



# For sublease

## 43,685 SF

Industrial space

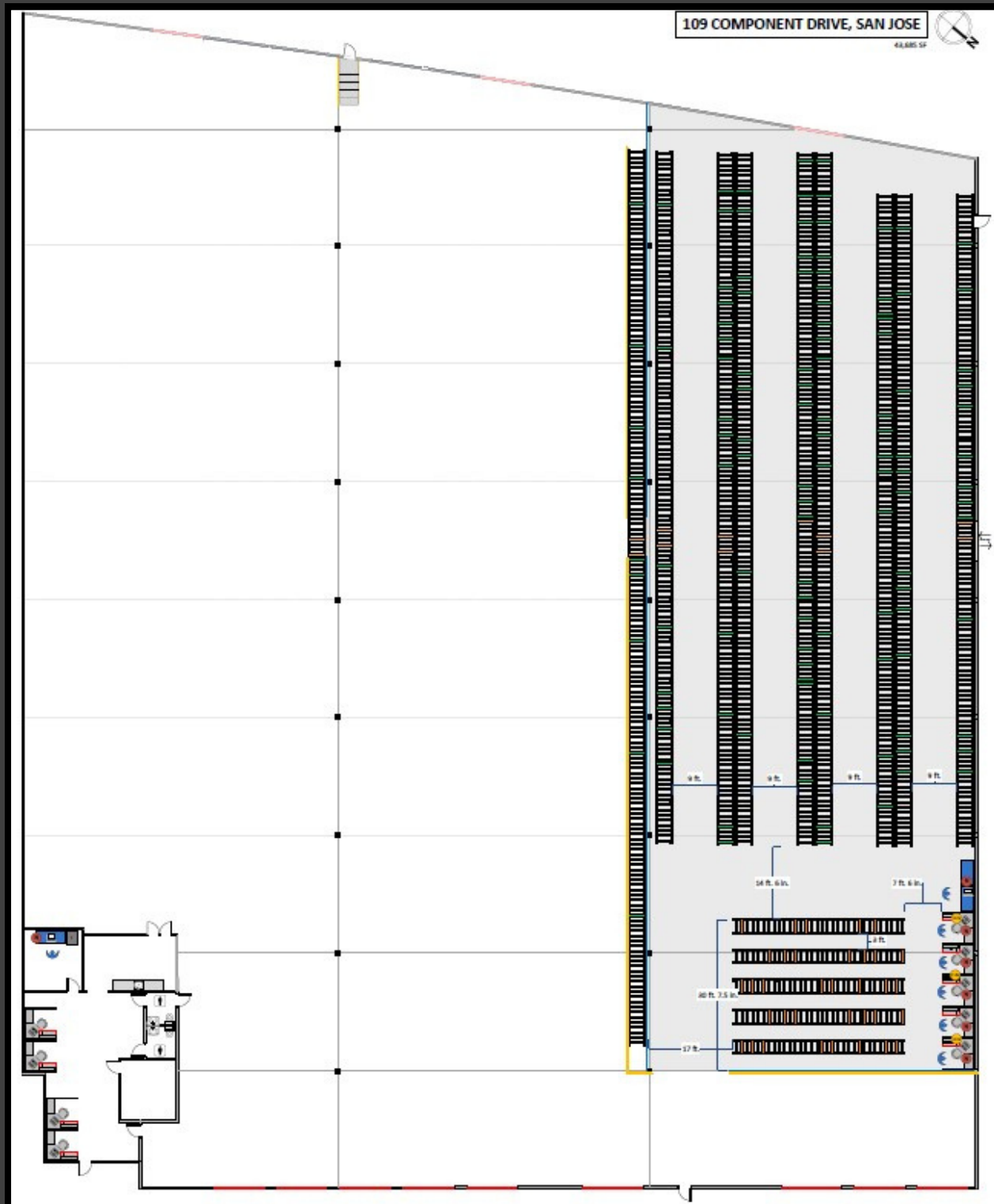
# 109 Component Drive

San Jose, CA



### Property highlights

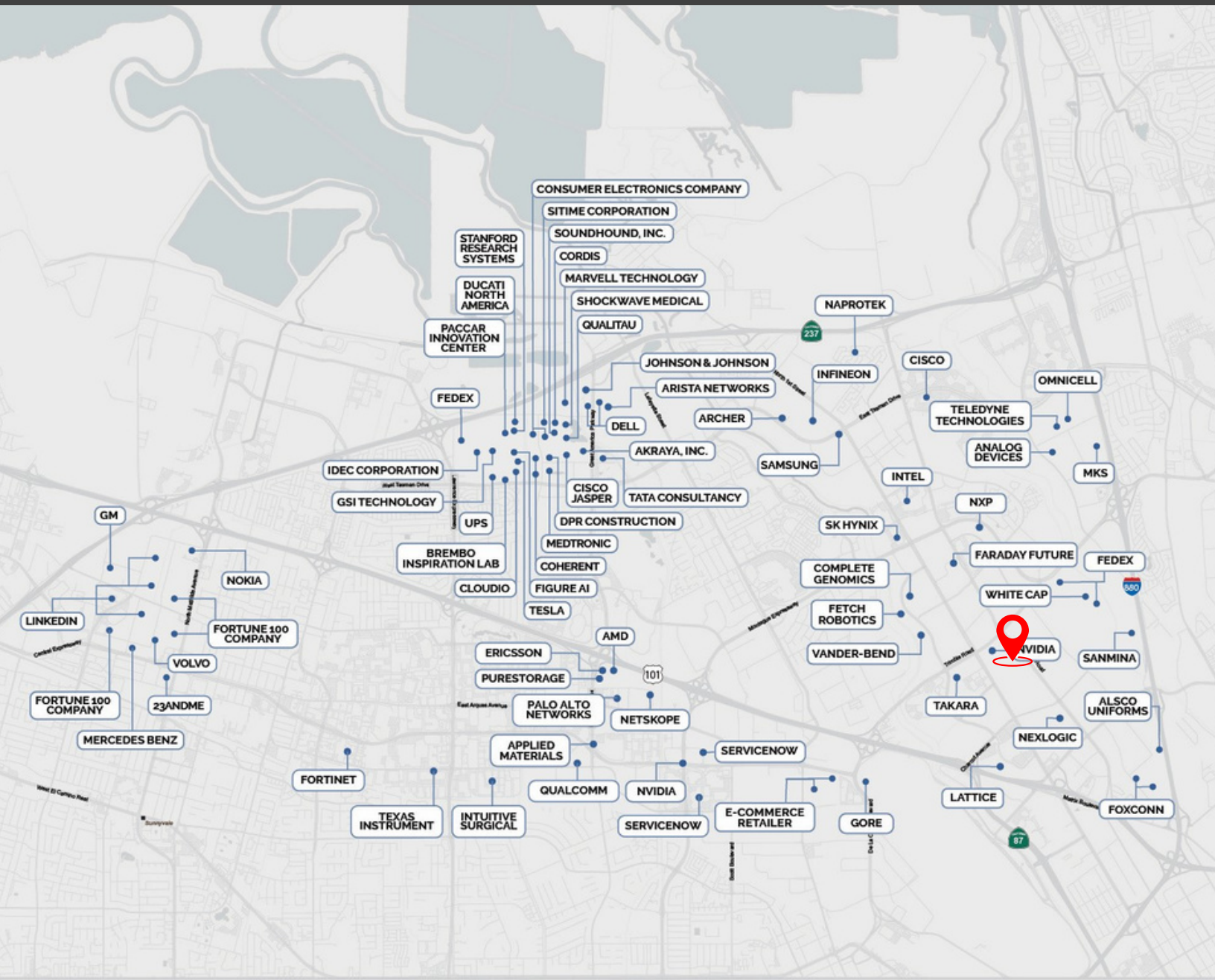
- 43,685 SF
- 8 Dock doors
- 1 Grade level door
- Fully insulated
- LED lighting throughout
- Distributed electrical and air lines
- Renovated office with breakroom and restrooms
- Existing racking potentially available
- Available with 30-60 days notice LED:
- 10/31/27
- Reduced Rate \$1.25/SF NNN





