

FOR LEASE > R&D/MANUFACTURING FACILITY

±70,106 Square Feet

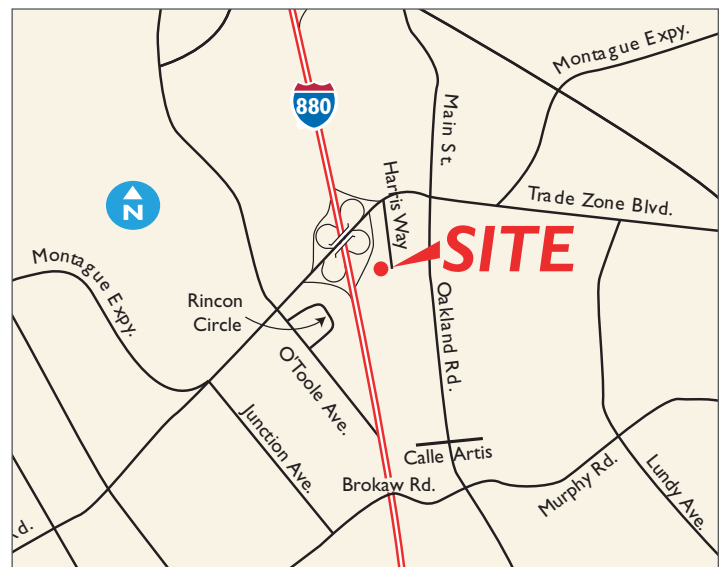
2345 HARRIS WAY, SAN JOSE, CA



## Property Highlights

- Ideal Manufacturing Building
- New market ready improvements
- Open floor plan
- 4 Grade level and 2 dock high loading
- 1,600 Amps, 277/480 volts, 3 phase, 4 wire
- Excellent access to Montague Expy, HWY 880, 680 & 237
- Close to major retail, restaurants and hotels

**FOR LEASE: \$0.39 NNN**

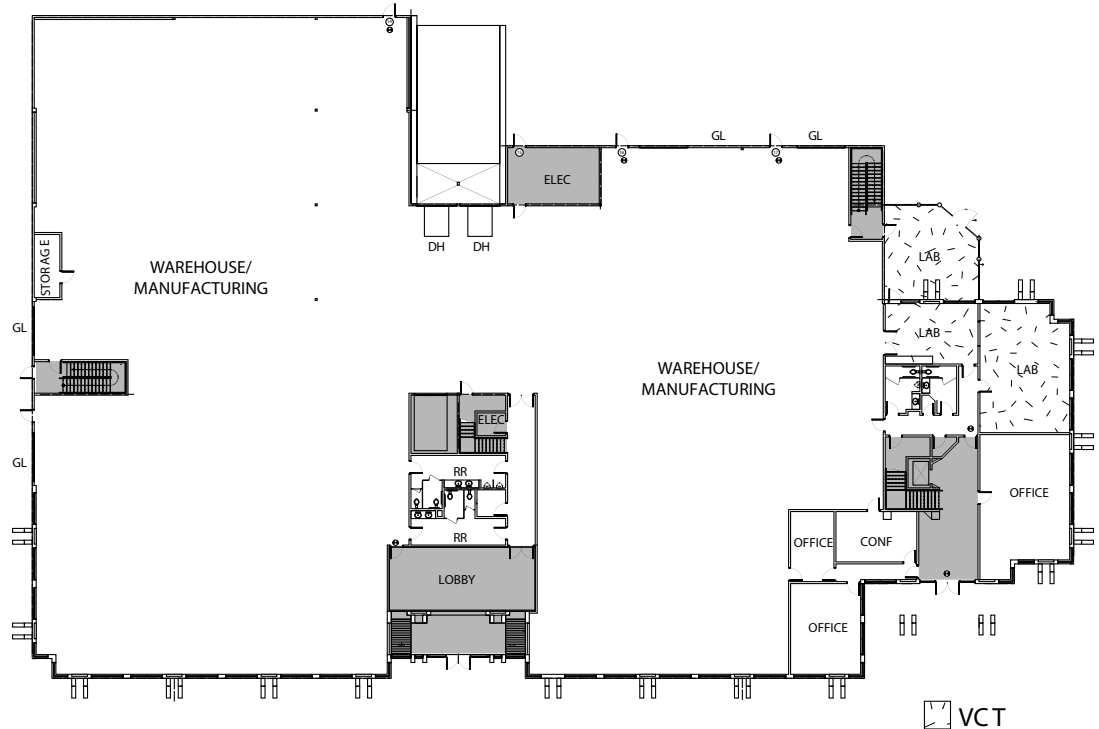


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## First Floor ±35,908 SF

- Four grade level and two dock high doors
- Private offices, conference room and lab
- Multiple restroom cores
- Large open area warehouse / manufacturing



## Second Floor ±34,200 SF

- 100% HVAC office
- Elevator served
- Three conference rooms
- Perimeter privates and an executive office
- Server room
- Break room



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