

FOR SALE | OWNER-USER OPPORTUNITY

±11,983 SF Industrial Condo

2155 SOUTH 10TH STREET

San Jose, CA 94511

PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

O: 408.601.0049

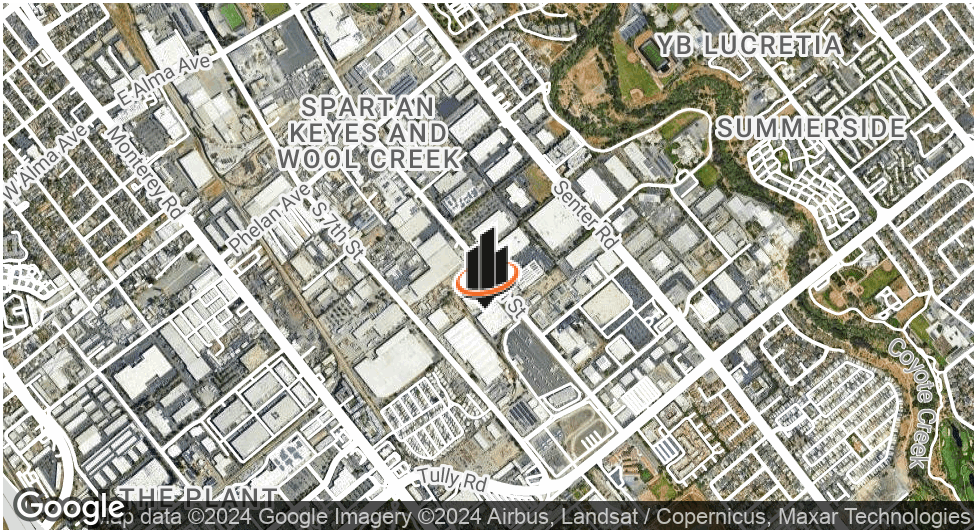
robin.santiago@svn.com

CaDRE #01754421

Seller Financing Available



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------|------------------|
| SALE PRICE: | \$2,995,750 |
| UNIT SIZE: | ±11,983 SF |
| PRICE / SF: | \$250.00 |
| YEAR BUILT: | 2007 |
| ZONING: | Heavy Industrial |
| APN: | 477-27-038 |

PROPERTY OVERVIEW

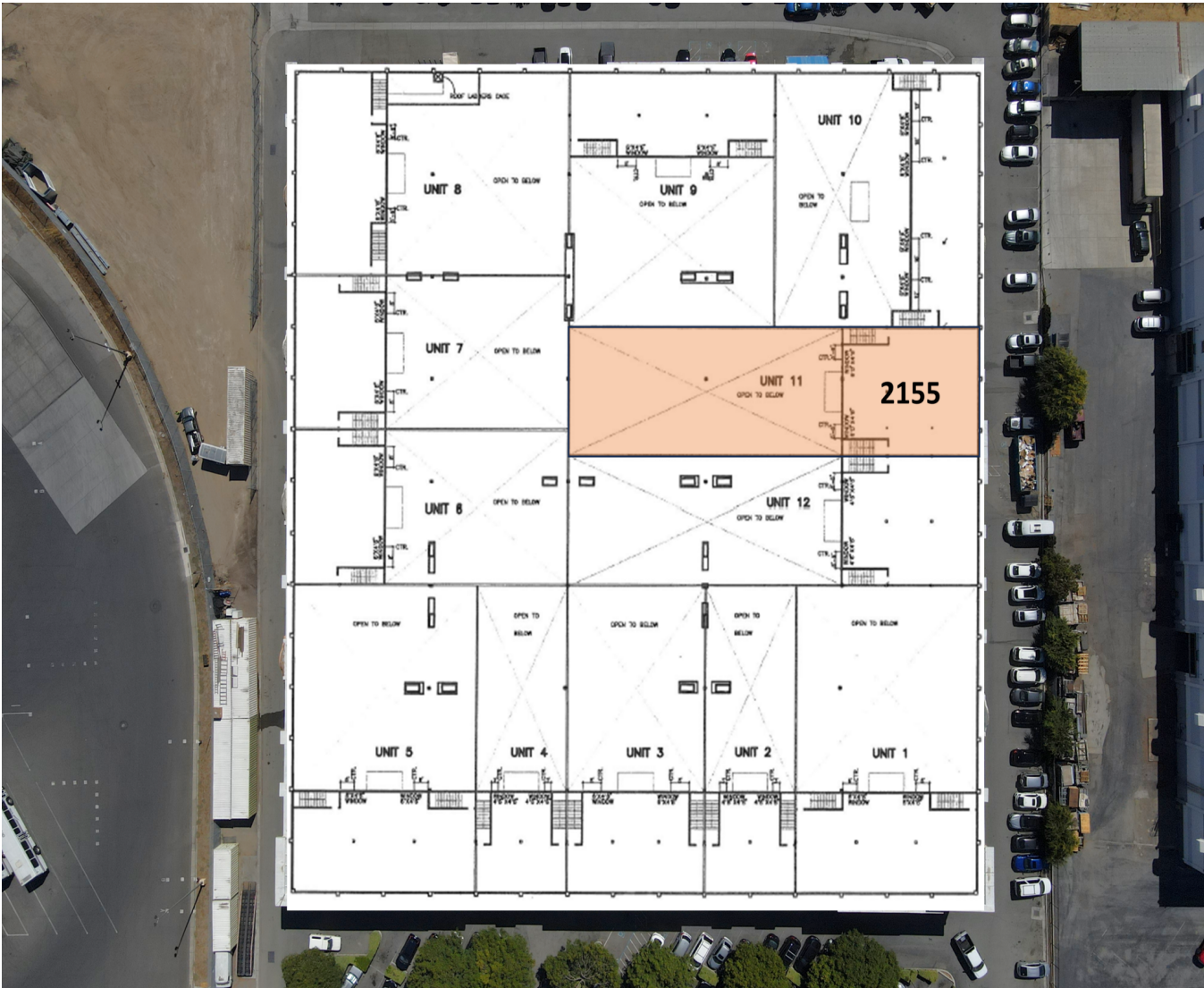
SVN | Capital West Partners, as exclusive advisor, is pleased to present the opportunity to acquire 2155 South 10th Street, San Jose, CA ("the property"), an ±11,983 sq. ft. industrial condo located near central San Jose. The property is zoned heavy industrial and has convenient freeway access. The property is currently vacant, providing a buyer the opportunity to occupy the entire premises at the close of escrow. SBA financing is available with only 10% down and **Seller Financing is also available at attractive rates and terms.**

PROPERTY HIGHLIGHTS

- Includes a 2nd-floor office/mezzanine space with HVAC
- 28' - 34' clear height
- Equipped with 200 amps @ 480v
- Heavy Industrial zoning
- Grade-level (12' x 12') loading (power operated/automatic grade level door)

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SITE PLAN



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ADDITIONAL PHOTOS



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AERIAL PHOTO



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AREA MAP



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DEMOGRAPHICS WITHIN 3 MILES

