

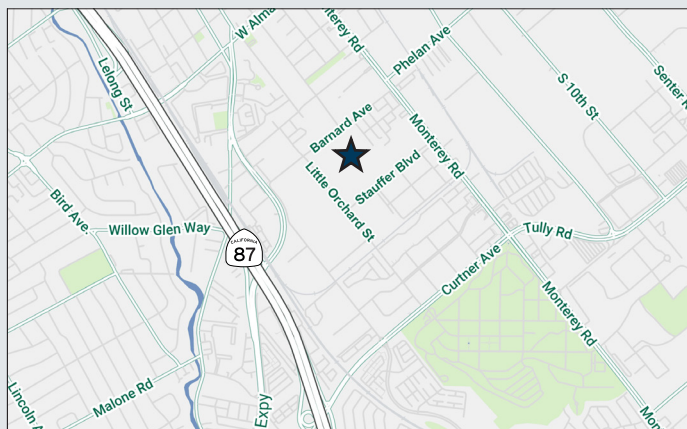


**ARES
INDUSTRIAL
MANAGEMENT**

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

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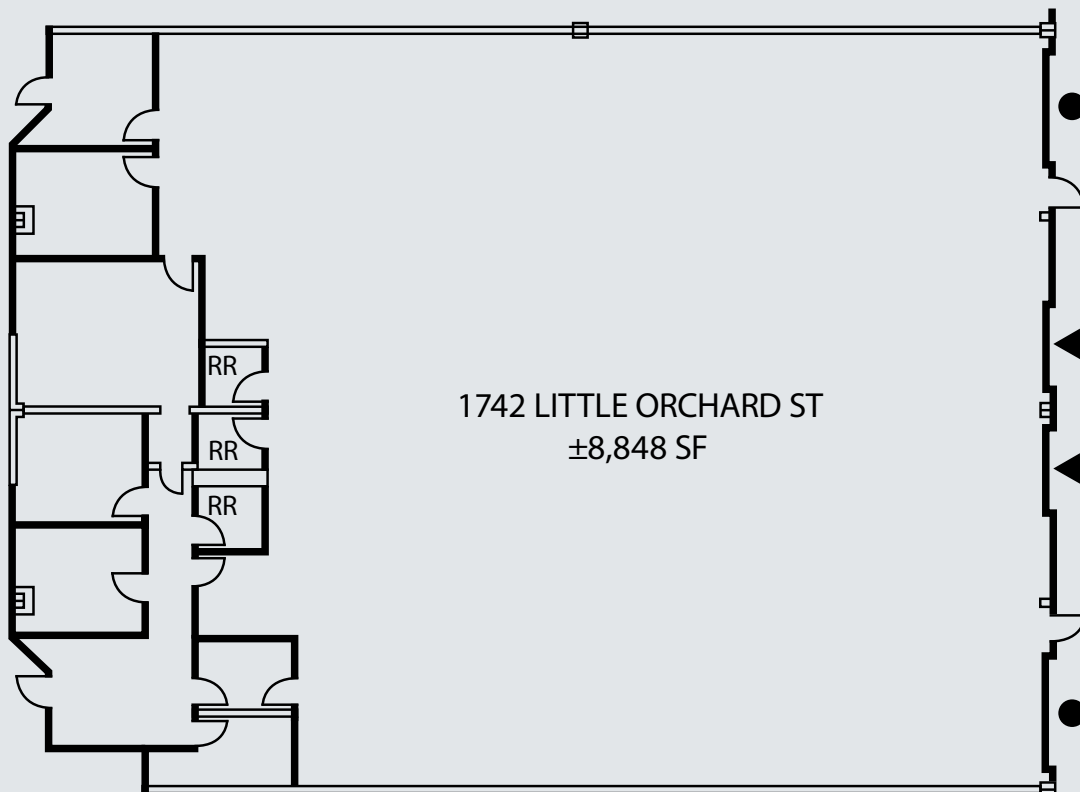
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SAN JOSE, CALIFORNIA

