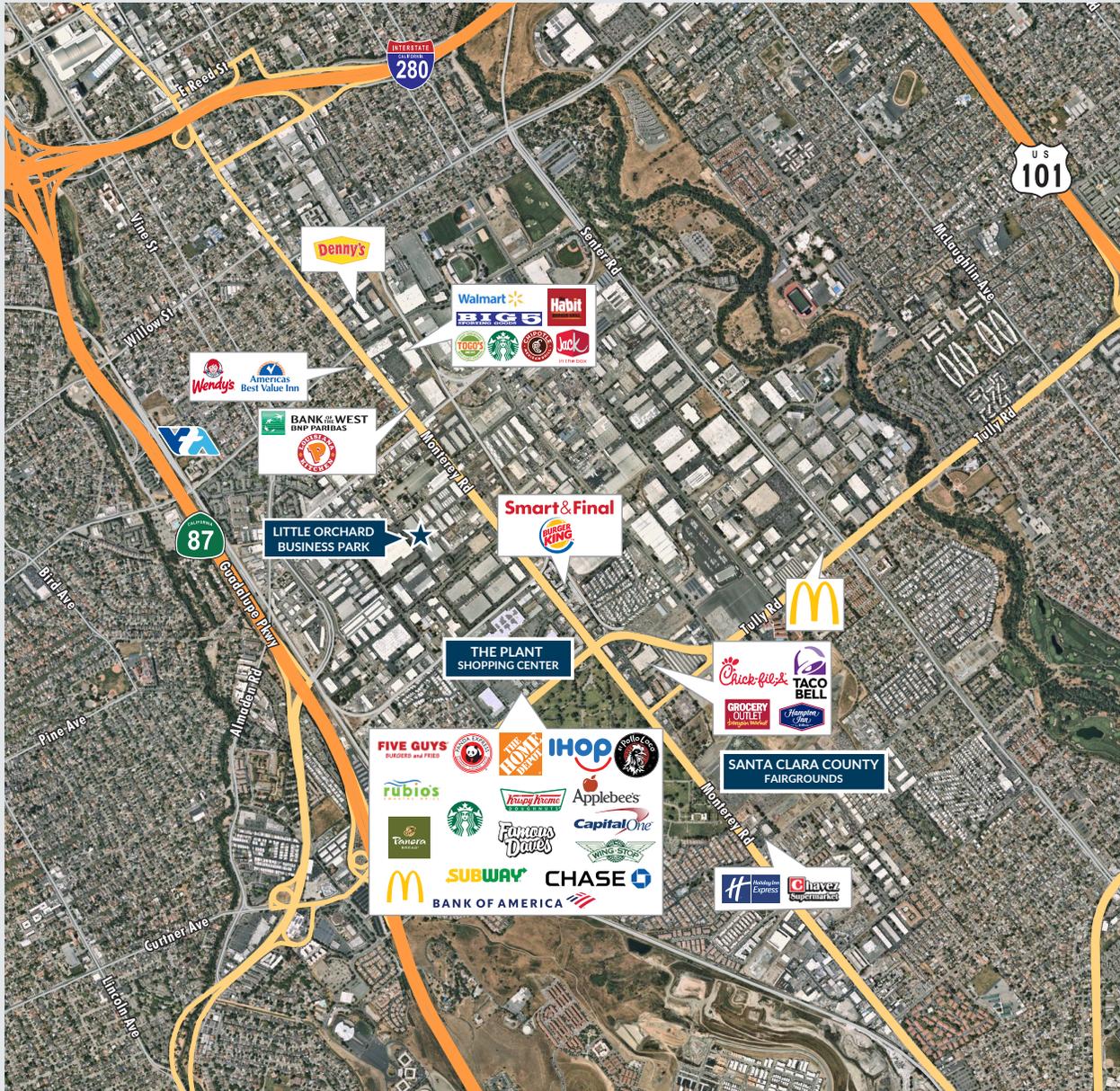
© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



ARES
INDUSTRIAL
MANAGEMENT

LITTLE ORCHARD BUSINESS PARK

SAN JOSE, CALIFORNIA



FRANK FRIEDRICH
Senior Vice President
+1 408 453 7495
frank.friedrich@cbre.com
Lic. 01159876

CHIP SUTHERLAND
Vice Chairman
+1 408 453 7410
chip.sutherland@cbre.com
Lic. 01014633

SEAN WALSH
Associate
+1 408 790 5418
sean.walsh@cbre.com
Lic. 02226611

