

# INDUSTRIAL / R&D PROPERTY FOR SALE

198 Stauffer Blvd.  
San Jose, CA



**SALE PRICE**  
\$6,999,999  
(\$349/SF)



**BUILDING SIZE**  
± 20,049 SF



**LOT SIZE**  
± 50,138 SF  
(± 1.151 acres)



**LOADING**  
1 Grade level roll  
up door



**YEAR BUILT**  
2001



**POWER**  
2000 amps

**THE IVY GROUP**  
Commercial Properties, Above & Beyond

**TIM VI TRAN, SIOR, CCIM**  
tim@theivygroup.com | 510.213.8883  
CA DRE #01784630

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 198 Stauffer Blvd, San Jose, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.



### PRIME FREESTANDING INDUSTRIAL/R&D BUILDING FOR SALE – TURNKEY & FULLY UPGRADED

The Ivy Group proudly presents a rare opportunity to acquire a modern, freestanding industrial/R&D facility in the heart of San Jose. Constructed in 2001 and recently renovated to high standards, this single-story building offers the ideal environment for companies seeking a move-in ready space to scale operations.

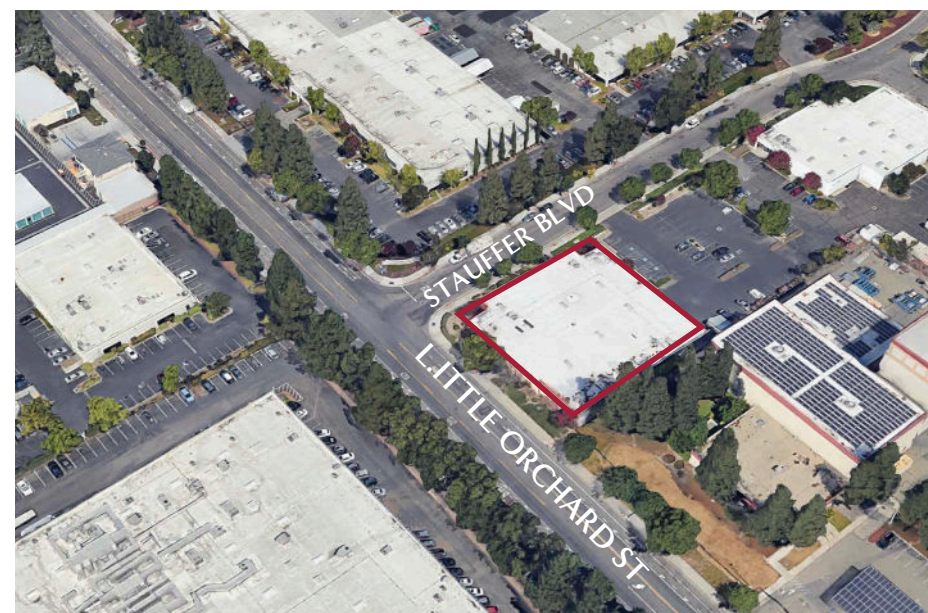
#### KEY HIGHLIGHTS:

- ± 20,049 SF of high-quality industrial/R&D space
- Recent carpet, ceiling tiles, exterior paint, and parking lot upgrades
- 2,000 amps of heavy power – ideal for tech, manufacturing, and clean uses
- Upgraded electrical transformers
- Dedicated server room to support mission-critical operations
- Comprehensive security system with cameras throughout
- Warehouse served by HVAC, DI water, nitrogen, power drops, and insulated ceilings for enhanced operational efficiency
- Zoned Heavy Industrial (HI) for a variety of industrial and R&D uses
- Monument sign available

