

FOR SALE > INDUSTRIAL FREESTANDING BUILDING

±17,027 SF (Divisible)



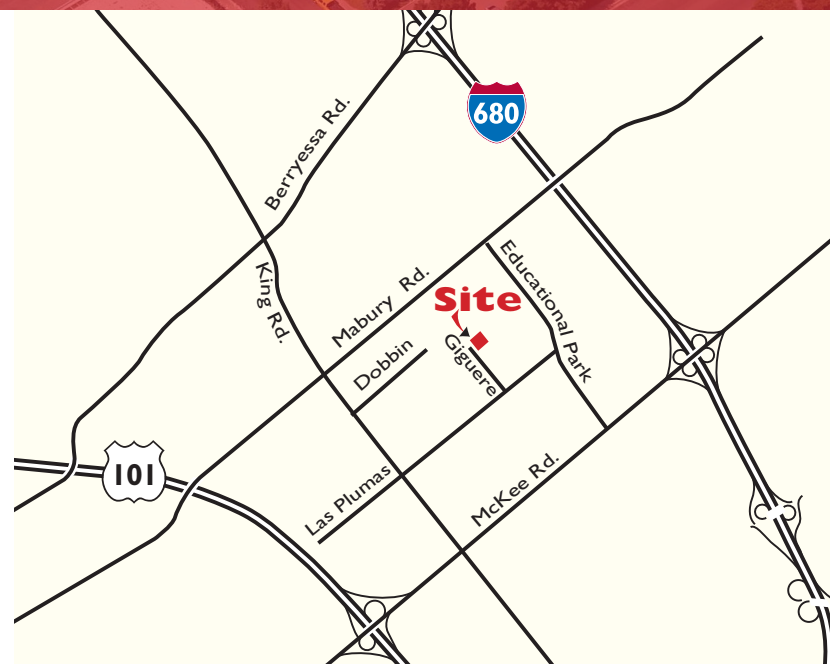
662 GIGUERE COURT, SAN JOSE, CA



LOCATED IN THE ENTERPRISE ZONE, ALLOWING FOR MANY TAX BENEFITS

Property Highlights

- Divisible to 6 Separate Units (Currently 100% Leased with short term tenants who wish to stay)
- Great Owner/User or Investment Property
- **Heavy Power! 2,000 Amp Main Switch Gear, 120/208 Volt, Distributed Throughout**
- 6 Roll-Up Doors
- 2.5/1,000 Parking
- 14' Clear Height
- Fully Sprinklered
- Fully Insulated
- Call to Show
- \$2,537,023 (\$149/SF)



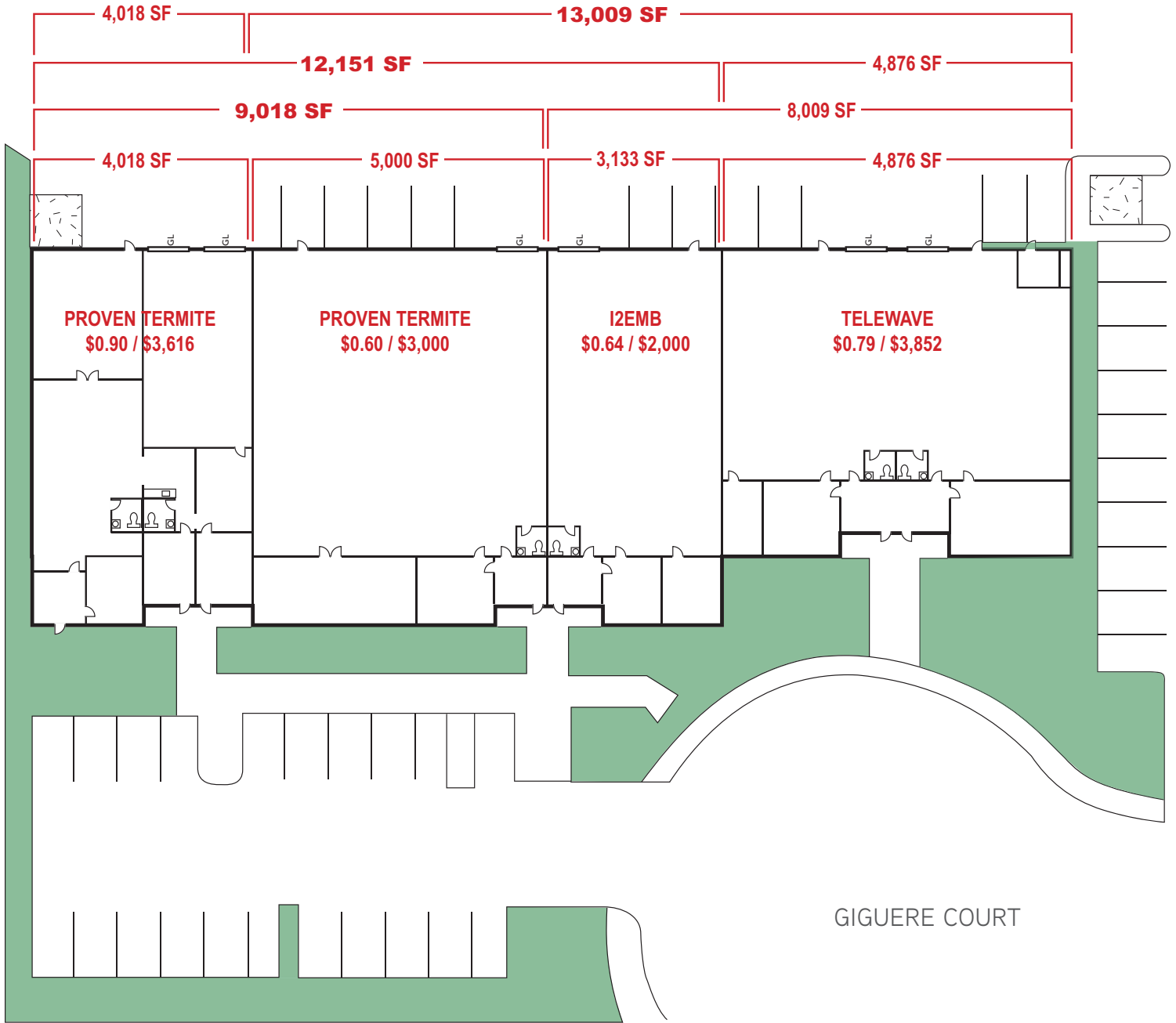
STEVE ZAMUDIO, CCIM
+1 408 282 3824
steve.zamudio@colliers.com
CA License No. 00905956

GREG GALASSO, SIOR
+1 408 282 3816
greg.galasso@colliers.com
CA License No. 00869576

COLLIERS INTERNATIONAL
450 West Santa Clara Street
San Jose, CA 95113
+1 408 282 3800 Main
+1 408 292 8100 Fax
www.colliers.com

±17,027 SF (Divisible)

For SBA qualification, owner/user can occupy 13,009 SF; 12,151 SF & 9,018 SF



*All rents base on gross leases

STEVE ZAMUDIO, CCIM
+1 408 282 3824
steve.zamudio@colliers.com
CA License No. 00905956

GREG GALASSO, SIOR
+1 408 282 3816
greg.galasso@colliers.com
CA License No. 00869576

Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2013 Colliers International

