

RENOVATION  
ALMOST  
COMPLETE!!!

# LITTLE ORCHARD

## INDUSTRIAL CENTER

275 BARNARD & 1655 LITTLE ORCHARD



## HEAVY POWER

### FEATURES

- COMPLETELY RENOVATED
- 3 Configurations: 12,245 SF, 60,375 SF & 72,620 SF
- 3,000 amps at 277/480 volts, 3-phase
- New façade underway
- New office space and HVAC
- New parking field and fencing
- New roof
- New LED lighting
- Fire sprinklered
- AT&T fiber service
- Multiple points of entry provide excellent loading and vehicle flow
- 20'-22' Clear Height
- 3.97 Acre Site
- 1.5/1,000 parking, substantially fenced and enclosed
- Close to amenities at The Plant
- Proximate to Downtown San Jose; convenient to Highways 87, 280, Almaden Expressway and San Jose Mineta International Airport

**NEWMARK**

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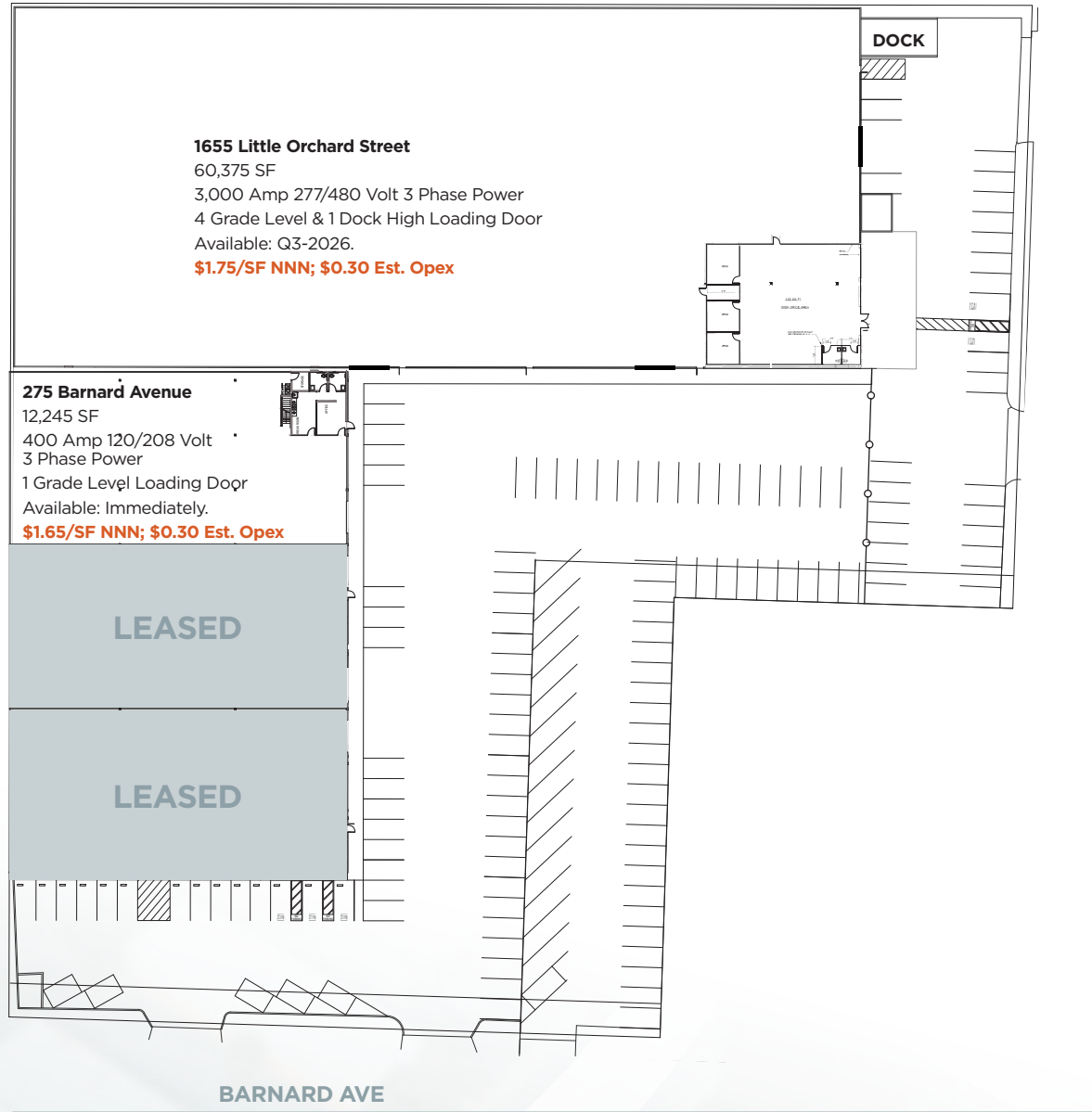
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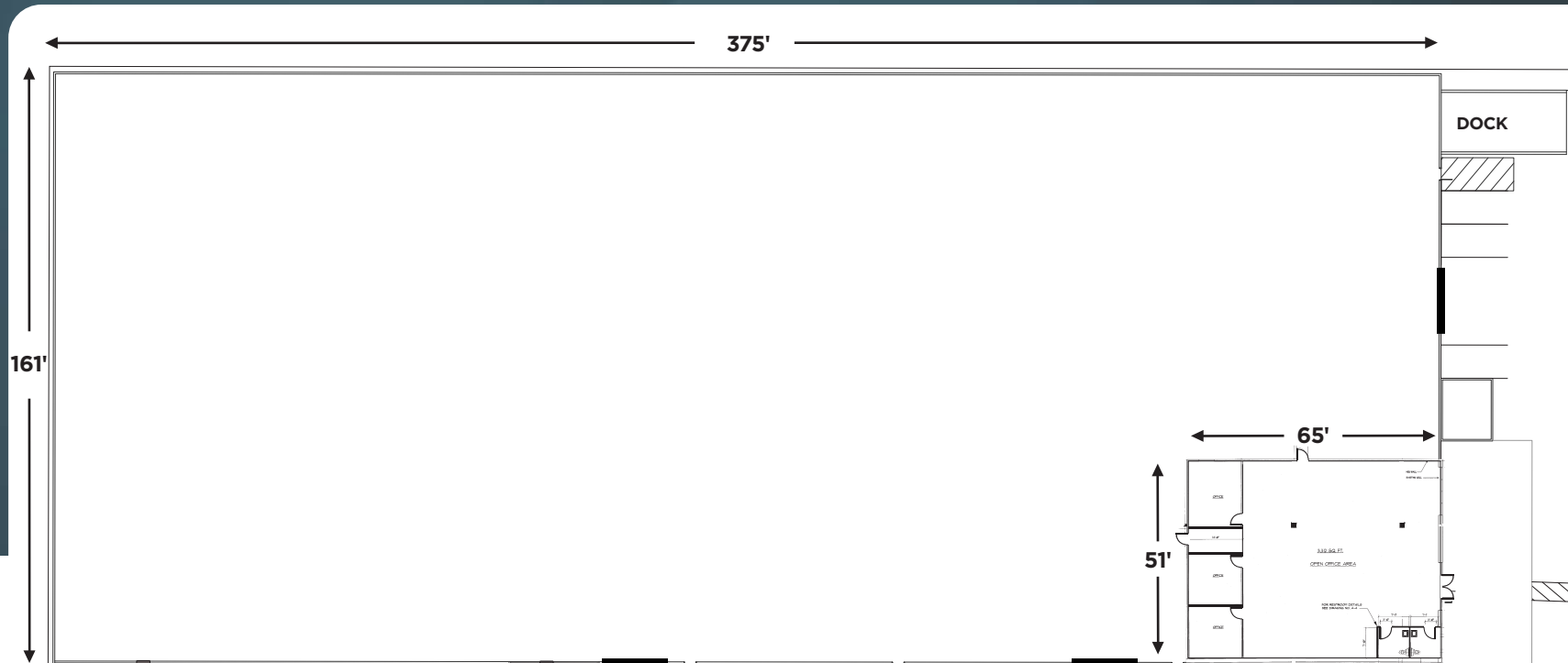
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# SITE PLAN