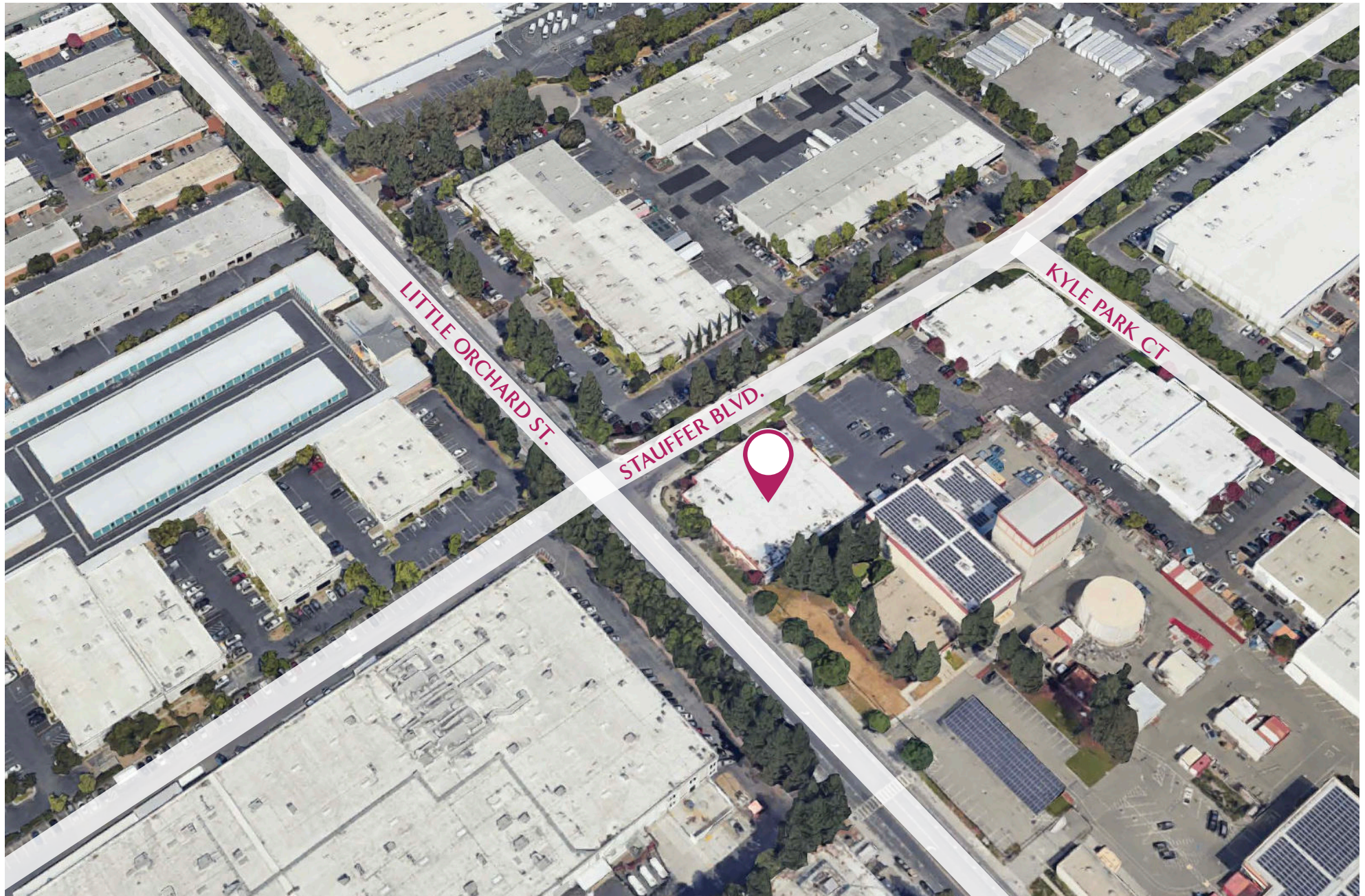
This is a rare turnkey property in a supply-constrained market, perfect for owner-users or investors looking to secure a quality asset in one of Silicon Valley's most dynamic submarkets.

Now accepting offers – schedule your private tour today. Opportunities like this go fast.

