

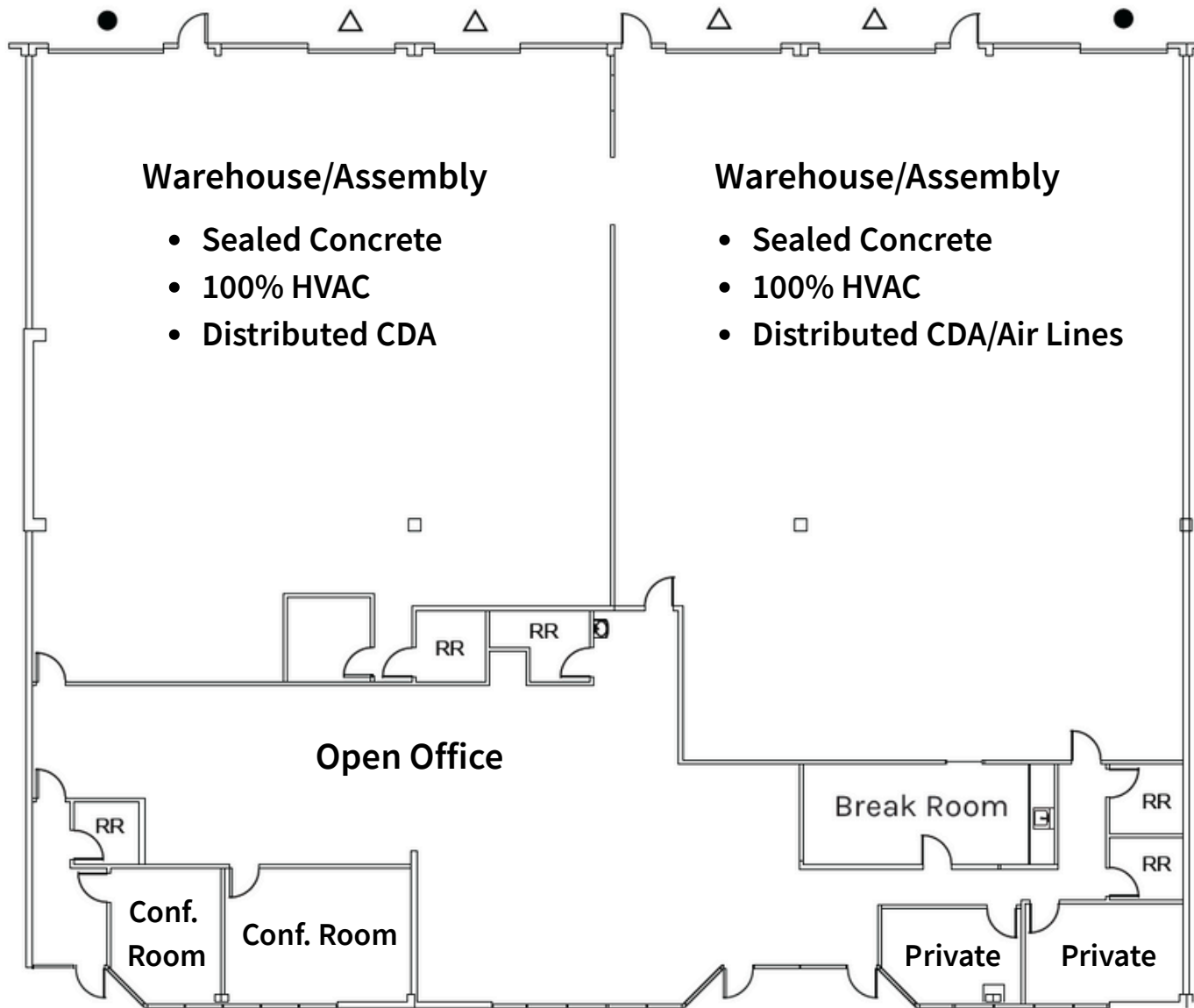


# ±12,066 SF for Sublease

1772 Little Orchard Street, San Jose



# Floorplan



3,500 SF Office  
8,566 SF Warehouse

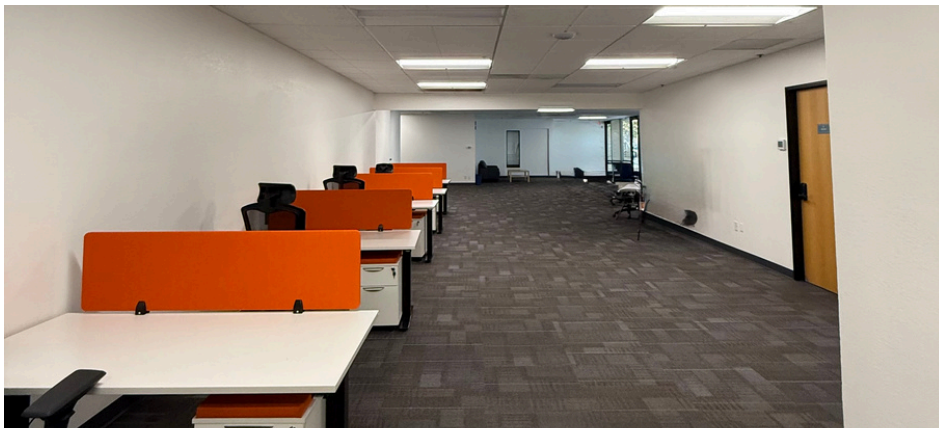
△ = Dock High Door  
● = Grade Level Door

# Property Highlights

- 12,066 SF
- 30% Office, Balance Production/Warehouse Space
- Newly Remodeled & can be Delivered Partially-Furnished
- Four (4) Dock High Doors
- Two (2) Grade Level Doors
- ±20' Clear Height
- Proximity to Freeways, Restaurants & Amenities
- Building Sprinklered at .33gpm/3,000 SF
- Zoned “HI - Heavy Industrial”
- LED: 3/31/2029
- 100% HVAC Unit







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