



**OMP** POWER BOX  
@ TRADE ZONE

BIG Power - 9,600 Amps



Inquire about Purchase and Lease Opportunities

±132,419 SF Advanced Manufacturing/  
Warehouse/Distribution Facility

2275 TRADE ZONE BLVD, SAN JOSE CA

A PROJECT BY **OMP**

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**CBRE**

# HIGHLIGHTS

## DISTANCE



Prime location in the heart of Silicon Valley with easy access to Interstate 880 and 680



4.2 Miles San Jose Mineta International Airport



Walk to Milpitas BART Station (±0.5 Miles)



Retail amenities within a mile, including Costco, Restaurants, Cafes and the San Jose Main Post Office

## PROJECT



State-of-the-Art industrial building constructed for flexibility



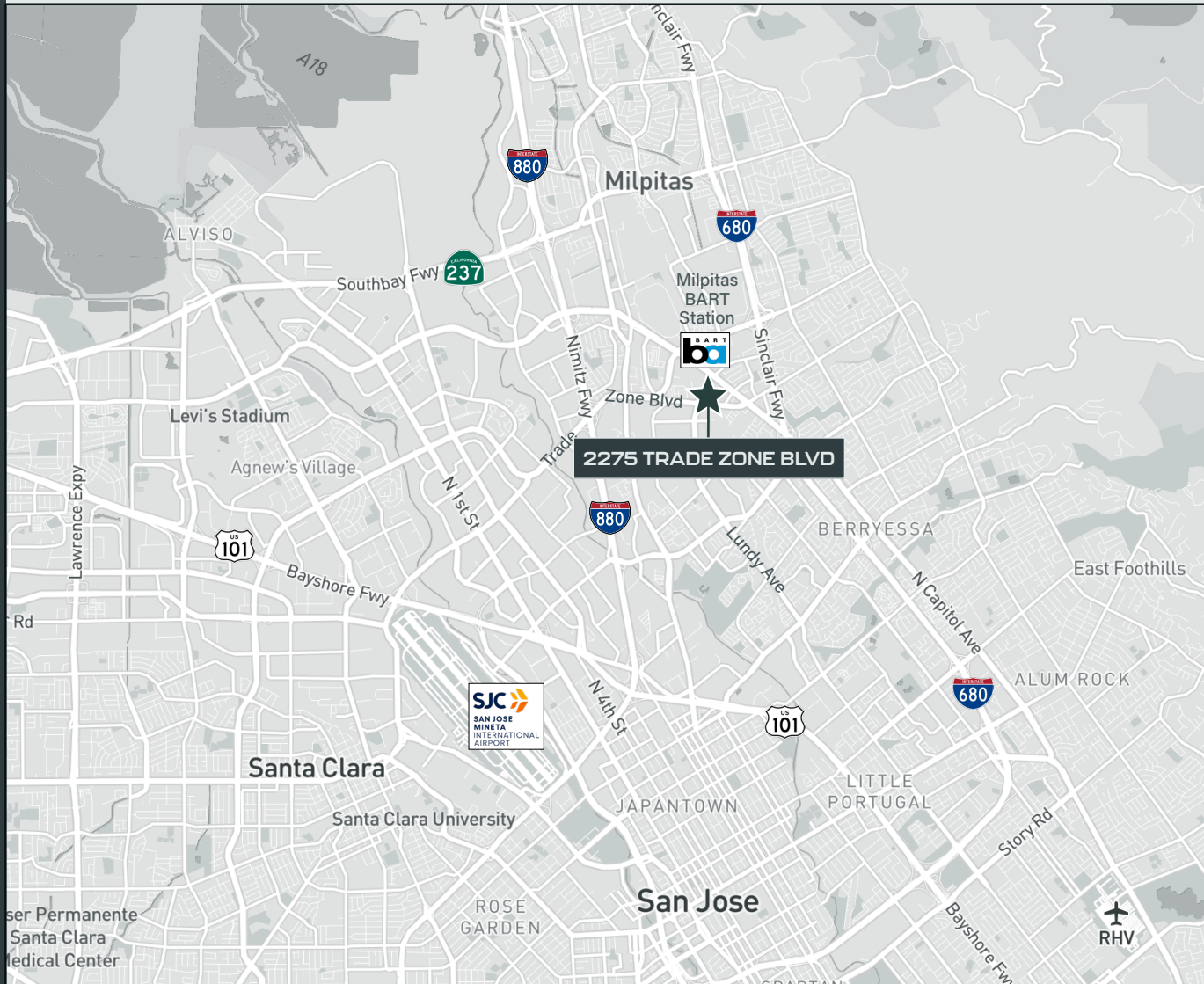
Big Power - 9,600 Amps



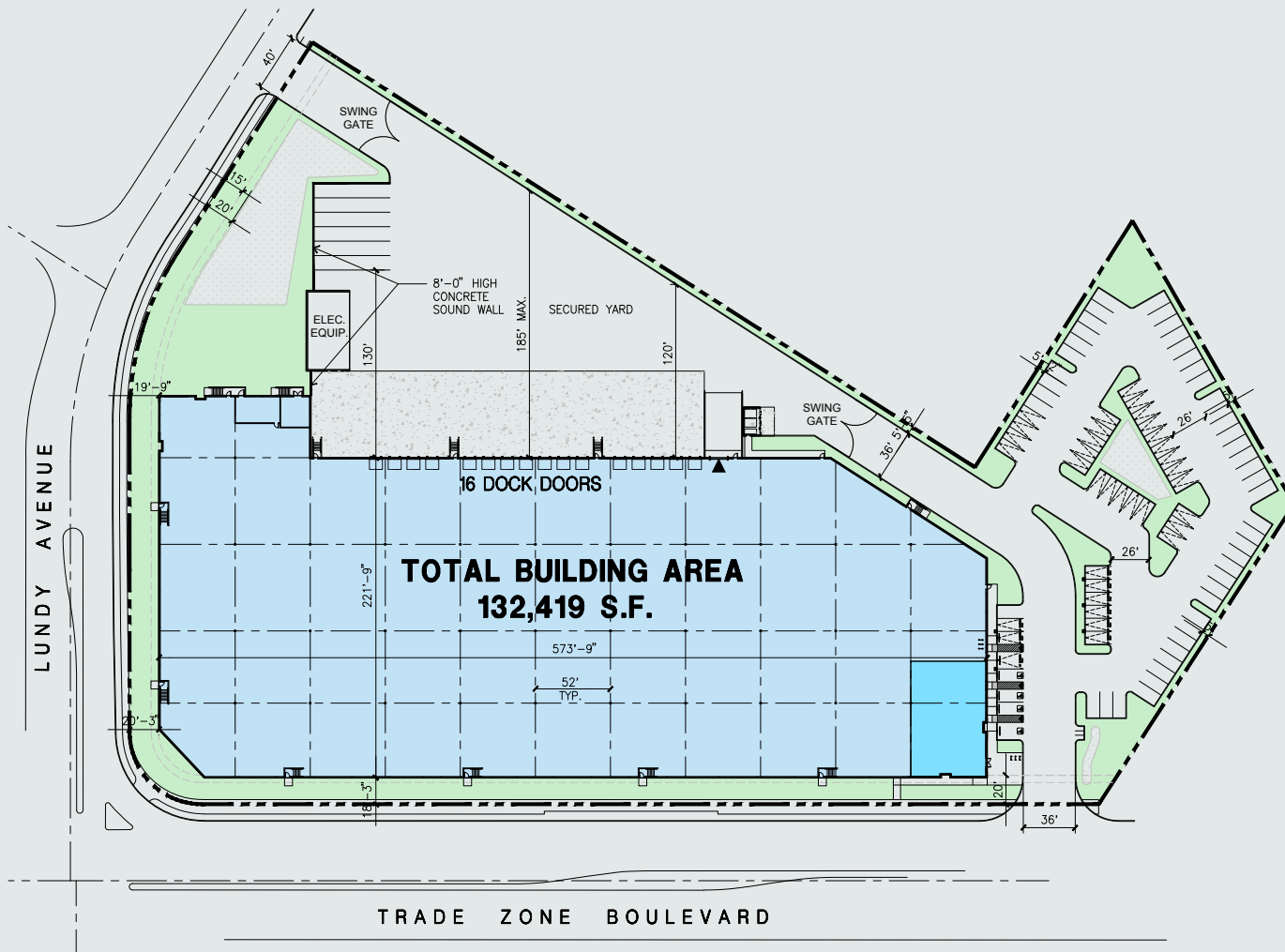
ESFR sprinkler system



32' clear height



## SITE PLAN



## PROPERTY SPECS

- ±132,419 SF
- 10,000 SF Office (1st Floor & 2nd Floor Mezzanine)
- 122,419 SF Warehouse
- 6.5 Acres
- Industrial Park (IP Zoning)
- 32' Clear Height
- 86 Auto Parking Stalls (expandable via super-parking)
- 6 Trailer Parking Stalls
- Sixteen (16) ±9' x ±10' Dock Doors
- One (1) ±12' x ±14' Grade Level Door
- 9,600 Amps, 277,480 Volts
- ESFR Sprinkler System
- Building Dimensions: ±574' x ±222'
- ±56' x ±60' Typical Column Spacing
- ±120' x ±180' Concrete Truck Court
- 2.5% Skylight Ratio
- Secure Gated Yard

