

5521 HELLYER AVENUE

SAN JOSE, CA

±203,807 SQUARE FEET
ADVANCED MANUFACTURING / R&D BUILDING



PROPERTY HIGHLIGHTS



±203,807 SF
First Floor: ±142,604 SF
Second Floor: ±61,203 SF



Manufacturing Space with 16 ft Clear Height



Two 4,000 Amp at 277/480 Switchgears with a 21 KV Feed



1,600 KW Backup Generator



Utility Pads for Chemical Storage, Nitrogen & Hydrogen



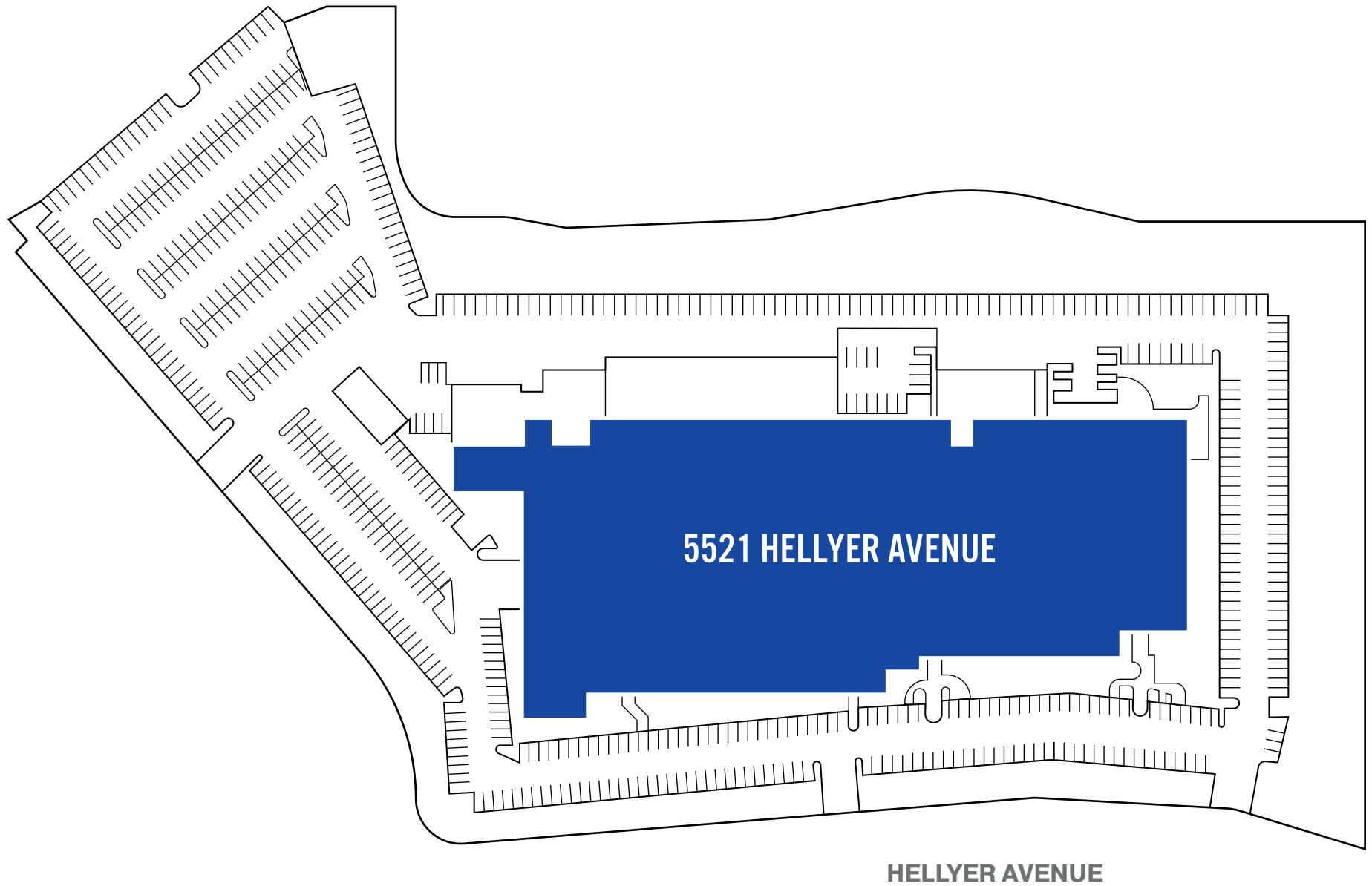
7 Dock High Doors & 3 Grade Level Doors



± 3.2/1,00 Parking



SITE PLAN



PROPERTY SPECIFICATIONS

SITE DESCRIPTION

Property Address: 5521 Hellyer Avenue, San Jose, CA 95138
Site Area: 11.9 Acres (518,364 SF)
Zoning: IPB (Industrial Park)

