

± 4.95-Acre Class 'A' IOS/Fleet Parking Site  
100% Paved, Lit and Secured  
Immediate Freeway Access



**FOR LEASE**

**Prologis North San Jose**  
**1055 Commercial Court, San Jose, CA 95112**

Jones Lang LaSalle Brokerage, Inc. Real Estate License # 01856260



## Site Description



Divisible to 1.5 acres



Existing 3,131 SF Metal Building



100% asphalt paved site



Site Lighting



Fenced



Secured Gate



Shared Court Access

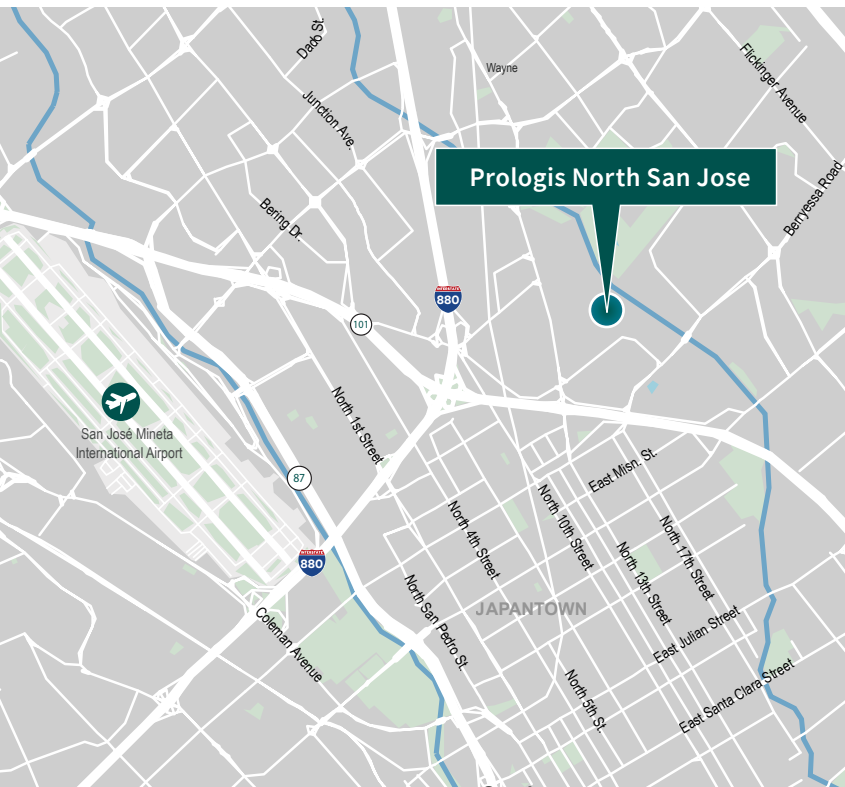
## Gated and Fenced Yard with Site Lighting



