



CUSHMAN &
WAKEFIELD

FOR SUBLEASE

SILICON VALLEY INDUSTRIAL CENTER

5995 HELLYER AVENUE, SAN JOSE, CA, 95138

PROPERTY HIGHLIGHTS

LED

April 30, 2026

32 ft

Clear Height

Credit
Sublessor

20

Dock Doors

±90,229 SF
Total SF

2 Grade
Level Doors

ESFR

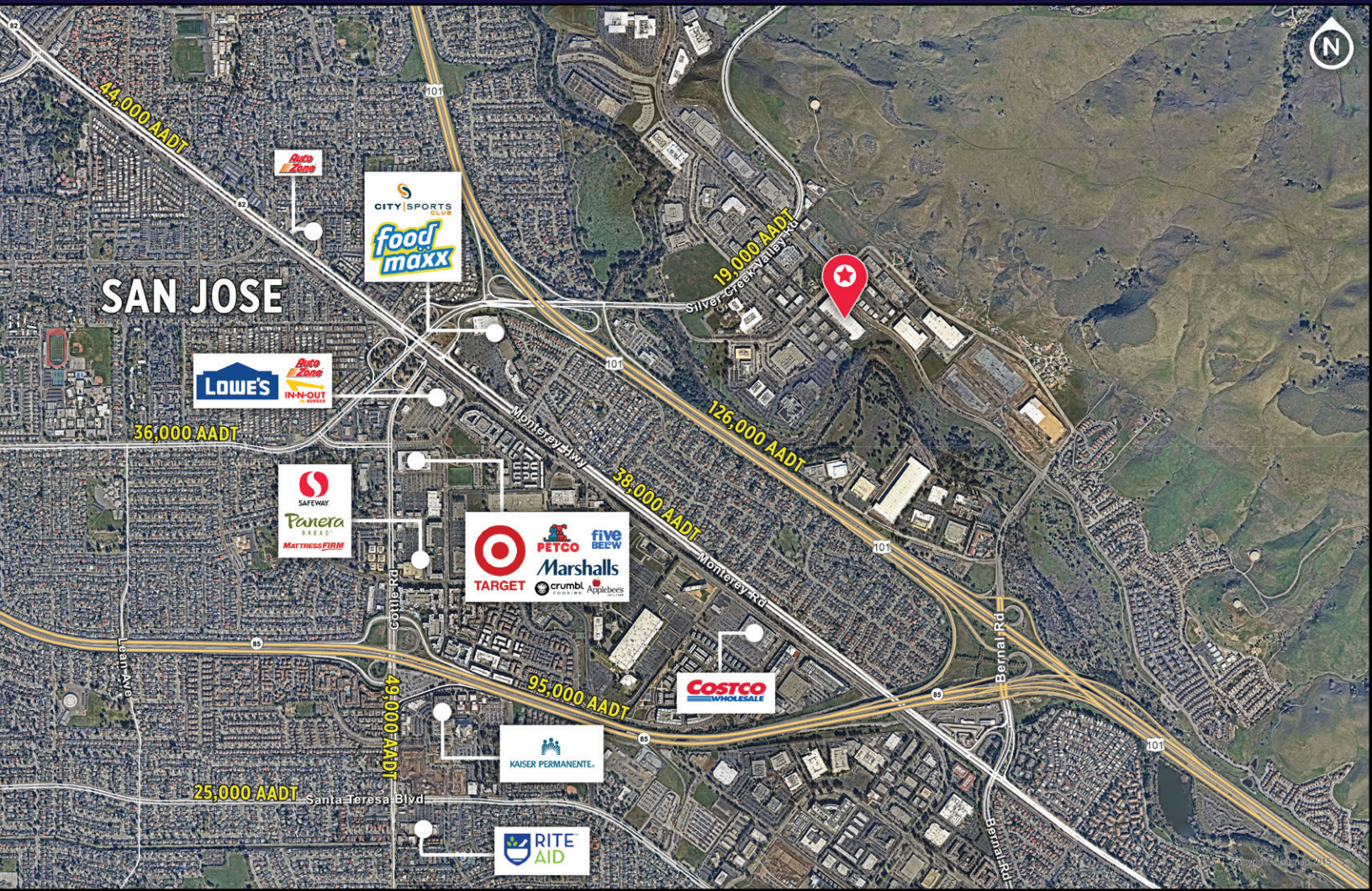
Sprinkler System

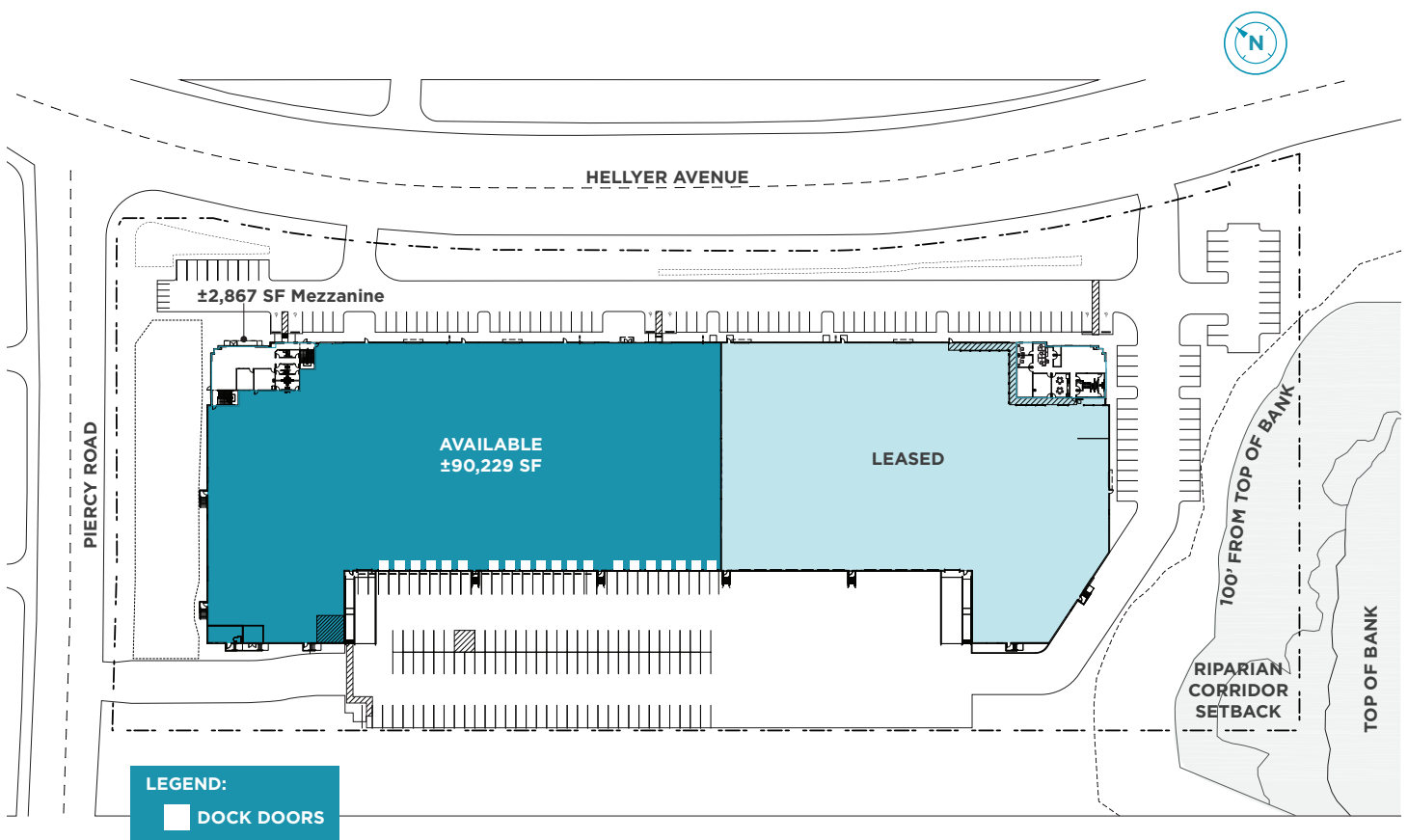