# LOCATION MAP



## DRIVE TIMES

San José Mineta International Airport

**13 min**

San Francisco International Airport

**40 min**

Oakland International Airport

**36 min**

Port of Oakland

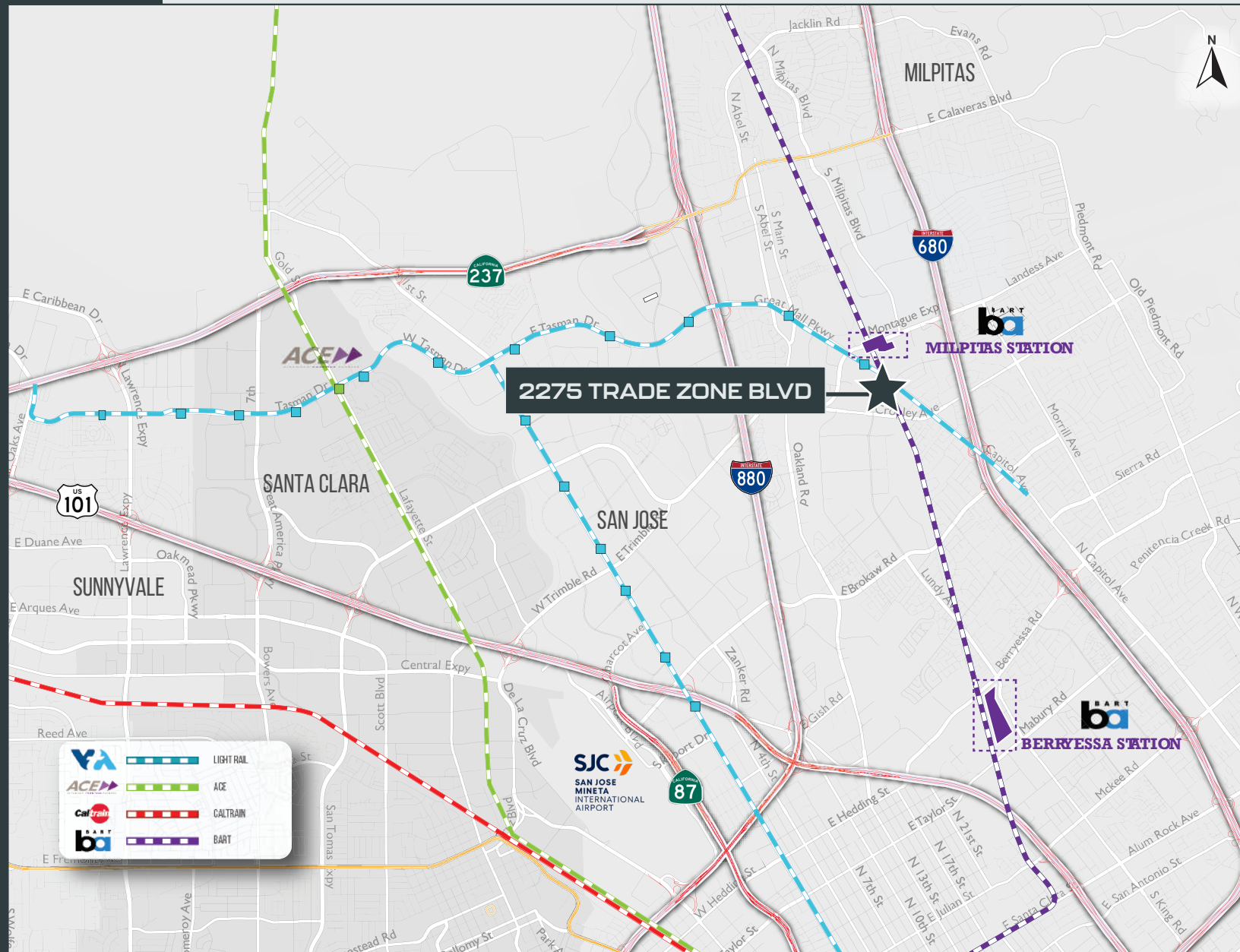
**37 min**

Montague Expressway @

**5 min**

Montague Expressway @

**6 min**



# AMENITIES MAP

**Great Mall**

- BURGER KING
- CINNABON
- OLIVE GARDEN
- PHO 90
- THE HOME DEPOT
- OUTBACK STEAKHOUSES
- POPEVES
- Marshall's
- STARBUCKS

**2275 TRADE ZONE BLVD**

**Cropley Center**

- baskin BRobbins
- KICKIN' CRAB
- jiffylube

**Brokaw Commons**

- Bobaholics
- NOAH'S NY BAGELS
- FIVE GUYS
- Gobi Mongolian Grill
- SIZZLING LUNCH
- Yogurtland
- CITY SPORTS CLUB
- grill
- KEYPOINT
- CHASE

**Pacific Rim Plaza**

- 99 RANCH MARKET
- POKE HOUSE
- THE BOILING POINT
- Share tea
- Venus Cafe
- GEN KOREAN BBQ HOUSE
- EAST WEST BANK

**Pacific Rim Plaza II**

- Gong cha
- Mei's Restaurant
- THAI RECIPE CUISINE
- 辛Tofu
- WUJI'S 吳記
- TOKYO SUSHI Food

**Sprouts @ Brokaw**

- Jersey Mike's SUBS
- Peet's Coffee & Tea
- the Habit BURGER GRILL
- vitality BOWLS
- SPROUTS FARMERS MARKET
- LUU 越南 Noodle 新洲州中记越家
- MOD
- HomeGoods
- ROSS DRESS FOR LESS
- Bank of America
- WELLS FARGO

**North Park Plaza**

- STARBUCKS
- PAWA EXPRESS
- McDonald's
- Jamba
- BAVA FRESH MEXICAN GRILL
- chop stop SALAD CO
- MAIN BAGELS
- MART
- CLUB PILATES
- PIZZA CALIFORNIA
- Cathay Bank
- FedEx

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