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



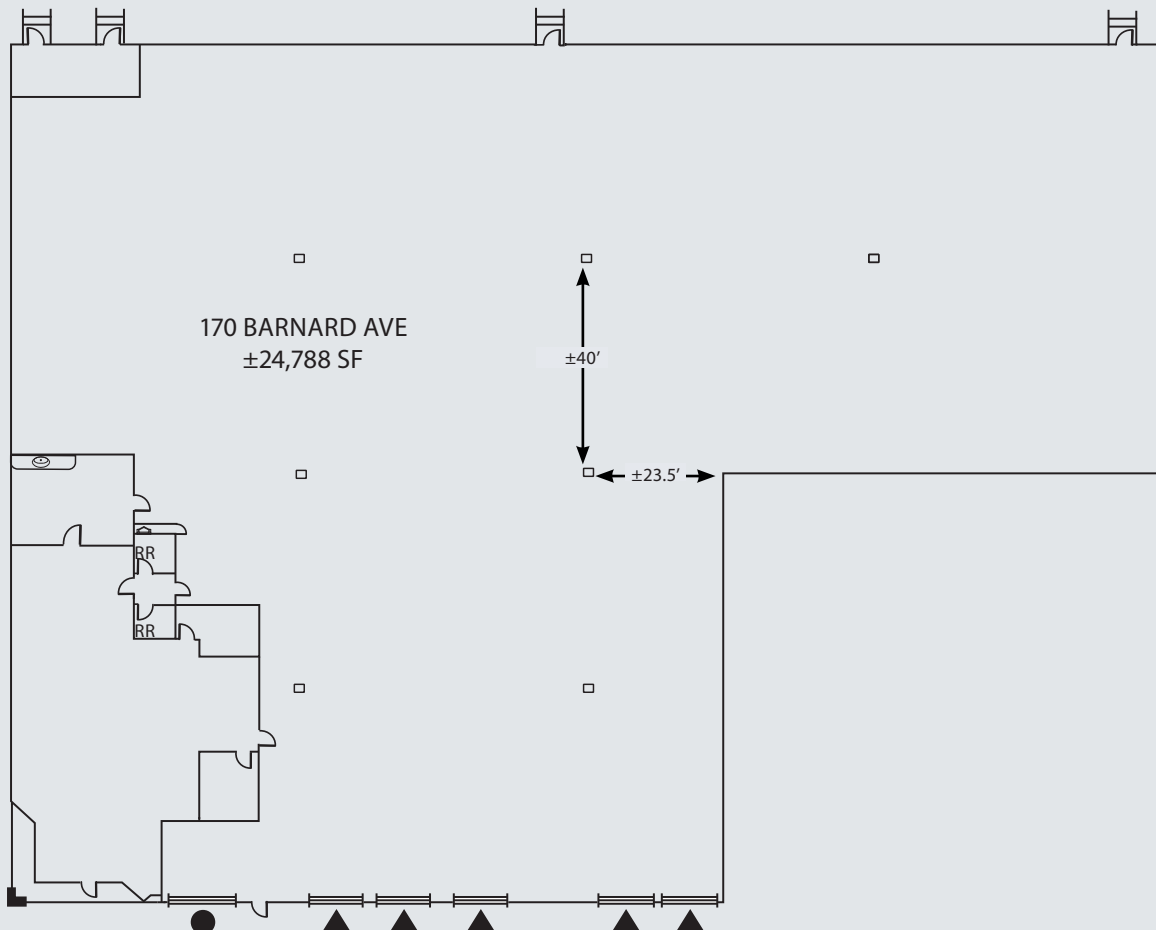
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170 Barnard Avenue

