

64,594 SF FOR SUBLEASE

1130-1170 OLINDER COURT

SAN JOSE, CA



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SAN JOSE, CA

PROPERTY HIGHLIGHTS

Available for sublease, 1130-1170 Olinder Court is a high-quality cold storage facility totaling 64,594 square feet, strategically located in San Jose with excellent access to major Bay Area freeways. This well-equipped facility includes food processing infrastructure and a fully secured yard - making it an ideal solution for e-commerce, last-mile distribution, or food users.

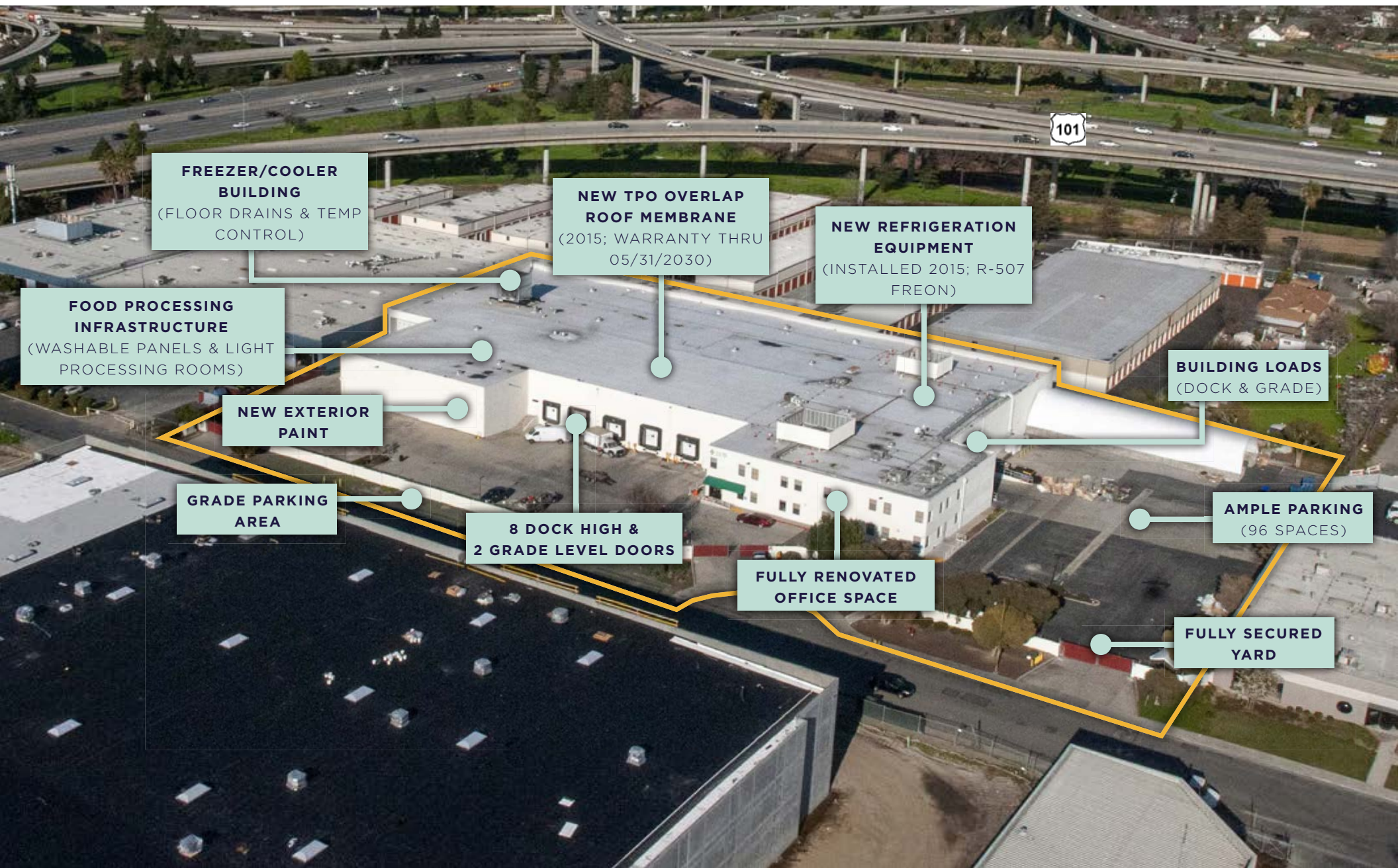
PROPERTY FEATURES

Total RBA:	64,594 SF	Dock-High Doors:	8
Land Size:	2.9 AC	Ground Level Doors:	2
1st Fl Office:	10,808 SF	Zoning:	Industrial Park (IP)
2nd Fl Office/Mezz:	7,086 SF	Construction Type:	Concrete Tilt Up
Clear Height:	24'	Sprinklers:	Fully Sprinklered
Truck Court Depth:	108'	Electrical:	1,200 AMPs
Car Parking:	96	Sublease Expiration:	09/30/2026



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FREEZER/COOLER BUILDING
(FLOOR DRAINS & TEMP CONTROL)

NEW TPO OVERLAP ROOF MEMBRANE
(2015; WARRANTY THRU 05/31/2030)

NEW REFRIGERATION EQUIPMENT
(INSTALLED 2015; R-507 FREON)

FOOD PROCESSING INFRASTRUCTURE
(WASHABLE PANELS & LIGHT PROCESSING ROOMS)

BUILDING LOADS
(DOCK & GRADE)

