

# 544 PHELAN AVE.

## SAN JOSE | CALIFORNIA

±10,041 SF INDUSTRIAL BUILDING  
ON ±0.75 ACRES



**AVAILABLE FOR LEASE**

**Full Commission to Procuring Agent**



## PROPERTY HIGHLIGHTS

- ±10,041 SF Building on ±32,789 SF of Land
- ±2,000 SF of Office  
(Large Open Area, 2 Private Offices, and 2 Restrooms)
- 400 Amps, 120/240 Volts
- Clear Height ±14'
- 2 Grade Level Doors
- Paved, Fenced, Gated & Secured Yard
- Exclusive Ingress and Egress
- Heavy Industrial Zoning
- Do Not Disturb the Tenant
- Tours Are by Appointment Only



For More Information, Please Contact:

### FRED EDER

Cushman & Wakefield  
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LIC #00949342

300 Santana Row, Fifth Floor  
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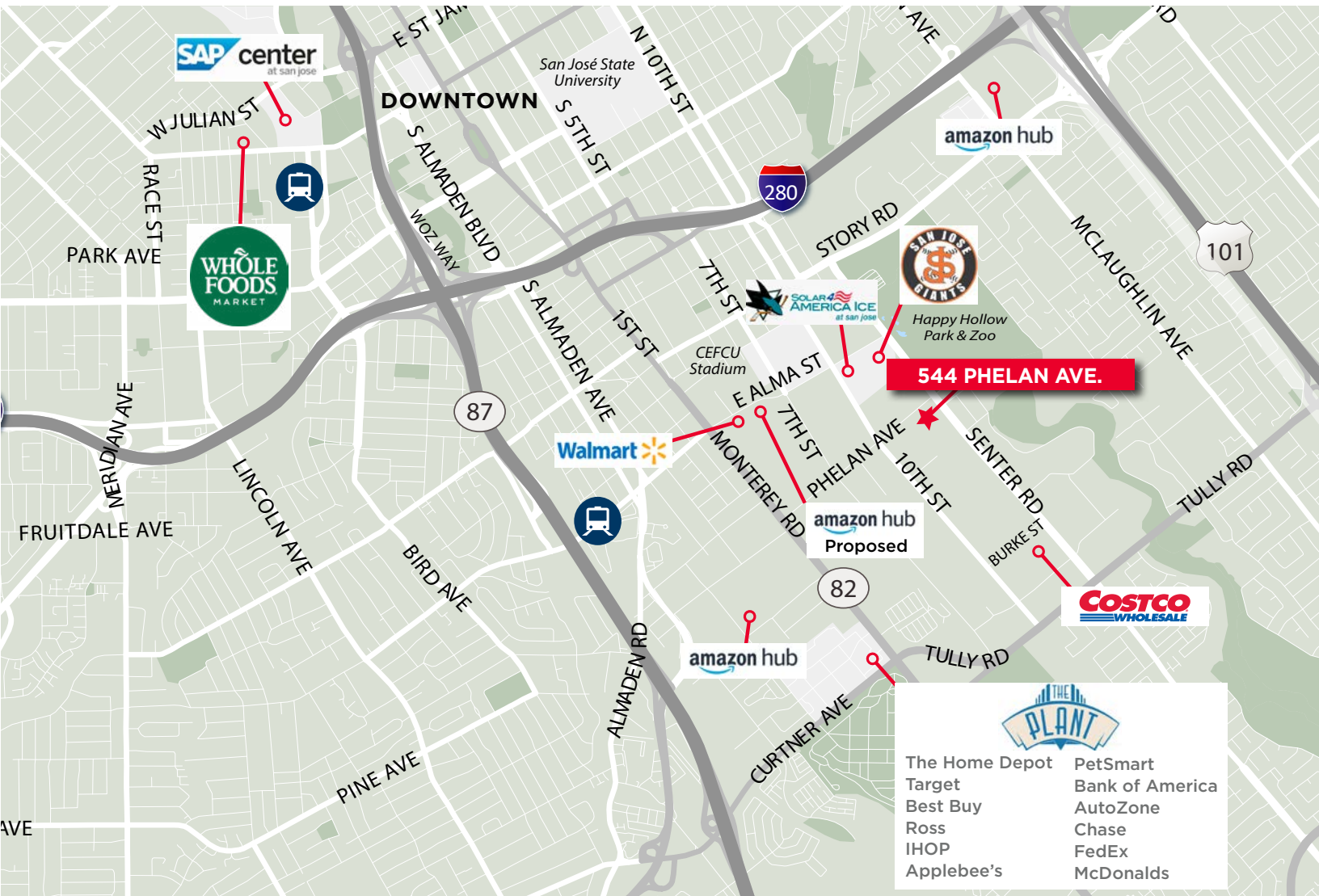
# 544 PHELAN AVE.

## SAN JOSE | CALIFORNIA

±10,041 SF OF INDUSTRIAL BUILDINGS  
ON ±0.75 ACRES LAND



### LOCATION MAP



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