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



- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



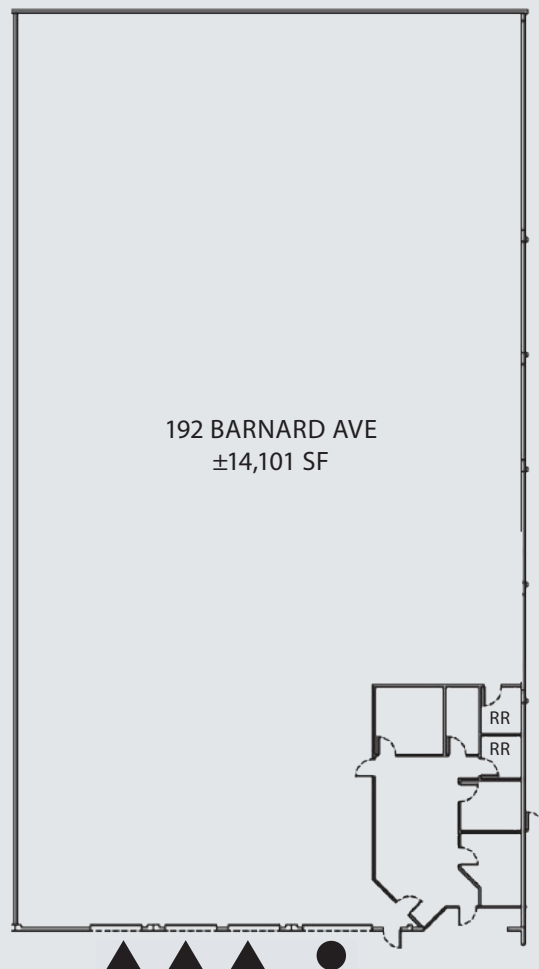
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192 Barnard Avenue

- ±14,101 SF Total Available
- 10% Office
- Three (3) Dock High Doors
- One (1) Grade Level Doors
- ±22' - 24' Clear Height
- One (1) 225 Amp Panel at 277/480V
- One (1) 200 Amp Panel at 120/208V
- Zoned "HI - Heavy Industrial"
- Available July 1, 2026



- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



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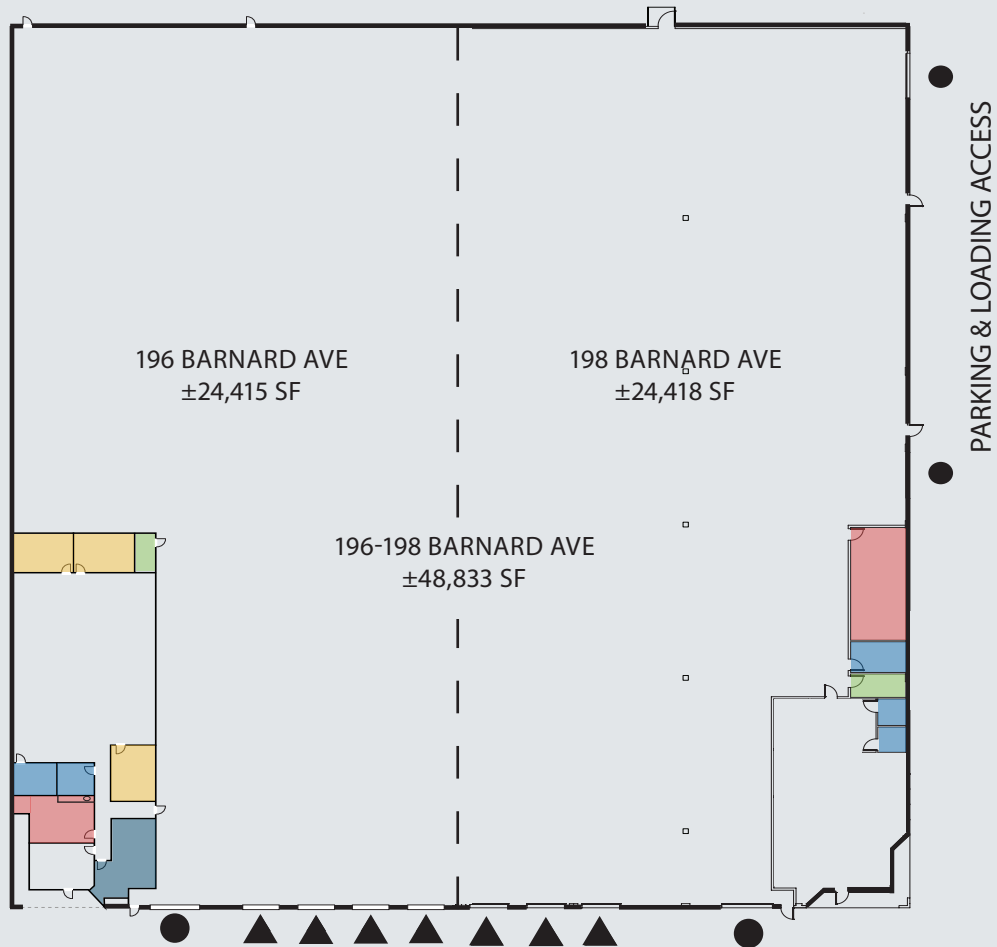
196 Barnard Avenue

