



**9,758 SF INDUSTRIAL/FLEX  
BUILDING AVAILABLE FOR SALE**

**FOR SALE**

**366, 376 RACE STREET  
SAN JOSE, CALIFORNIA**

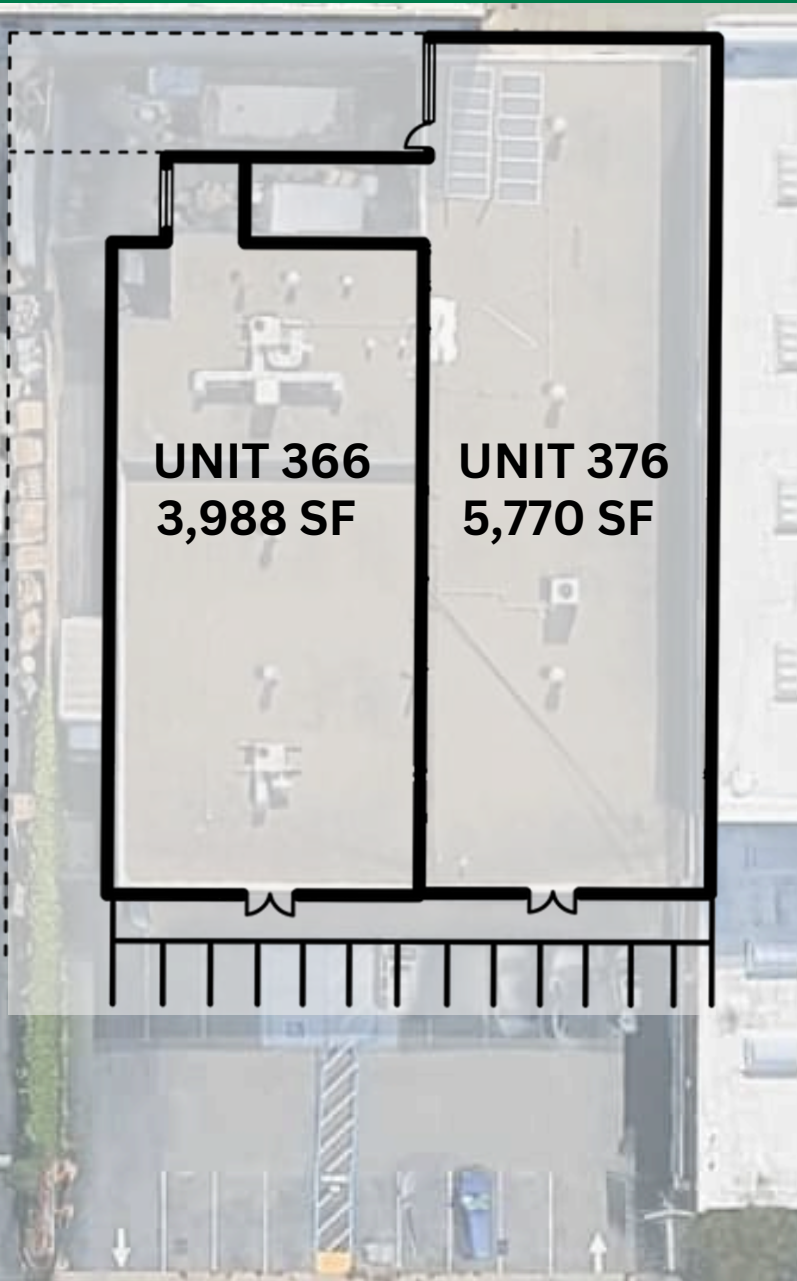
**EXCLUSIVELY LISTED BY**

**JON D'AMICO**  
**Property Mgmt./Brokerage**  
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DRE # 01838839



The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting, or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