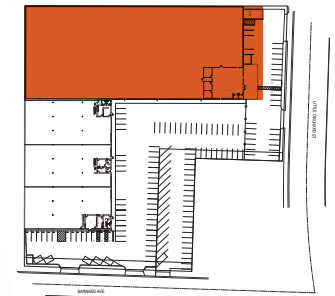


# FLOOR PLAN | 1655 Little Orchard Street

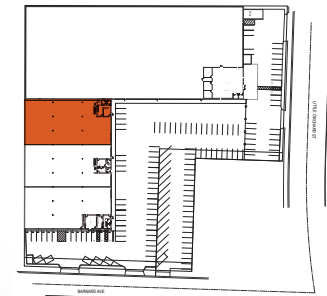
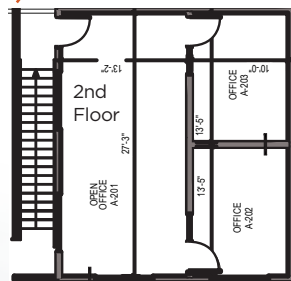
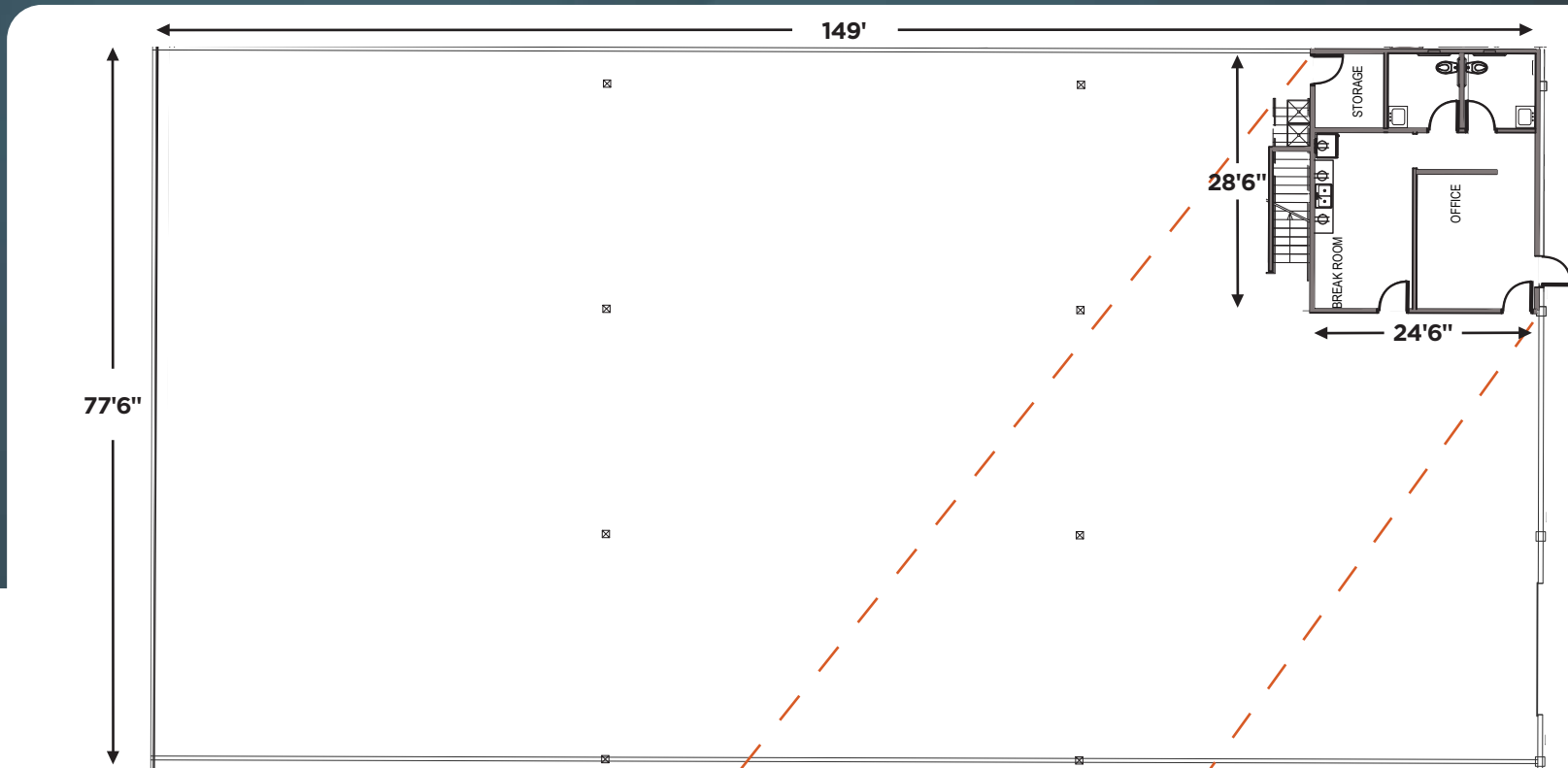