**±4.95 Acres**  
**Site/Divisible**  
Size

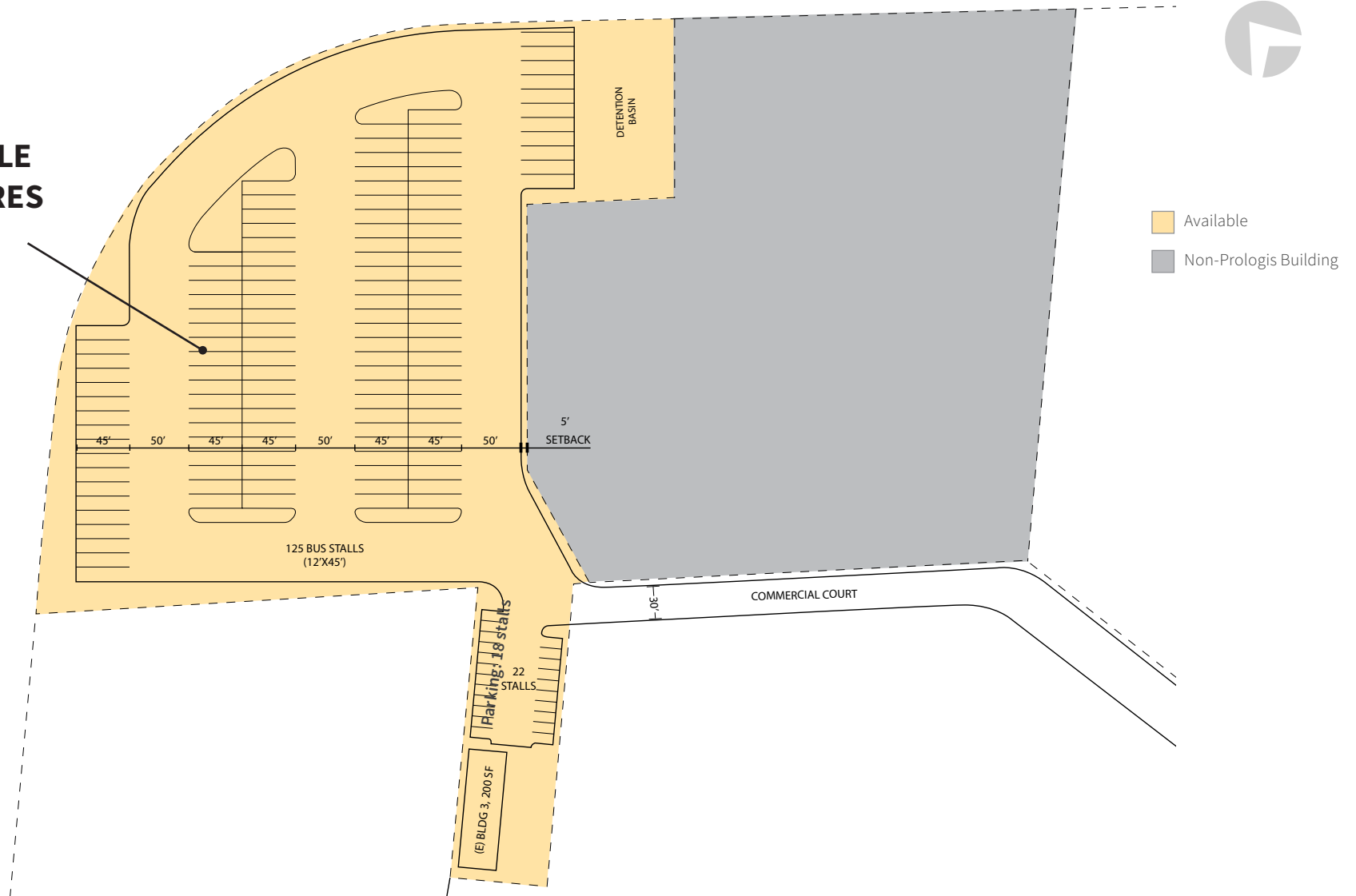


**HI**  
**(Heavy Industrial)**  
Zoning



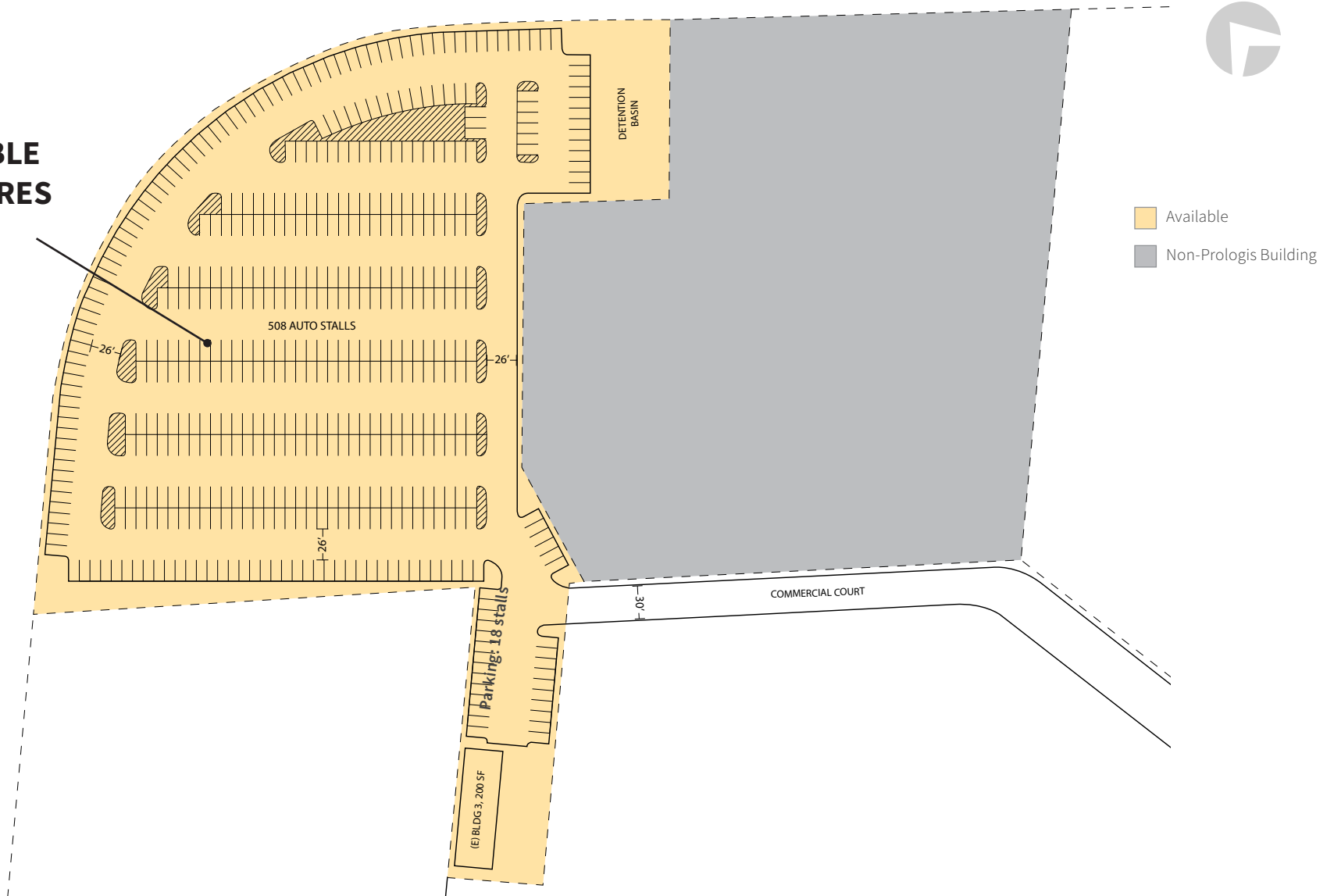
# Site Plan - Bus Stall Scheme

**AVAILABLE  
±4.95 ACRES**



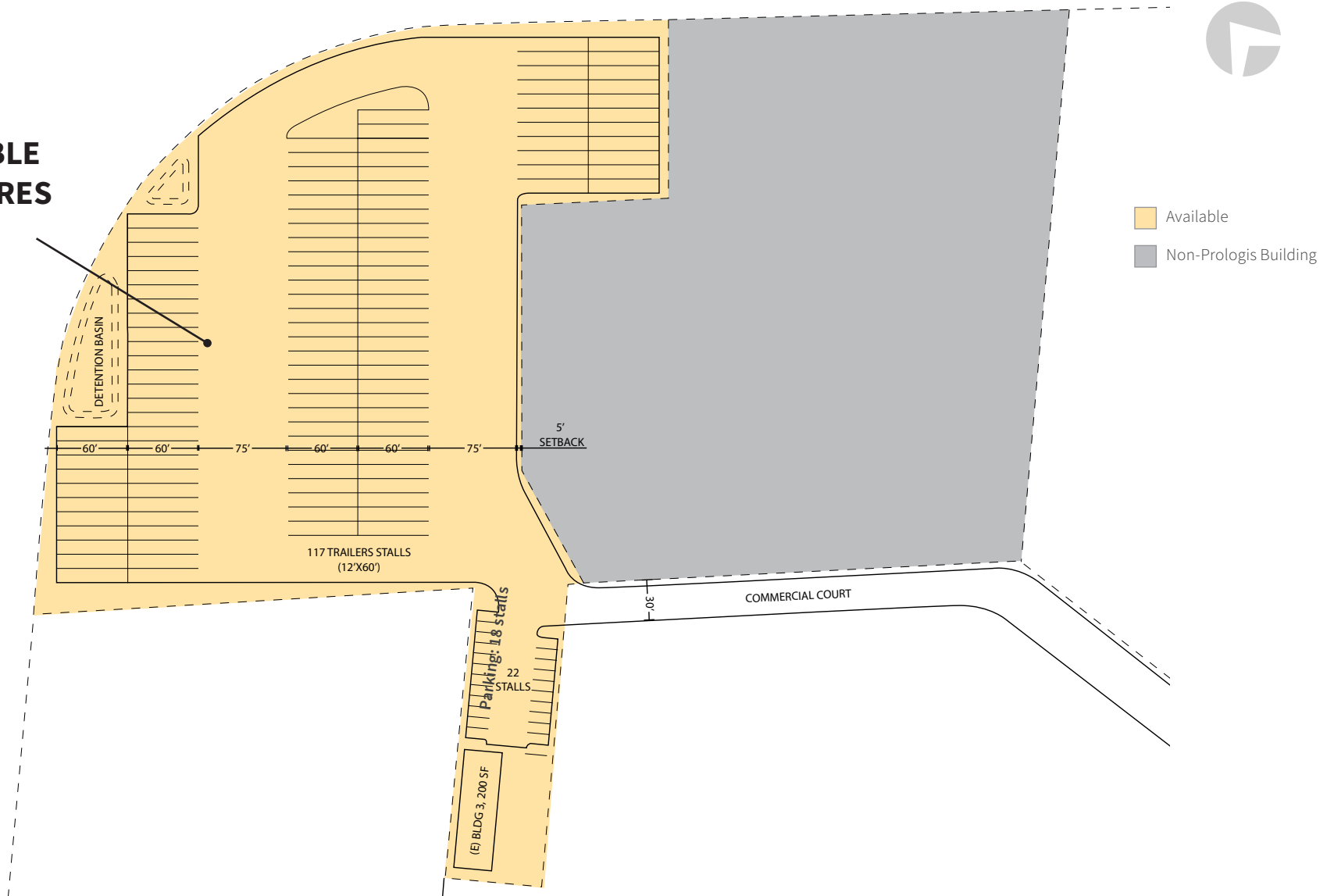
# Site Plan - Auto Stall Scheme

**AVAILABLE  
±4.95 ACRES**