BUILDING SYSTEMS

HVAC: Total Cooling: 520 tons; Cooling on First Floor: 380 tons;
Heating: Gas fired, forced air
Electrical Service: PG&E service: Two (2) at 4,000 amps 277/480v
switchgears; Emergency diesel generator: 1,600 KW
Elevators: 2 passenger elevators; 7'H x 4'W x 6'L /2500 Pounds
and 7'H x 8'W x 10'L /9000 Pounds
Fire Safety: Sprinklered (.18 gpm / 3,000 feet)
Utilities: Gas/Electric: Pacific Gas and Electric Water/Sewer:
San Jose Water Company

CONSTRUCTION

Foundation: Slab on grade
Structure: Concrete tilt-up; second floor concrete on steel deck
Roof: Glulam/perlin plywood roof
Clear Height: Up to 16' in Manufacturing Area
Loading: 7 dock high, 3 grade level
Floor Loading: Ground Floor - 3,000lbs/sq.ft. 5" concrete slab on grade;
Second Floor - 100 lbs/sq.ft. 3" concrete on metal deck

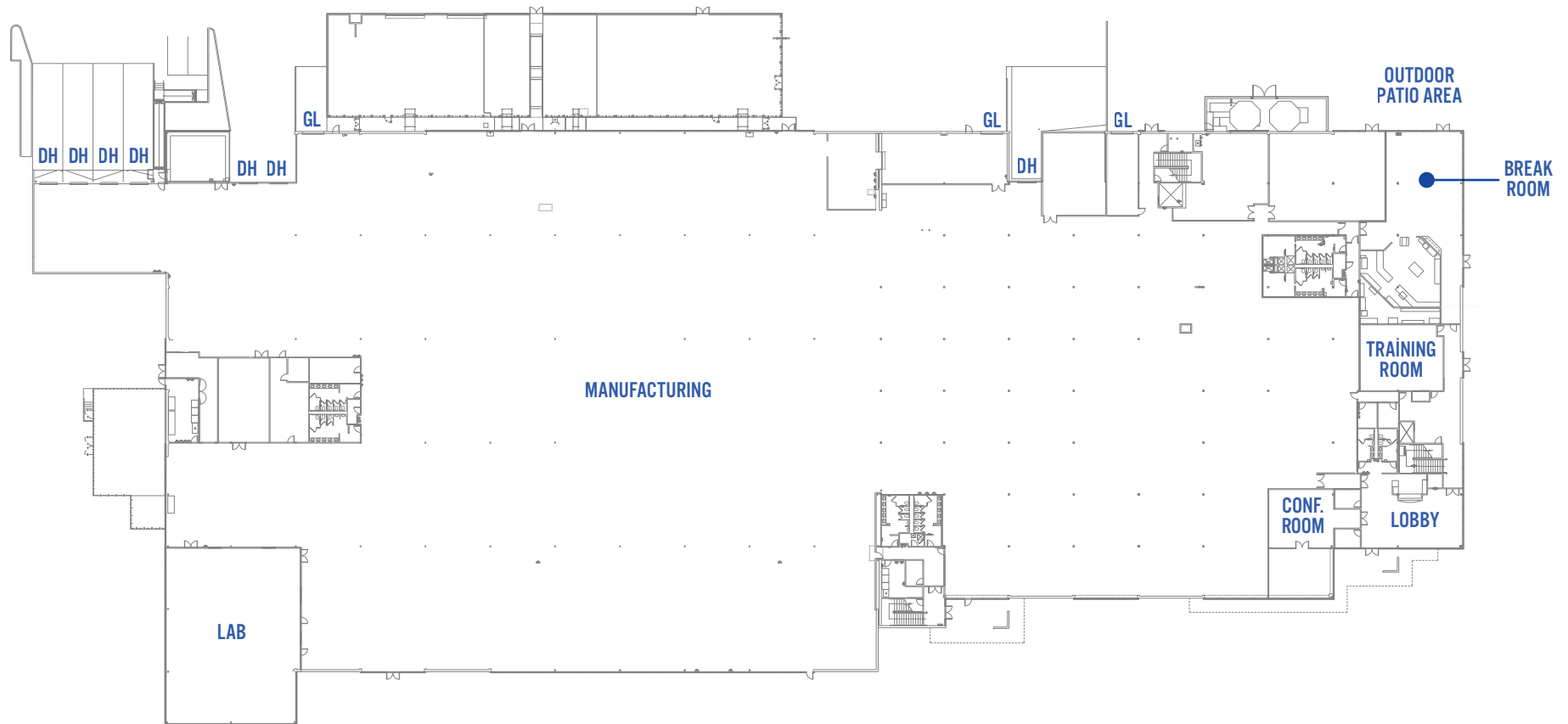
IMPROVEMENTS

Building Size: 203,807
Year Built: 1984
Stories: Partial Two
Office Area (%) 32%
Parking: 648 (3.2/1,000 RSF)