# SUMMARY - 366, 376 RACE STREET



**UNIT 366**  
**3,988 SF**

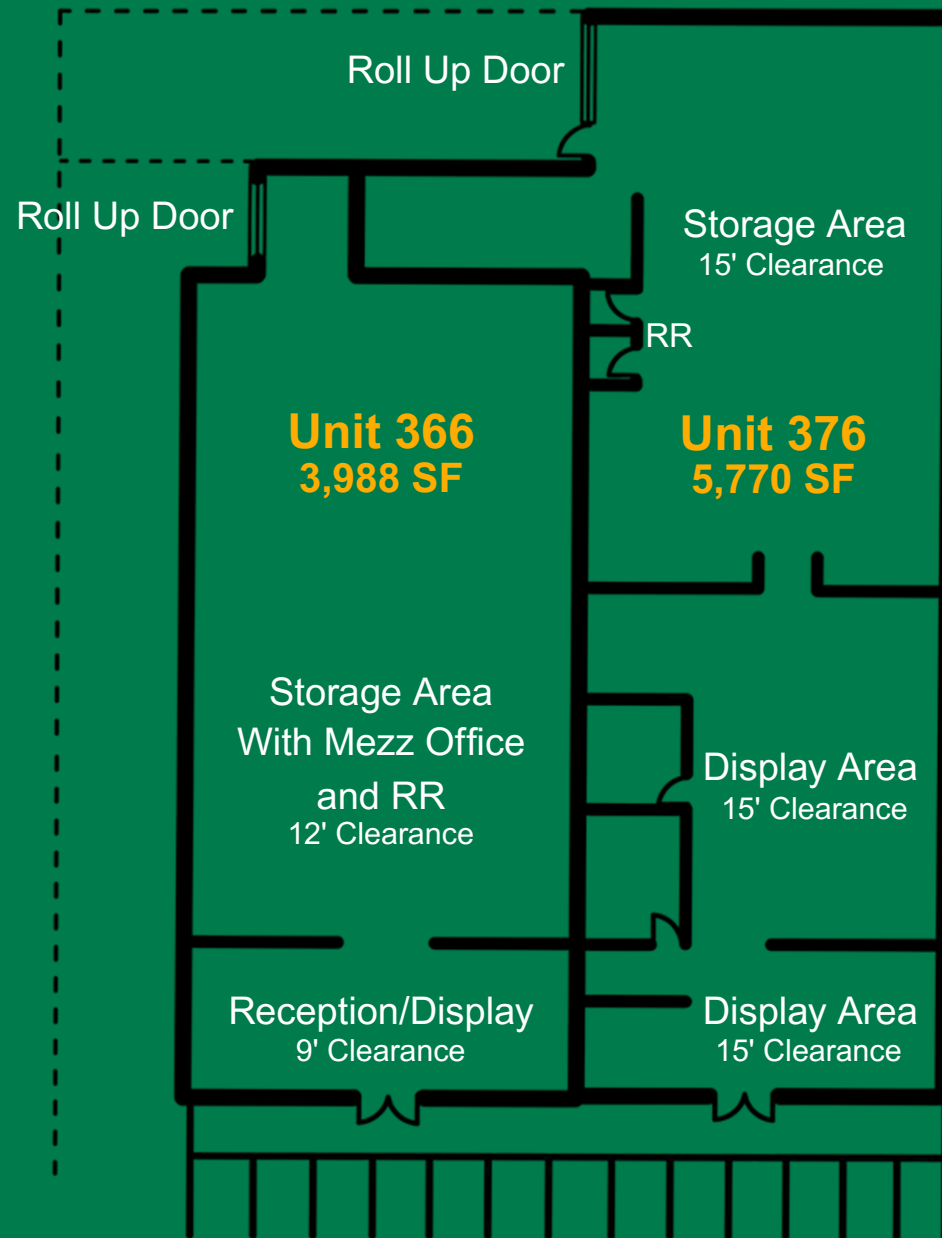
**UNIT 376**  
**5,770 SF**

**RACE STREET**

Property Information	366 Race St	376 Race St
SQUARE FEET	3,988 SF	5,770 SF
SITE ACREAGE	0.46 Acre Parcel	
POWER	200 Amps	200 Amps
CLEAR HEIGHT	12'/9'	15'
ROLL UP DOORS	1	1
ZONING	CIC (Combined Industrial Commercial)	
OCCUPANCY	Vacant	Lease Expires 10/31/25
PROJECTED UNIT RENT MONTHLY	\$1.80/SF \$7,178.40/Month	\$1.80/SF \$10,386.00/Month
PROJECTED TOTAL YEARLY INCOME	\$86,140.80/Year \$210,775.80 Total	\$124,632.00/Year
PROJECTED EXPENSES	\$0.22/Month, \$2.59/Year, \$25,132.00 Total	
PROJECTED NOI	\$185,640.80	

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# FLOOR PLAN



*\*Not to Scale*

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THE ALAMEDA

DIRIDON STATION

PARK AVE

SAN CARLOS ST

LINCOLN AVE

RACE ST

MERIDIAN AVE

366, 376 Race St



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# LOCATION

**SAN  
FRANCISCO**

**OAKLAND**

OAKLAND  
INTERNATIONAL  
AIRPORT

SAN FRANCISCO  
INTERNATIONAL AIR  
PORT

**PALO ALTO**

SAN JOSÉ MINETA  
INTERNATIONAL AIRPORT

**366, 376 Race Street**

**SAN JOSE**



— *Est. 1955* —

# BORELLI

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INVESTMENT COMPANY

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