- ±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



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Site Plan



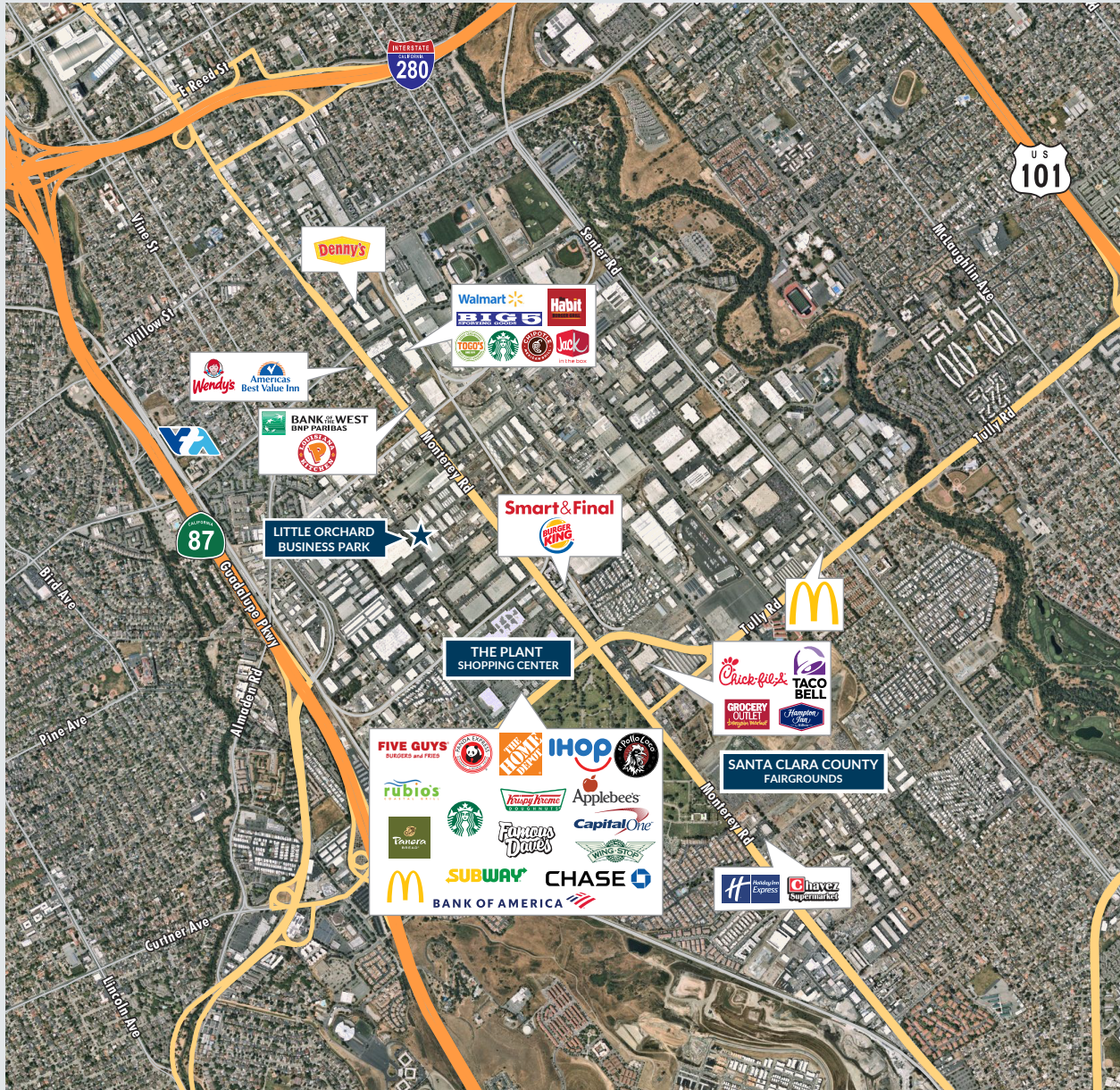
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