NEW EXTERIOR PAINT

GRADE PARKING AREA

8 DOCK HIGH & 2 GRADE LEVEL DOORS

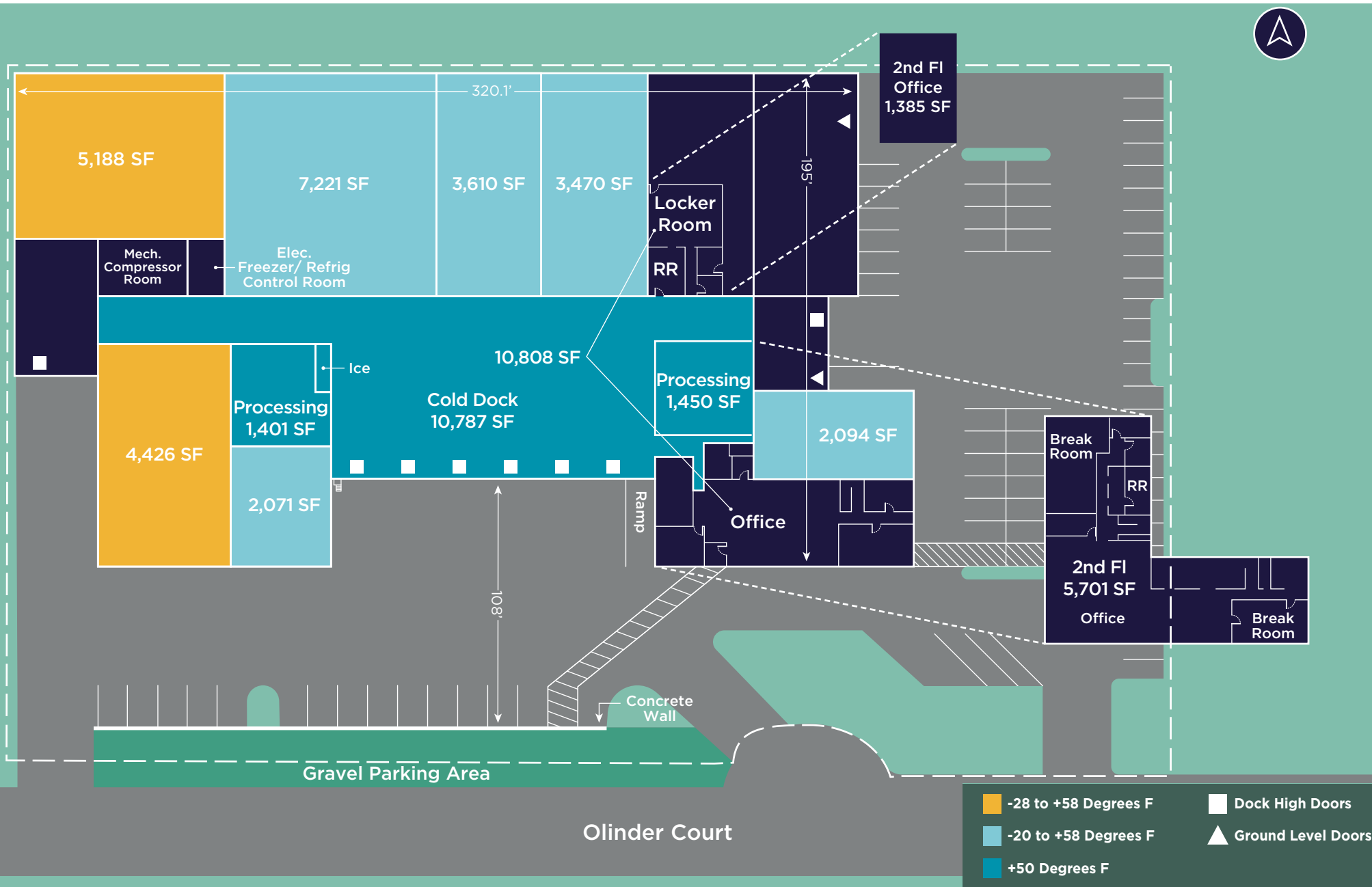
FULLY RENOVATED OFFICE SPACE

AMPLE PARKING
(96 SPACES)

FULLY SECURED YARD

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RETAIL

- | | |
|-------------------------|-------------------------|
| 1. R & G Jewelry | 8. Don Roberto Jewelers |
| 2. R & J Jewelry Store | 9. 99 Cent Store & Over |
| 3. Smart & Final Extra! | 10. Dollar Tree |
| 4. Grewal Food & Liquor | 11. Target |
| 5. Grewal Food & Liquor | 12. Vogue Boutique |
| 6. Anne's Jade Jewelry | 13. Walmart Supercenter |
| 7. Beltran Jewelry Shop | 14. Petco |

RESTAURANTS

- | | |
|--|---------------------------|
| 15. Acopio | 35. McDonald's |
| 16. Angela Q Food & Deli | 36. Mendoza's Taqueria |
| 17. Bambu | 37. Mexicana Bakery |
| 18. Burger King | 38. Mountain Mike's Pizza |
| 19. Dynasty Chinese Seafood Restaurant | 39. Nam Thanh Restaurant |
| 20. Eat Eat Seafood Crawfish | 40. Ngoc Suong |
| 21. El Pollo Loco | 41. Paloma Cafe |
| 22. Fast Fresh Pizza | 42. Panda Express |
| 23. Fausto's Restaurant | 43. Pizza Hut Express |
| 24. Fire Wings | 44. Saigon Kitchen |
| 25. Hanoi Bistro | 45. Sizzle Spot |
| 26. Hien Khanh Dakao | 46. Subway |
| 27. Hong King Dimsum | 47. Taco Bell |
| 28. Jack in the Box | 48. Tacos Al Carbon |
| 29. Jamba | 49. Tashi Garden Bistro |
| 30. Lee's Sandwiches | 50. Tasty Pot |
| 31. Lunchbox | 51. Teahee |
| 32. Lynda Sandwich | 52. Teazu |
| 33. Mangos Mexican Grill Express | 53. Thai Lovers |
| 34. McDonald's | 54. Wingstop |