FLOOR PLAN

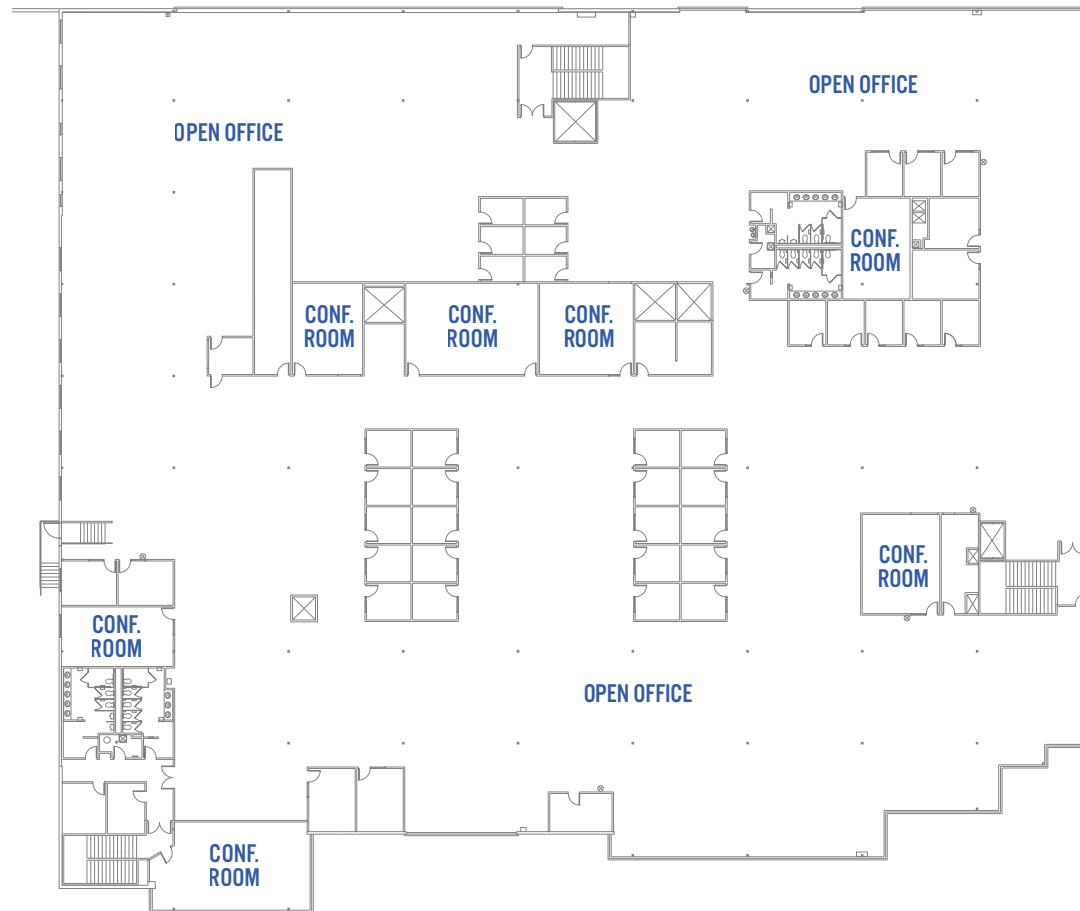
FIRST FLOOR | ±142,604 SF



HELLYER AVENUE

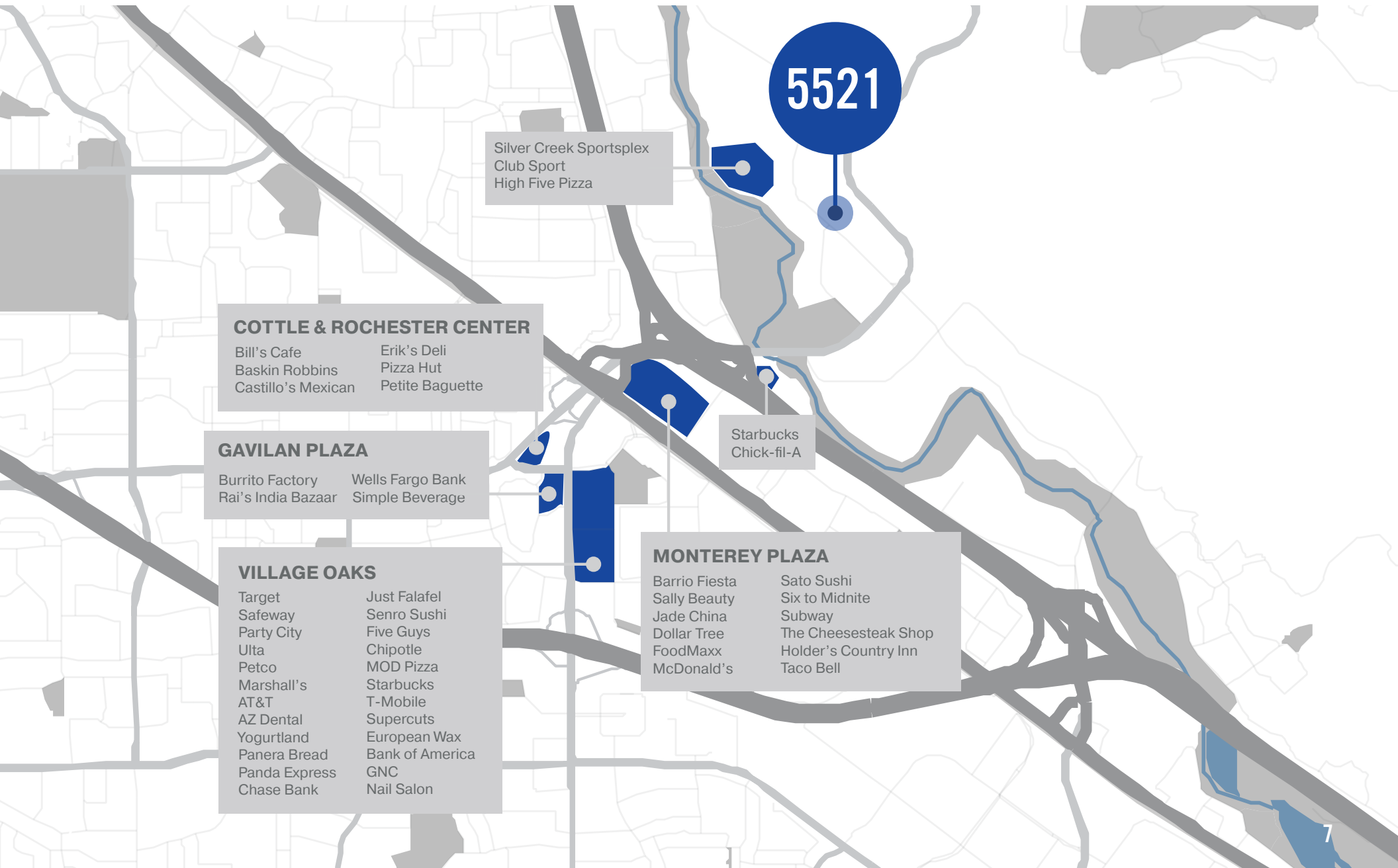
FLOOR PLAN

SECOND FLOOR | ±61,203 SF



HELLYER AVENUE

NEARBY AMENITIES



5521

Silver Creek Sportsplex
Club Sport
High Five Pizza

COTTLE & ROCHESTER CENTER
Bill's Cafe Erik's Deli
Baskin Robbins Pizza Hut
Castillo's Mexican Petite Baguette

GAVILAN PLAZA
Burrito Factory Wells Fargo Bank
Rai's India Bazaar Simple Beverage

Starbucks
Chick-fil-A

VILLAGE OAKS
Target
Safeway
Party City
Ulta
Petco
Marshall's
AT&T
AZ Dental
Yogurtland
Panera Bread
Panda Express
Chase Bank
Just Falafel
Senro Sushi
Five Guys
Chipotle
MOD Pizza
Starbucks
T-Mobile
Supercuts
European Wax
Bank of America
GNC
Nail Salon

MONTEREY PLAZA
Barrio Fiesta Sato Sushi
Sally Beauty Six to Midnite
Jade China Subway
Dollar Tree The Cheesesteak Shop
FoodMaxx Holder's Country Inn
McDonald's Taco Bell

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