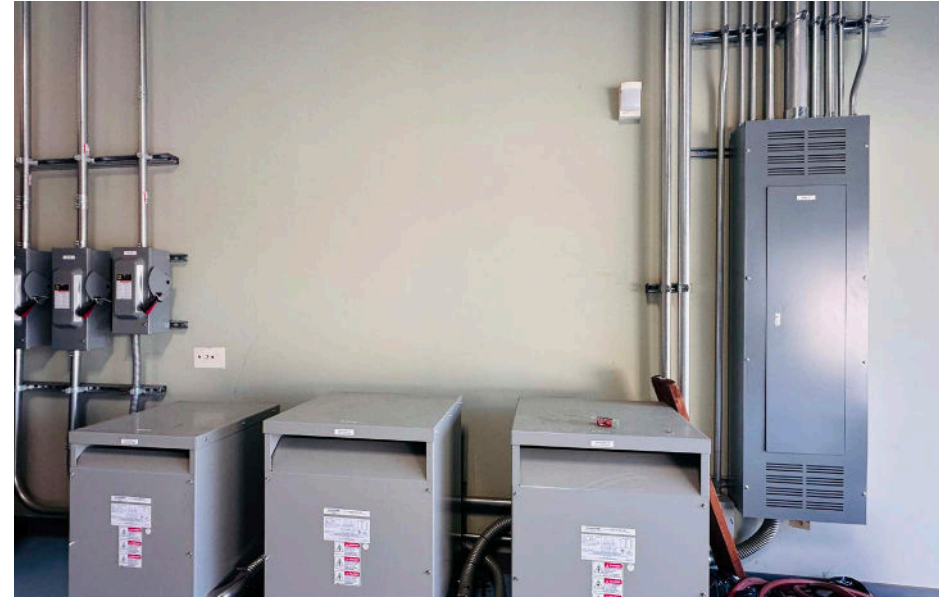
<b>Building Size</b>	± 20,049 SF
<b>Zoning</b>	Heavy Industrial (HI)
<b>Year Built</b>	2001
<b>Power</b>	2000 A, 120/208 V, 3 Ø
<b>Loading</b>	One grade level rollup door, 14 FT wide
<b>Parking</b>	52 on-site parking stalls
<b>Clear Height</b>	Office/R&D area - 9 FT Warehouse - 16 FT
<b>APN</b>	456-13-8



