

±9,464 SF HEAVY INDUSTRIAL WAREHOUSE ON 0.94 AC FOR LEASE

Extremely Flexible Zoning: Construction Yard, Manufacturing, Warehouse/Distribution

1801 Smith Ave, San Jose



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OVERVIEW



Rental Rate: \$16.20 SF/YR, NNN	Building Size: ±9,464 SF
Parcel Number (APN): 477-27-022	General Plan: Heavy Industrial (HI)
Zoning: Heavy Industrial (HI)	Grade Level Doors: 1
Clear Height: 21'	

±9,464 SF Heavy Industrial Bldg. on 0.94 AC For Lease

- Rare opportunity to lease ±9,464 square foot heavy industrial building on 0.94 AC.
- The property has a 21' clear height and 1 grade level roll up door.
- This property is in the (HI) Heavy Industrial zoning designation and general plan which allows for a wide variety of uses such as construction yard, industrial services, medium and heavy manufacturing and assembly, storage, warehouse/distribution facility, wholesale sale establishment and many more.

Prime Industrial Location – South 7th Street & Phelan Avenue

- The property is located near the corner of S 7th Street and Phelan Avenue, directly off Monterey Hwy.
- Strong demographics with household incomes in excess of \$111,482 in a 2-mile radius.











2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	14,477	710,652	1,502,869
Households	4,719	226,959	503,902
Average Household Size	3	3.06	2.94
Owner Occupied Housing Units	1,579	117,012	272,099
Renter Occupied Housing Units	3,140	109,947	231,803
Median Age	37.2	36.8	38.2
Median Household Income	\$56,173	\$114,393	\$143,091
Average Household Income	\$84,456	\$161,222	\$191,207

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