GROCERY STORES

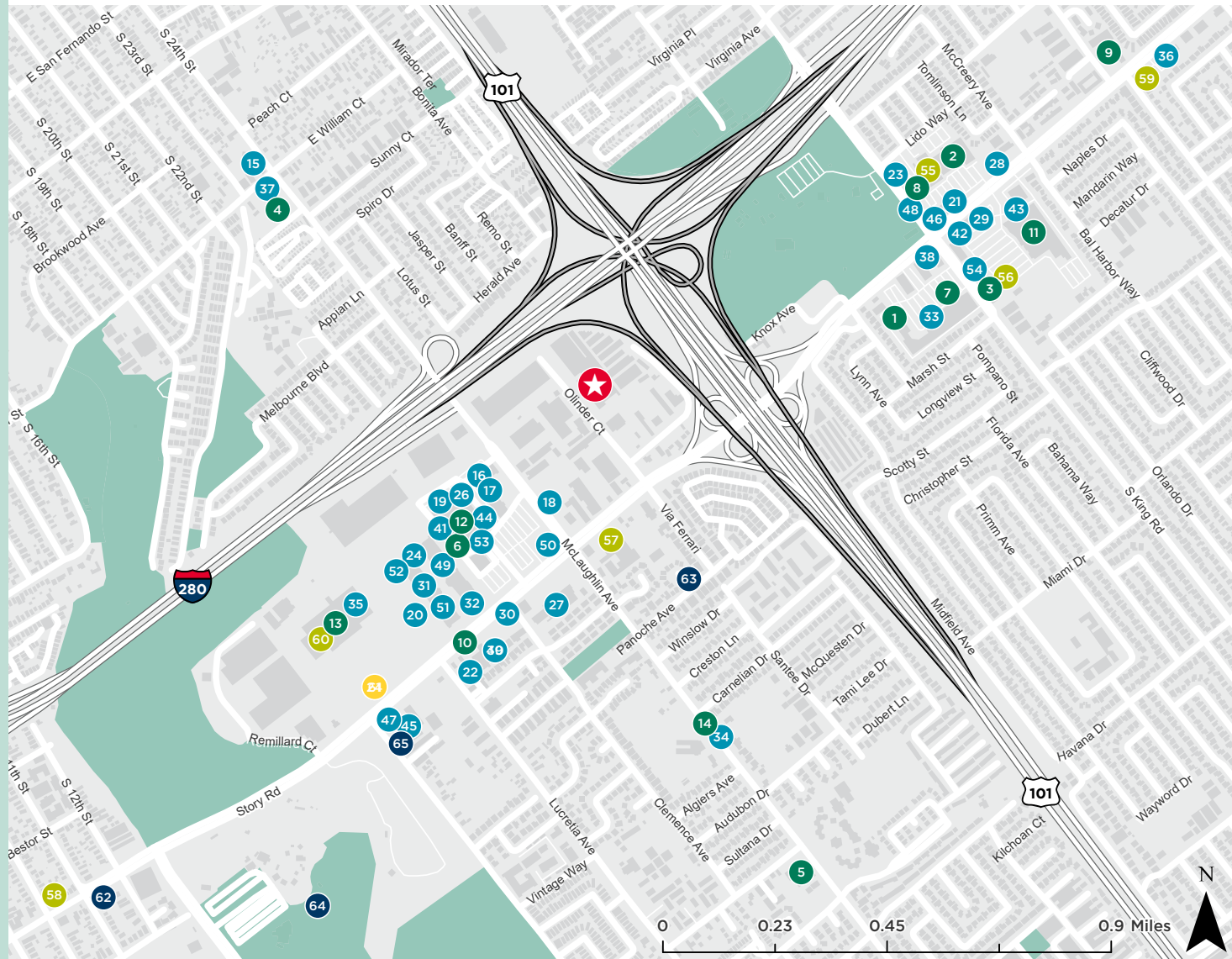
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|-----------------------------|-------------------------|
| 55. Cardenas Market | 59. Twenty Four Market |
| 56. Smart & Final Extra! | 60. Walmart Supercenter |
| 57. Story Supermarket | |
| 58. Thien Thanh Supermarket | |

FITNESS

61. Exo Fitness Club

ENTERTAINMENT

- | | |
|-----------------------------|-----------------------------|
| 62. Buddha Path Garden | 65. Happy Hollow Park & Zoo |
| 63. D & D Entertainment | |
| 64. Happy Hollow Park & Zoo | |





FOR MORE INFORMATION, CONTACT:

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