# Site Plan - Trailer Stall Scheme

**AVAILABLE  
±4.95 ACRES**



# Strategic Location



San Jose International Airport  
**3.5 MI**

Oakland International Airport  
**33.3 MI**

SF International Airport  
**34.2 MI**



Mountain View  
**12.6 MI**

Oakland  
**39.2 MI**

San Francisco  
**47.4 MI**



Port of Redwood City  
**22.2 MI**

Port of Oakland  
**39.2 MI**

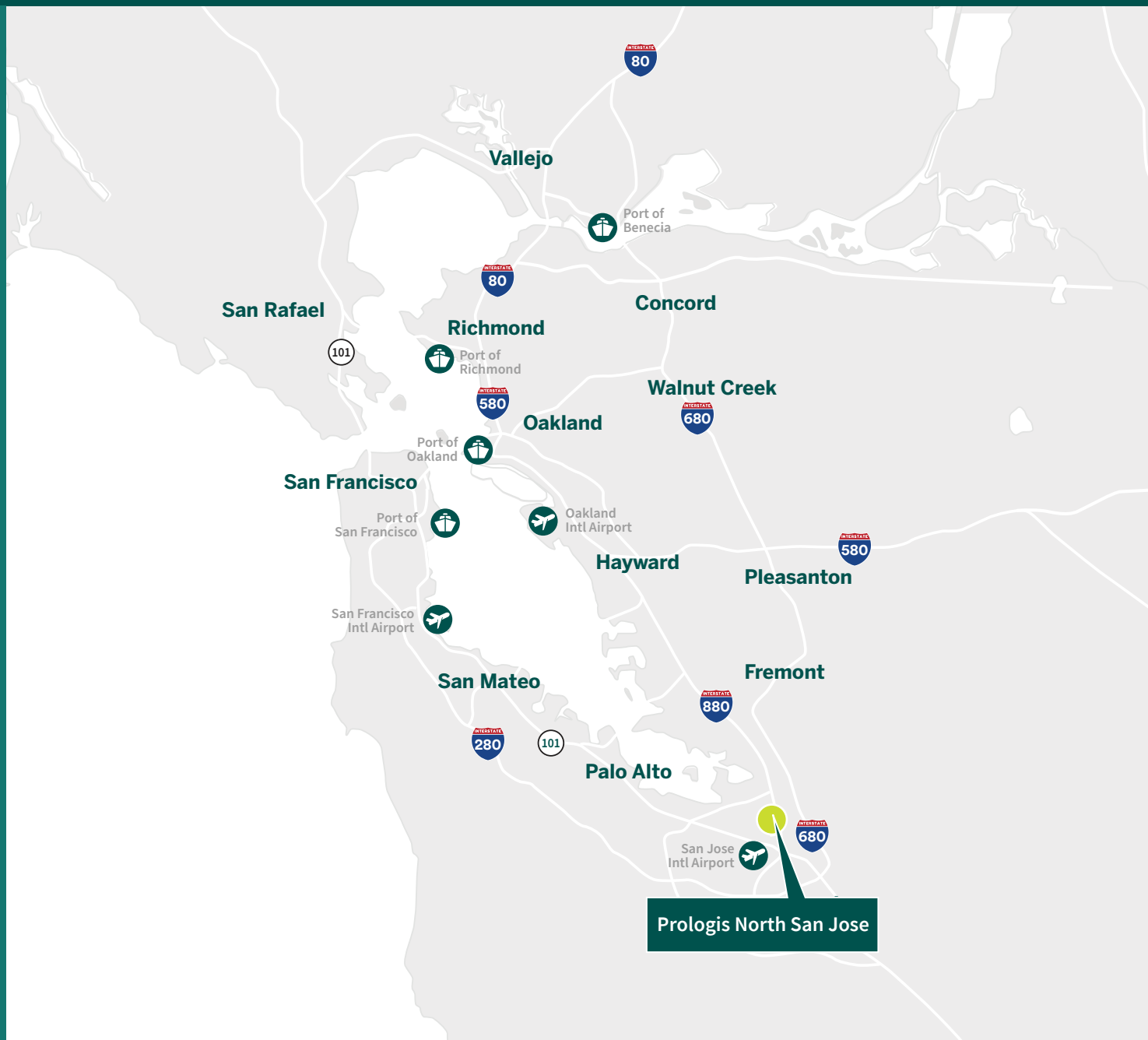
Port of San Francisco  
**46.9 MI**



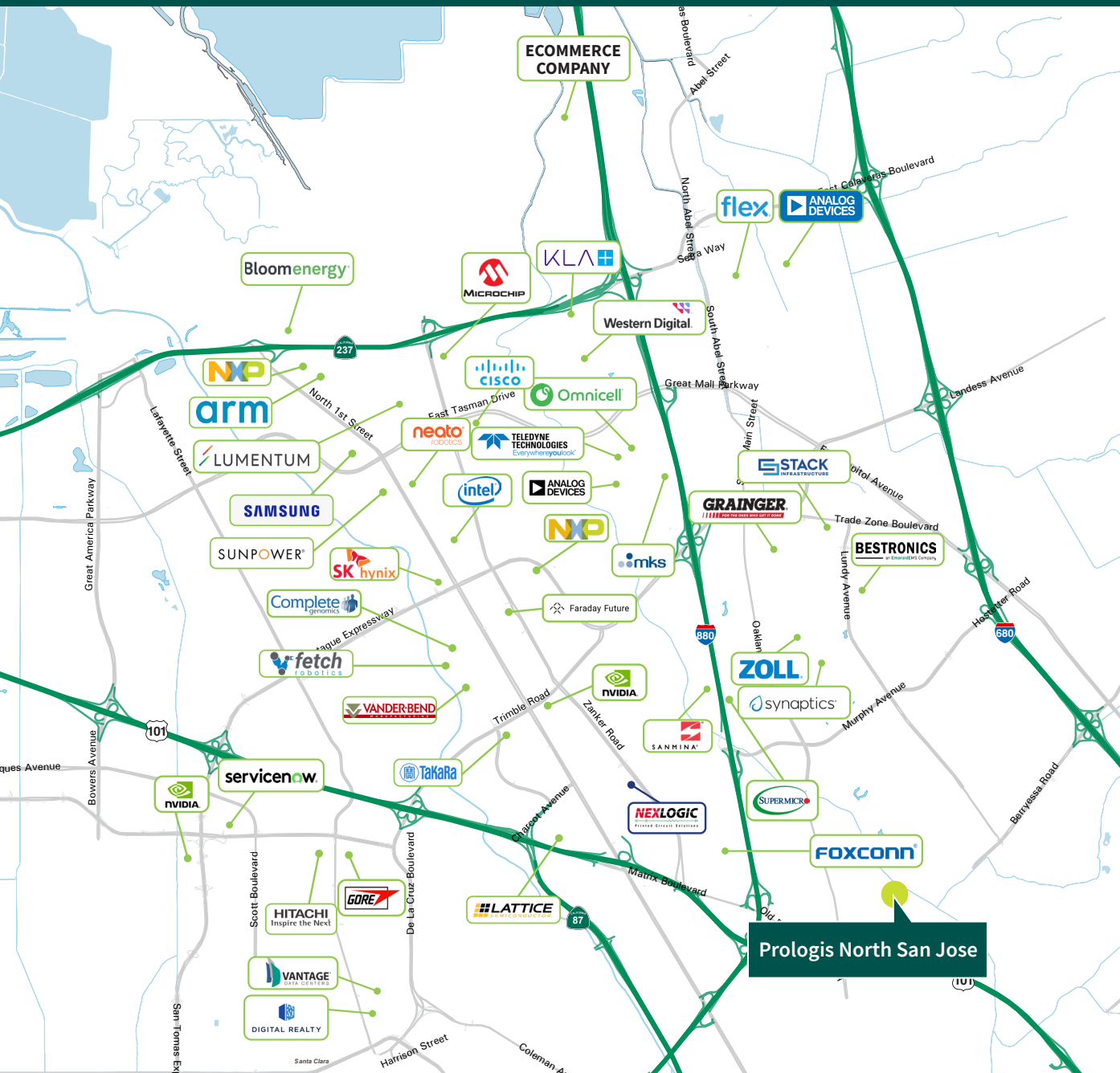
Stanford University  
**17.6 MI**

University of California, Berkeley  
**44.2 MI**

University of California, Davis  
**99.7 MI**



## Center of Industry



With an strong pool of individual and corporate consumers immediately available, Prologis North San Jose positions occupiers in an ecosystem of innovation.



## The most advanced industries jobs in NorCal



The strongest traditional manufacturing talent base in NorCal with over 23,000 manufacturing workers living in the city



The most productive manufacturing labor force nationally with \$516,700 of gross output per job

# Center of Consumers & Workforce

## Area Demographics

Within a 45-minute drive



**3,991,812**

Total Population



**1,357,776**

Total Households



**\$140,878**

Median Household Income



**669,810**

2020 Household Income:  
\$100,000 & greater



**993,660**

Millennial Population  
(Born 1981 to 1998)



**849,212**

Generation X Population  
(Born 1965 to 1980)



