



2370 BERING DRIVE
SAN JOSE | CALIFORNIA



±7,095 SF R&D FOR LEASE



**CUSHMAN &
WAKEFIELD**

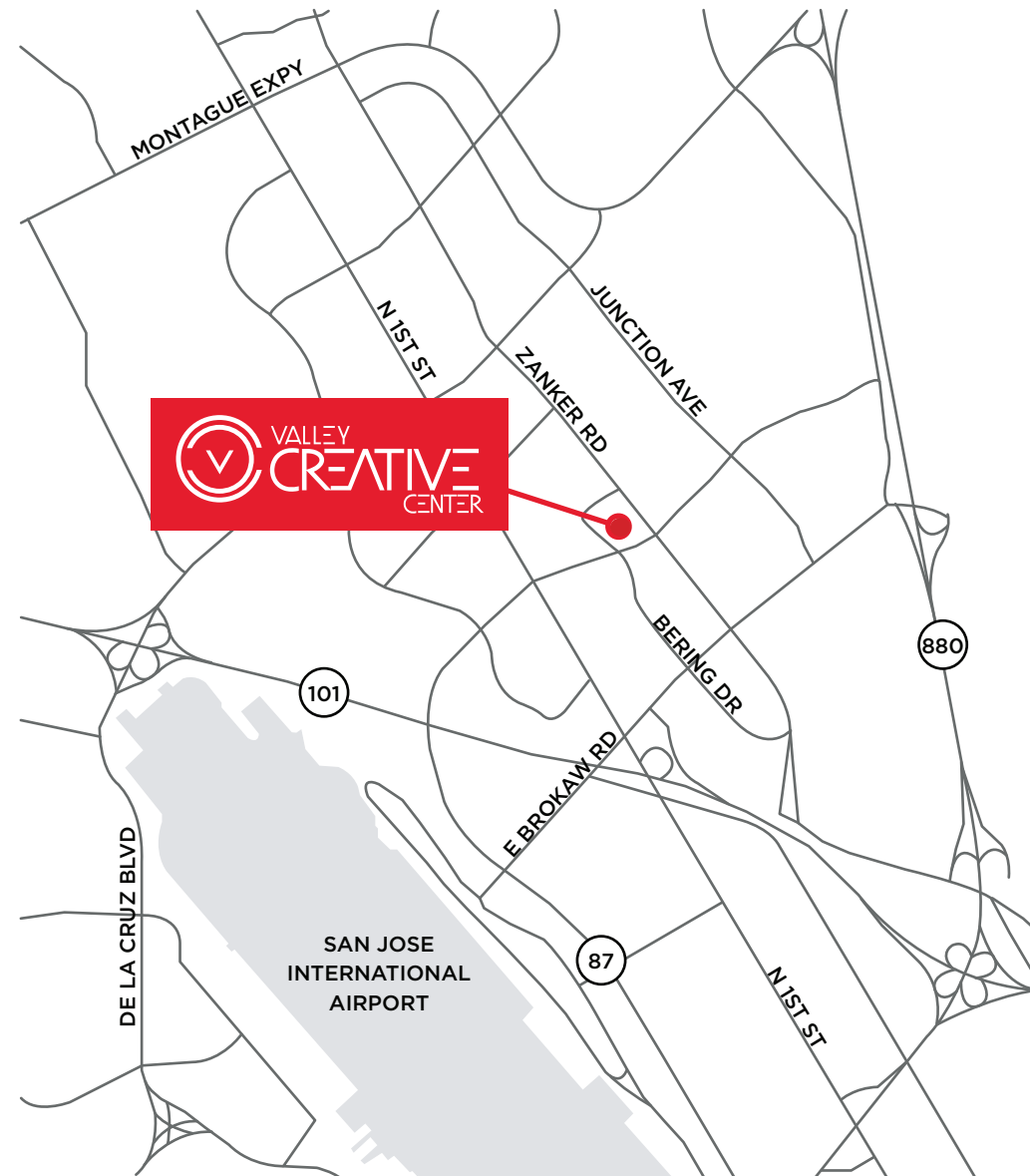
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±7,095 SF