±6,154 SF

Office SF



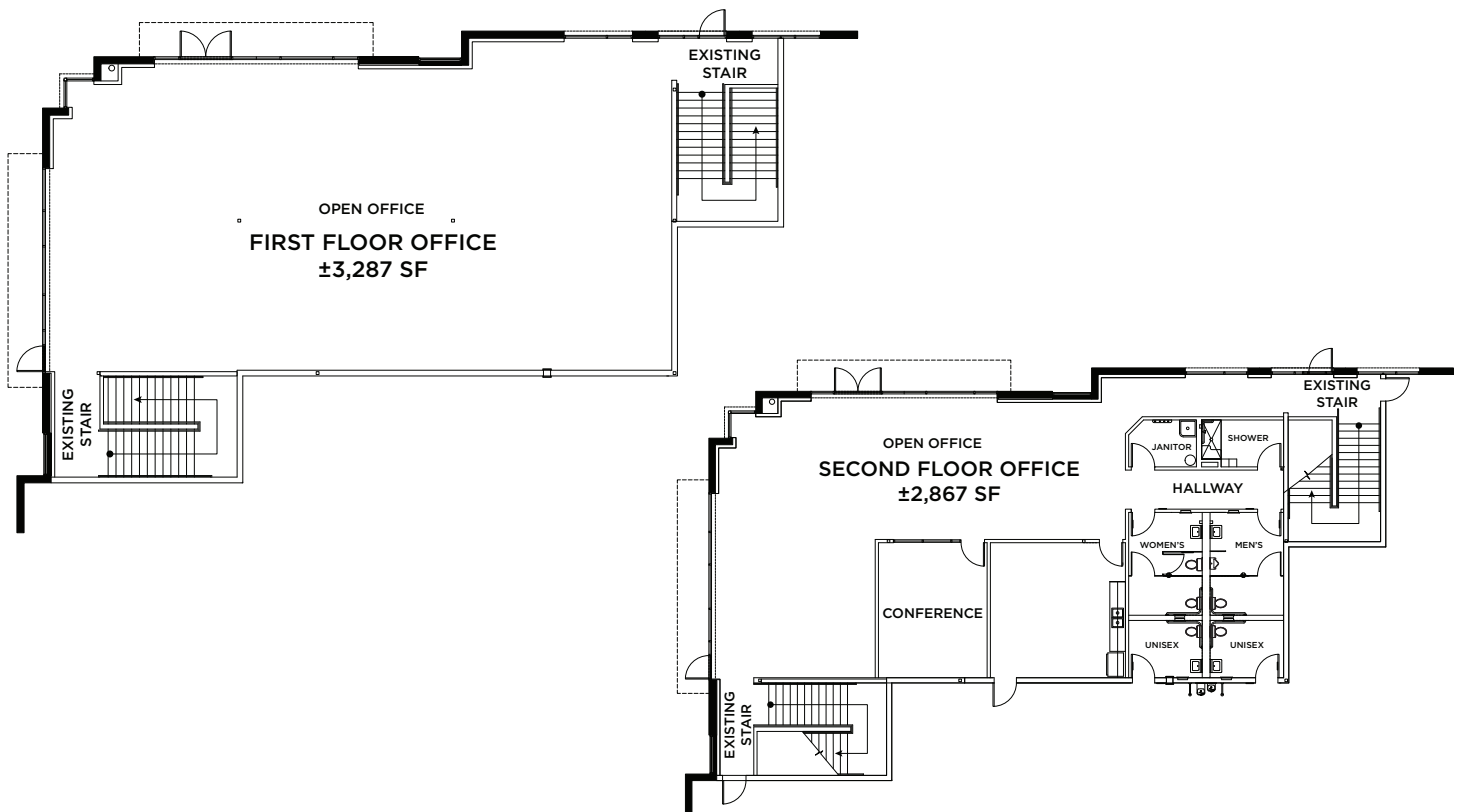
SITE LOCATION





SITE PLAN

FLOOR PLAN



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