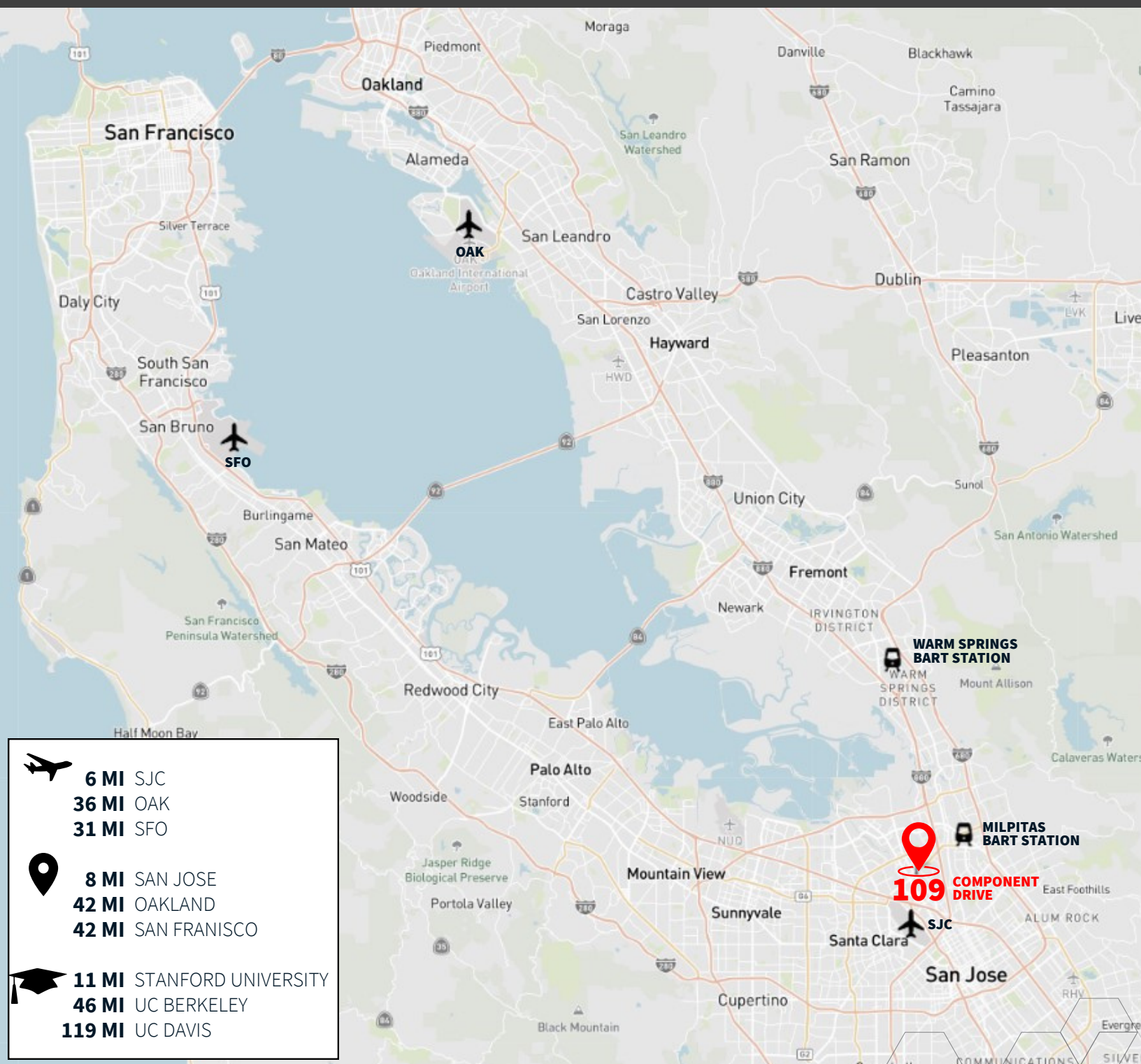
# Corporate neighbors maps

109 Component Drive, San Jose



# Strategic location

109 Component Drive, San Jose





# 109 Component Drive

San Jose, CA



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