**1,497,244**

People who spent \$500+  
on online orders



**118,314**

People who work in  
warehouse/distribution



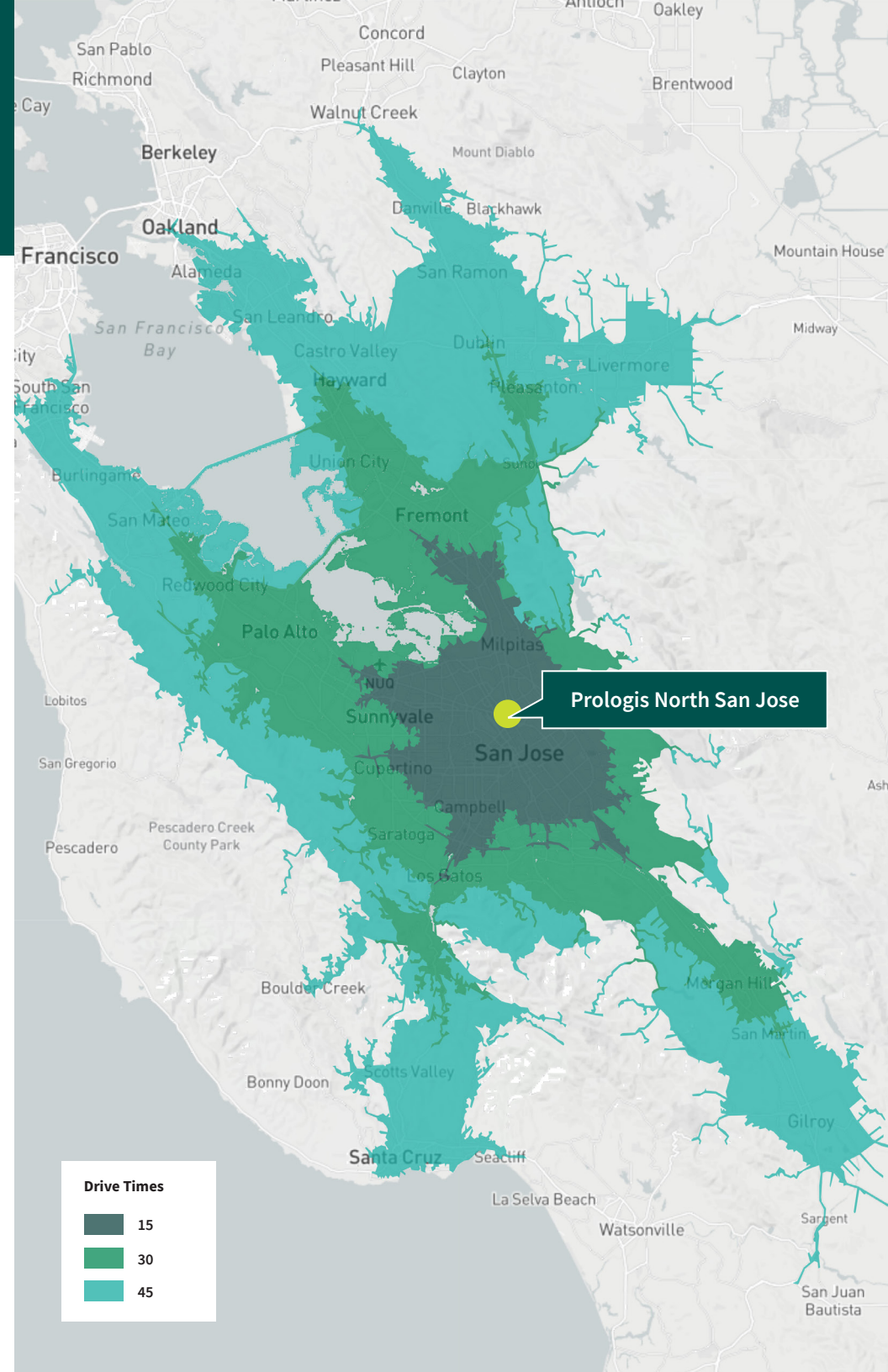
**70,241**

People who work as  
engineer & technicians



**118,961**

People who work in  
manufacturing



# Location

## Prologis North San Jose

1055 Commercial Court, San Jose, CA 95112



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