## FEATURES

- o 60,375 SF
- o 3,000 Amp 277/480 Volt 3 Phase Power
- o 4 Grade Level & 1 Dock High Loading Door
- o Can be combined with 275 Barnard for a total 72,620 SF
- o \$1.75/SF NNN; \$0.30 Est. Opex



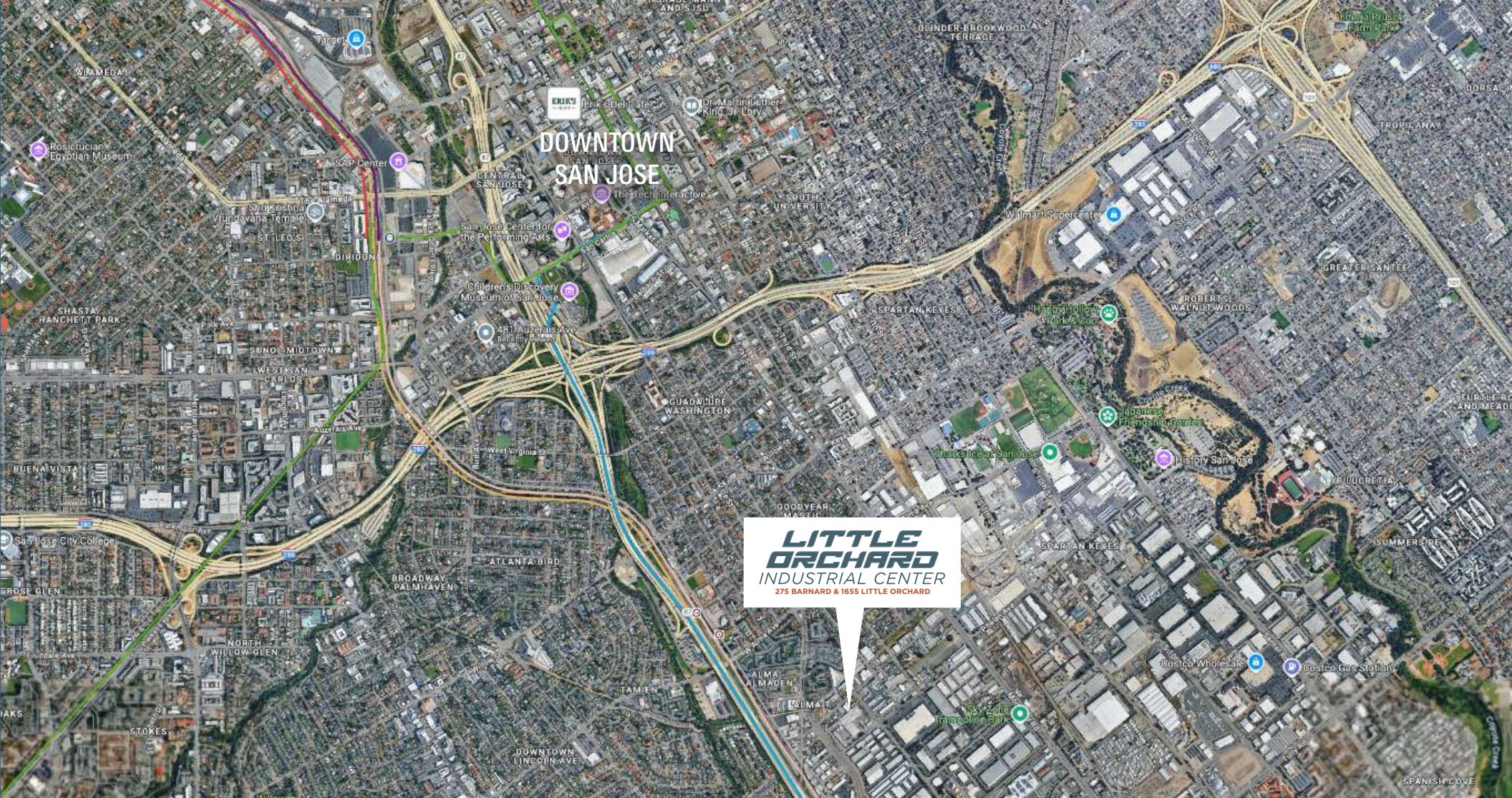
# FLOOR PLAN | 275 Barnard Avenue



## FEATURES

- o 12,245 SF
- o 400 Amp 120/208 Volt 3 Phase Power
- o 1 Grade Level Loading Door
- o Can be combined with 1655 Little Orchard for a total 72,620 SF
- o \$1.65/SF NNN; \$0.30 Est. Opex





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