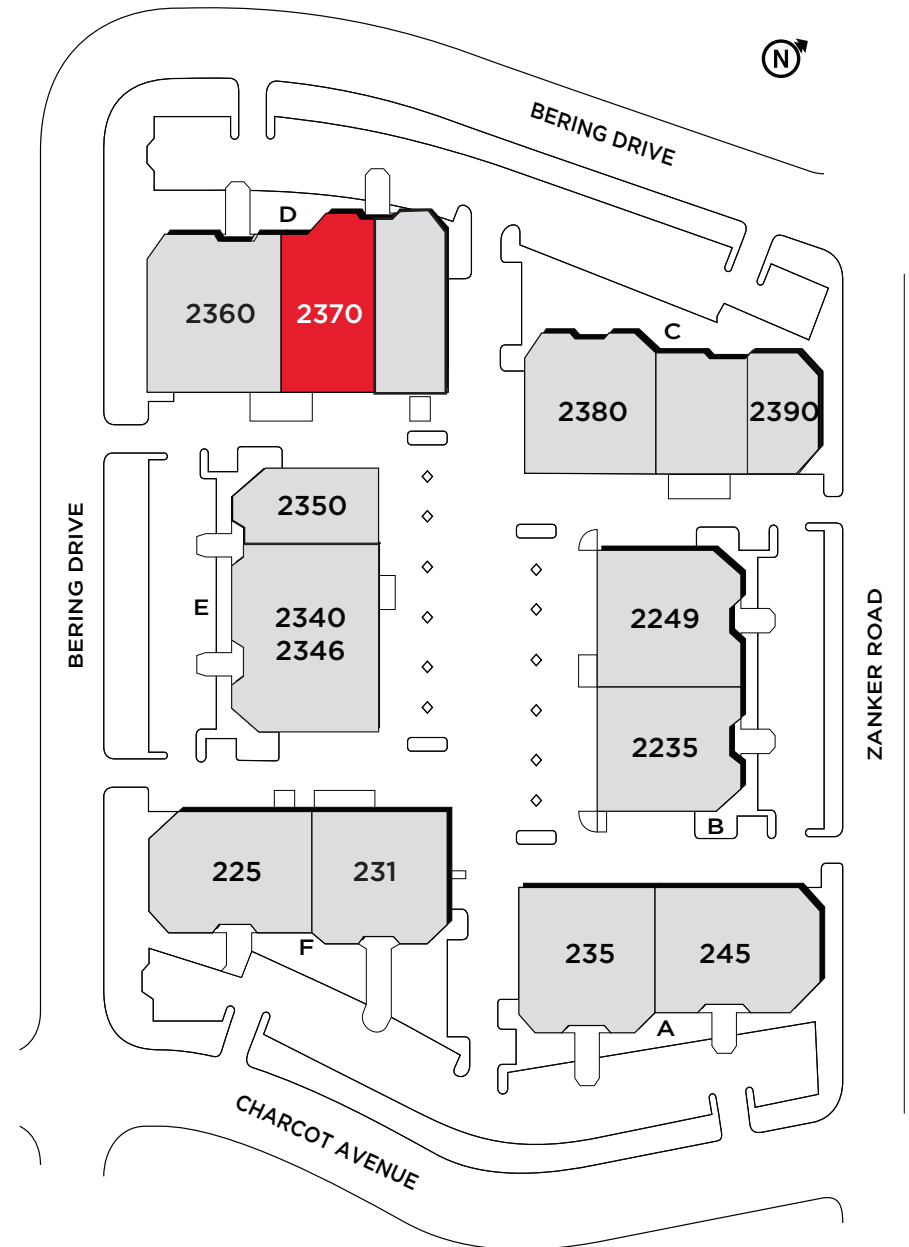
Available September 1, 2025

HIGHLIGHTS

- Single Story R&D Building with New Building Façade
- Market Ready, Move in Ready Interior
- ±15-15.5 Foot Clear Height
- Open Office with Lab and Warehouse
- ±3.63/1,000 Parking
- Grade Level and Dock Loading
- Monument Signage Available
- On-site Expansion from ±7,095-166,928 SF



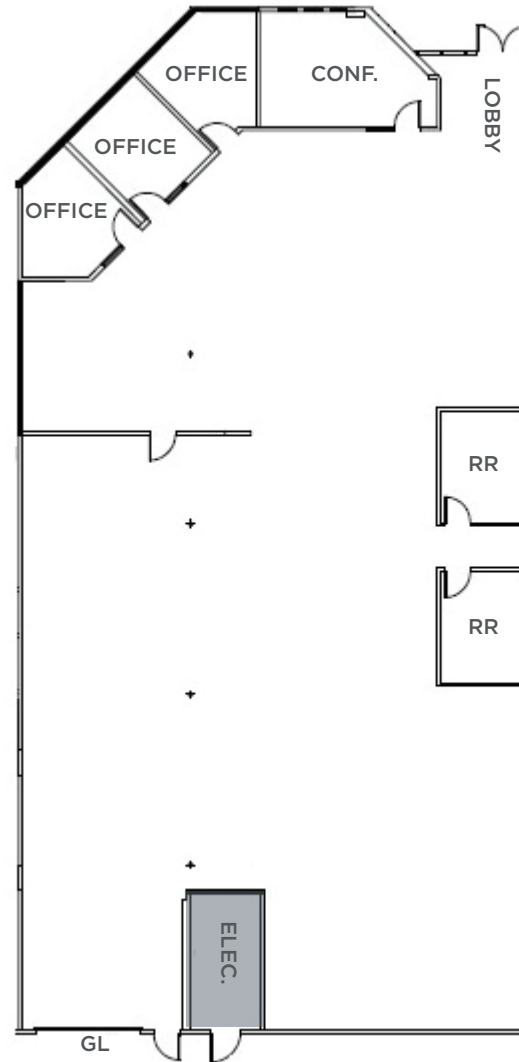
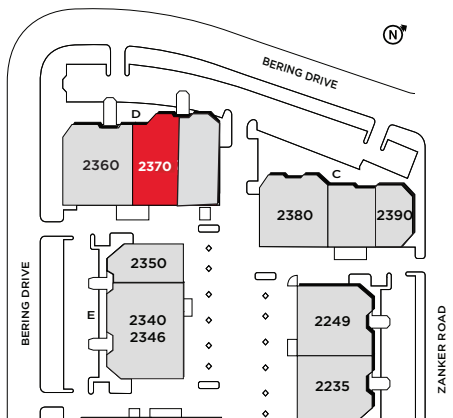
SITE PLAN