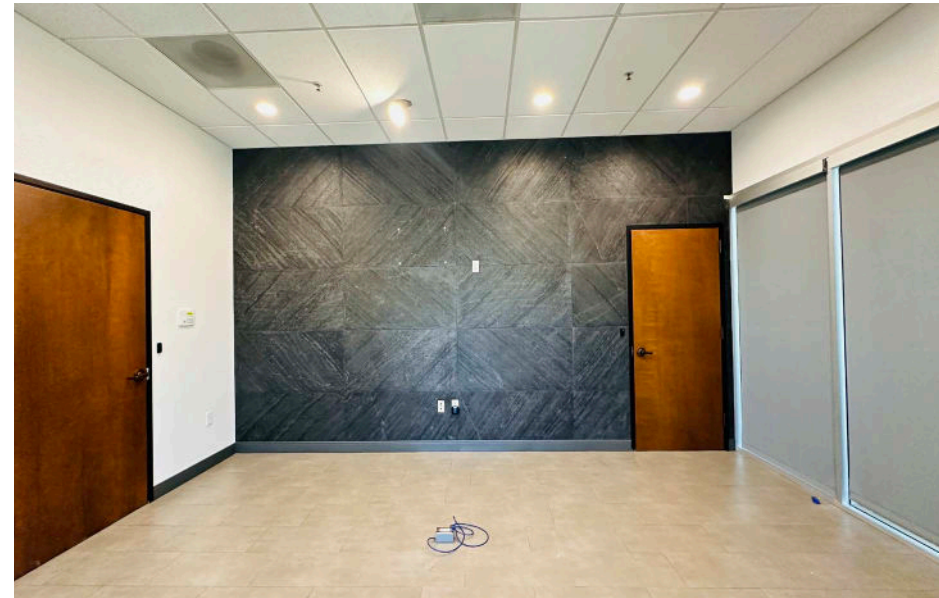




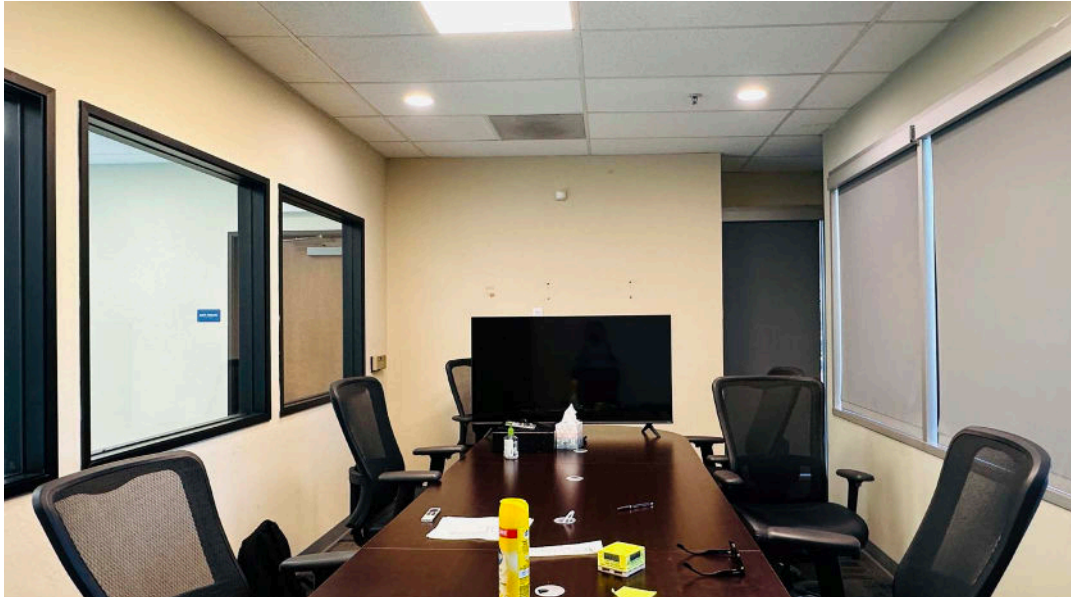


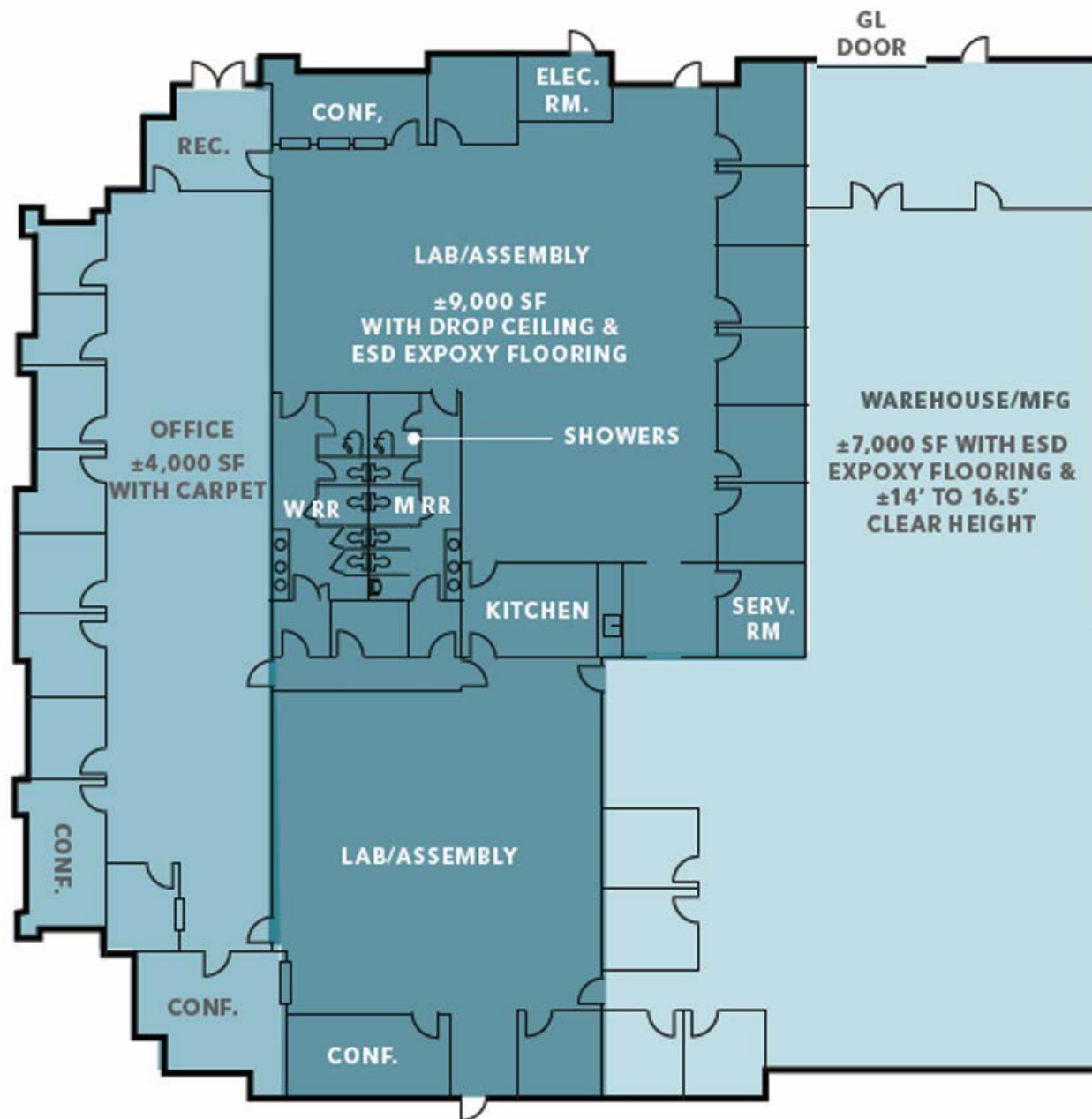




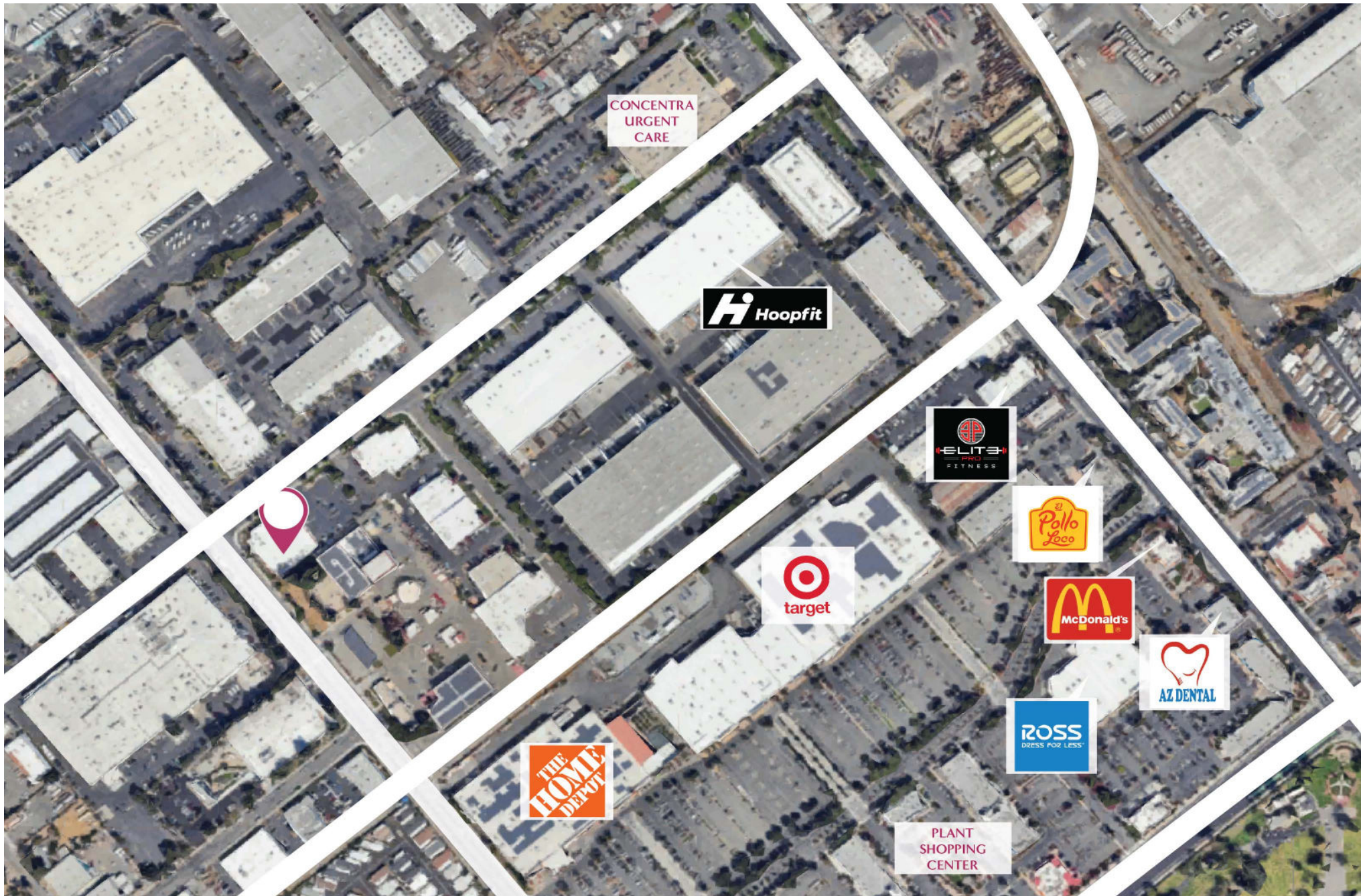














CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

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975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing