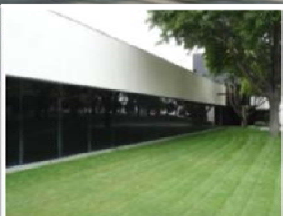
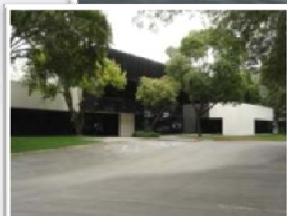


For Sale – NNN Leased Investment

2240 Ringwood Avenue, San Jose, CA 95131



Building Size	82,500 Square Feet	Sale Price	\$10,900,000 (\$132 / SF)
Building Type	Office / Flex / R&D	Current NOI	\$720,000
Land Size	4.602 Acres (200,463 SF)	Cap Rate	6.60%
Floors	Partial 2-Story	Lease Term	Approximately 4 years remaining
Year Built	1983		<i>**Please DO NOT DISTURB Tenant**</i>
Parking Ratio	3.52 / 1,000 SF (290 spaces)	Highlights	100% Leased NNN Investment
Zoning	IP		Value-Added Opportunity
Improvements	Building consists of office space, manufacturing, warehouse, and clean rooms.		Stable Cash Flow With Credit Tenant
			SELLER IS WILLING TO FINANCE!!!

For more information please contact:

Justin J. Moore | President | CA Broker License #01224323

Phone: (310) 486-8095 | Fax: (310) 862-4576

jmoore@pacificcommercialrealty.com

Pacific Commercial Realty | CA Lic. #01516200 | 6080 Center Drive, Suite 600, Los Angeles, CA 90045

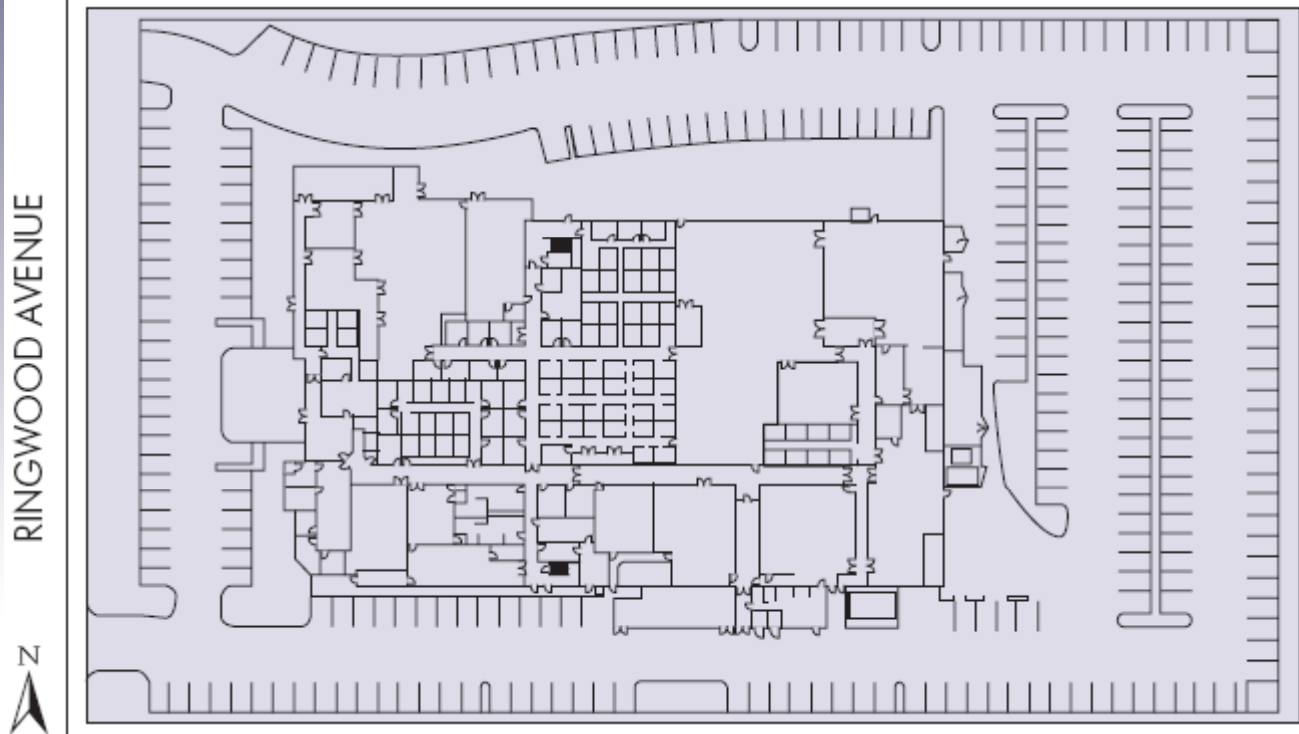
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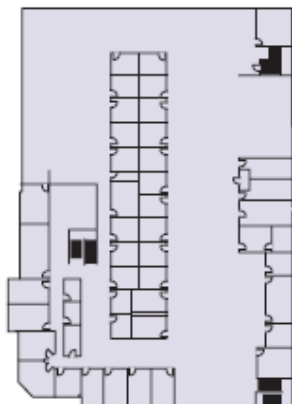


FIRST FLOOR & PARKING LAYOUT



SECOND FLOOR OFFICE SPACE

25,000 SF



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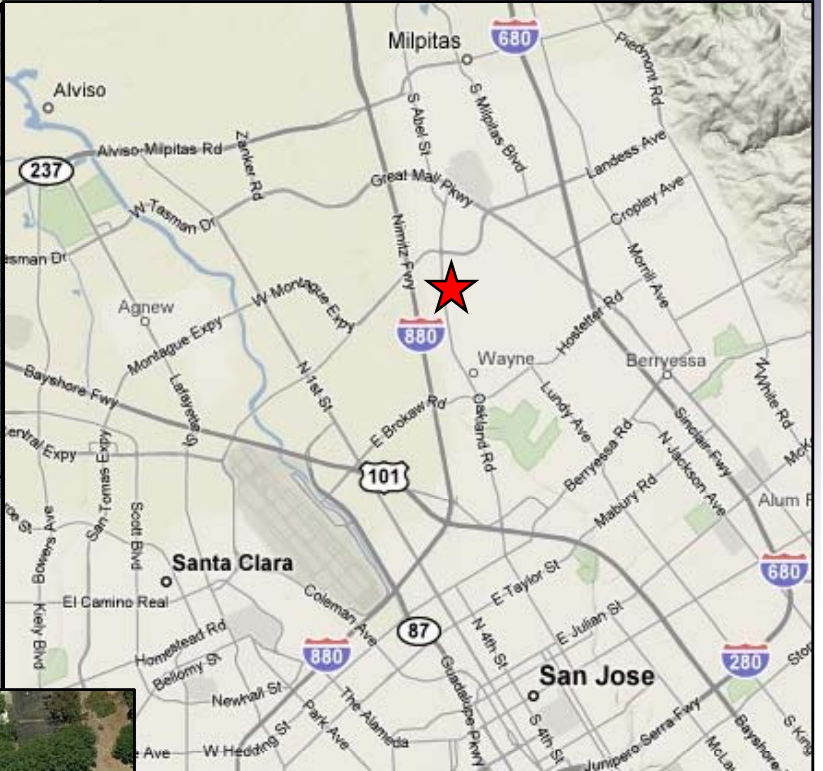
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A map of the San Francisco Bay Area. The map shows the San Francisco Bay, San Pablo Bay, and the surrounding land. Major cities and towns labeled include Novato, Vallejo, Pittsburg, Antioch, Concord, Richmond, Berkeley, Walnut Creek, and Oakland. Major highways shown include I-580, I-780, I-580, and US-101. The property location is marked near San Jose, CA.

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