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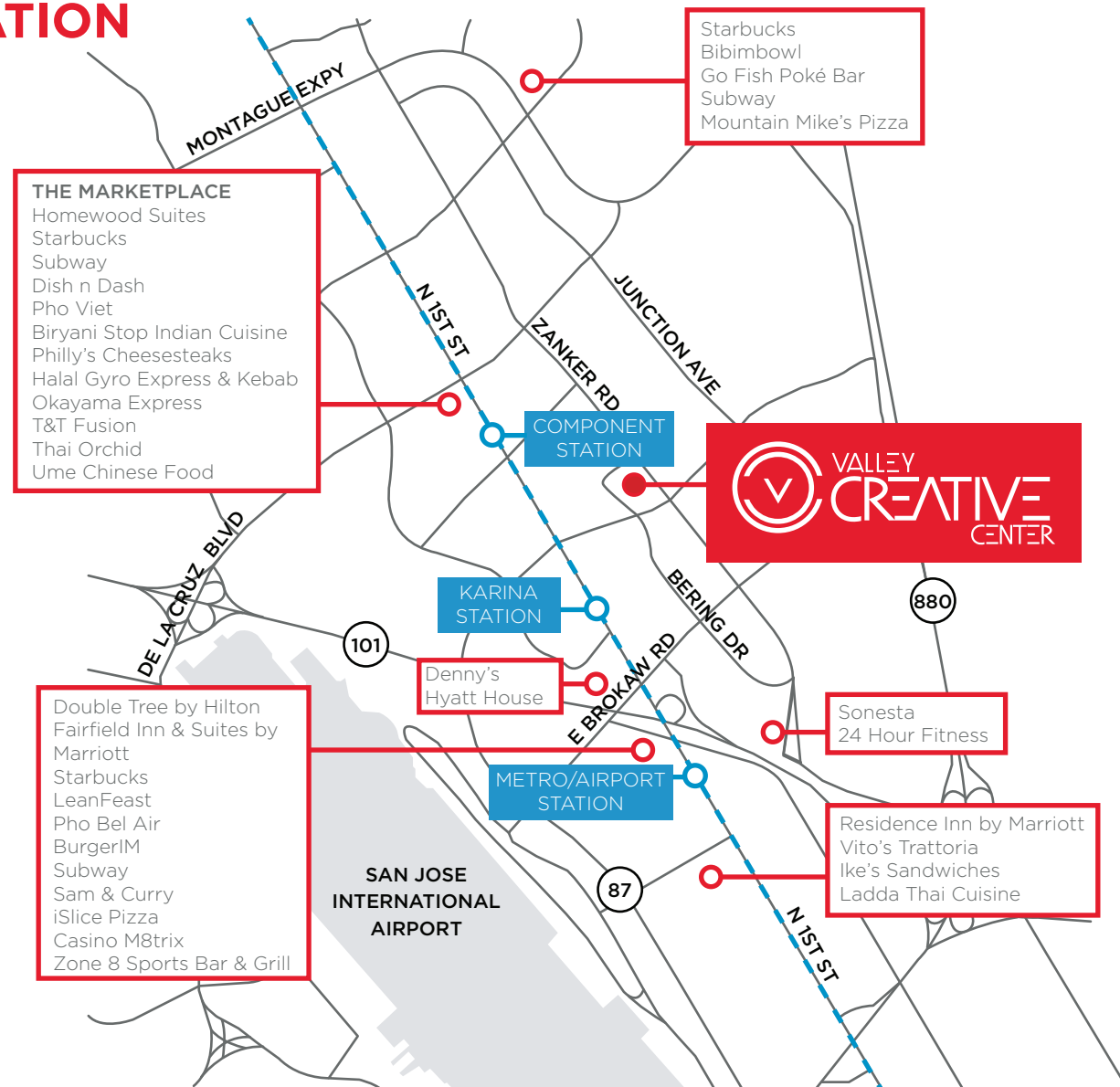
- 3 Private Offices
- 1 Conference Room
- Grade Level Loading
- Power: 400 Amps @ 480V
- Available September 1, 2025



AMENITIES & TRANSPORTATION

**14 MINUTE WALK TO
COMPONENT FROM VALLEY
CREATIVE CENTER**

**8 MINUTE RIDE TO BAYPOINTE
STATION VIA VTA LIGHT RAIL
BLUE LINE**





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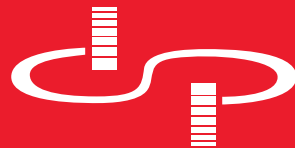
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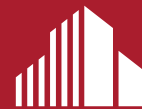
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DOLLINGER PROPERTIES



**CUSHMAN &
WAKEFIELD**