

FOR SUBLICENSE

6872 Santa Teresa Boulevard

San Jose, California



PROPERTY HIGHLIGHTS:

- Abundant Glassline
- 100% Heating Ventilation & Air Conditioning
- Office Area Includes 10' Ceilings & 9' Doors w/ 2' Sidelights
- Manufacturing Area Includes HVAC, VCT Flooring, Skylights & Painted Walls
- 200 Amps @ 120/208 Volt, 3-Phase
- High Identity Building on Santa Teresa Boulevard
- Grade Level Loading Door
- \$1.65 PSF NNN + (\$0.49 PSF NNN's)
- LED July 31, 2026
- Direct Lease with Landlord Available

• PLEASE CONTACT LISTING BROKER TO TOUR

• DO NOT DISTURB TENANT

**±3,447 SF
R&D Flex Space**

For more information, contact:

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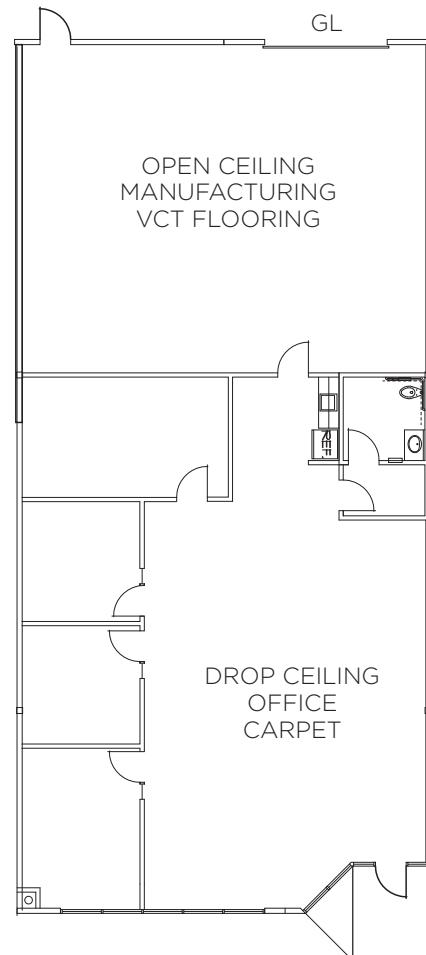
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FLOOR PLAN: ±3,447 SF



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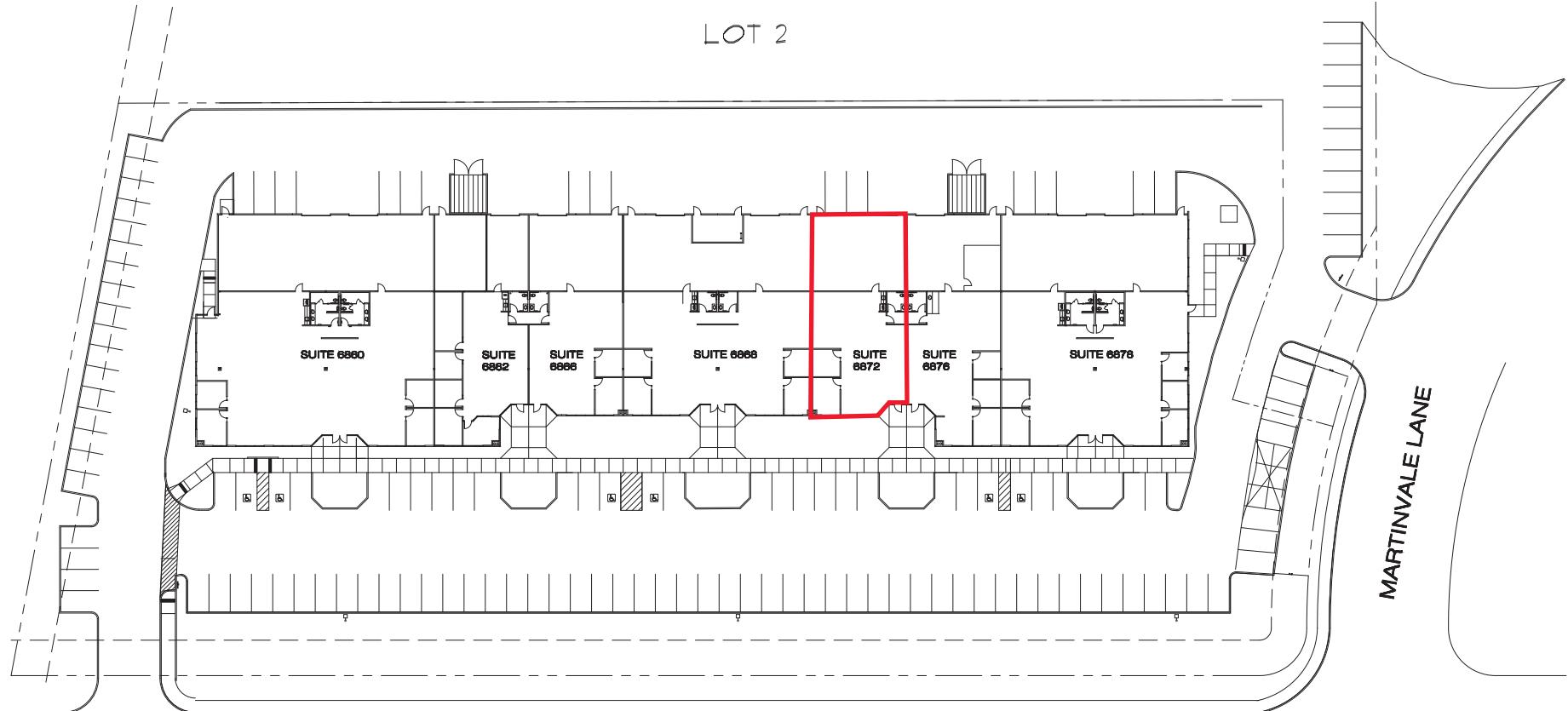
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SITE PLAN:



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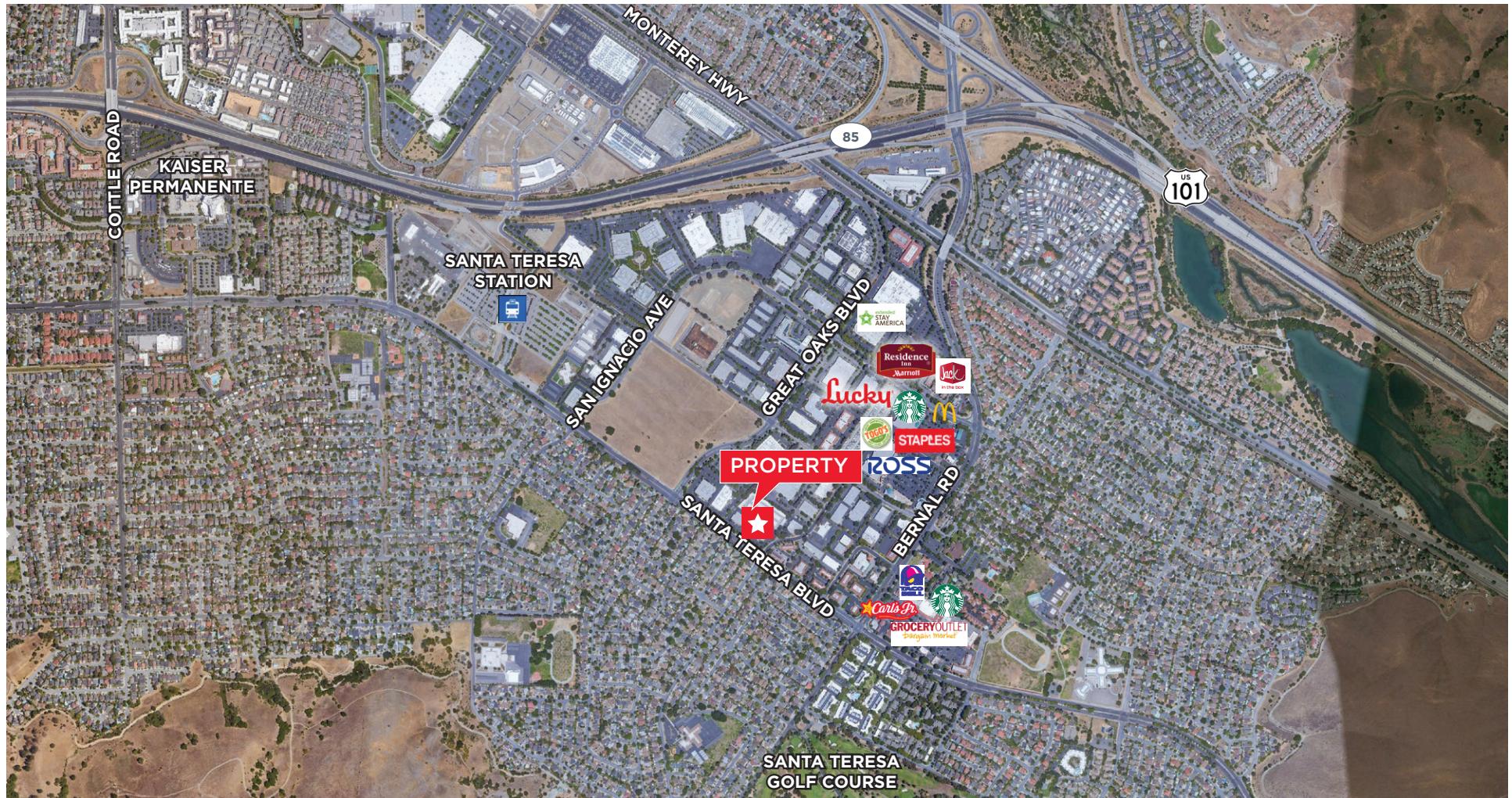
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