

134 & 156 Martinvale Lane

San Jose, CA 95119

Prime Light Industrial Space

For Lease

2 Suites Available Now

±2,450 – 7,200 Square Feet

- Open Work and Manufacturing Space
- Lots of Power
- Very Clean, Bright Suites
- Great Work Environment
- 3 to 5 Year Terms
- **Call (408) 483-0235 to Tour**

LFM Properties

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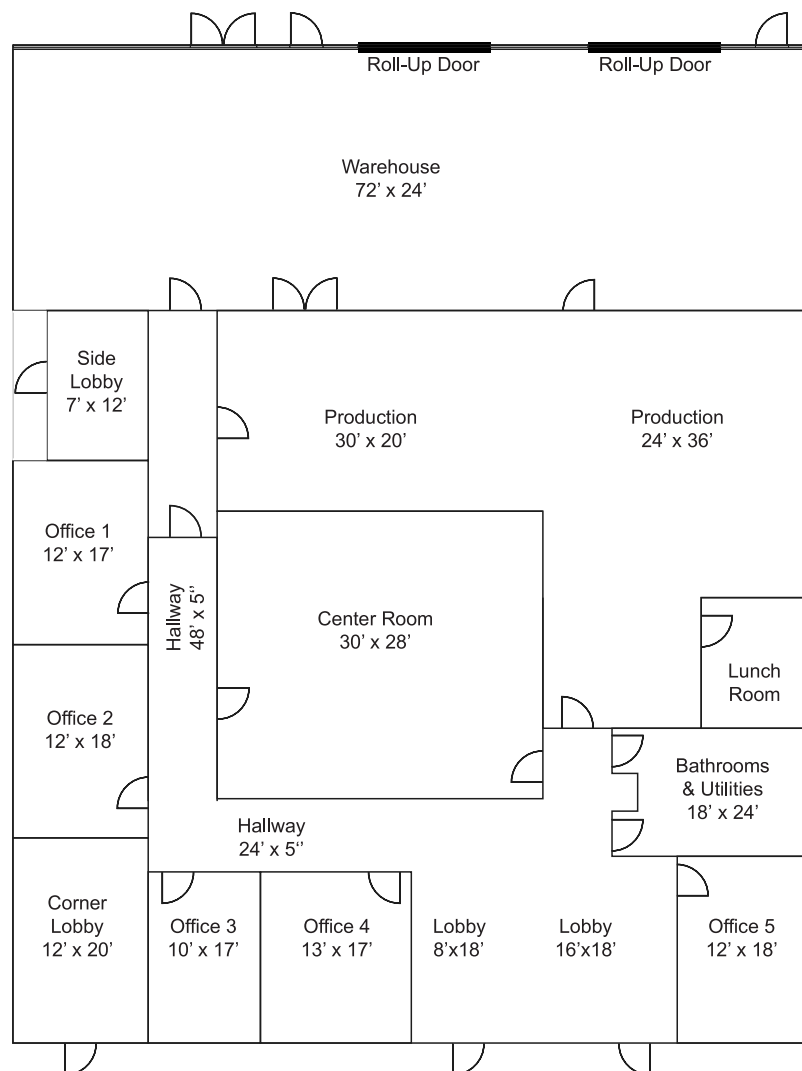


Available Suites

2 suites available now · Prime light industrial space

SUITE 134 · FLOOR PLAN

±7,200 SF · Offices, production areas and a 72' x 24' warehouse with 2 roll-up doors



AVAILABILITY

SUITE	SIZE	RATE	SERVICE	AVAILABLE
134	±7,200 SF	\$1.75/SF/Mo	Industrial Gross	Now
156	±2,450 SF	\$1.75/SF/Mo	Industrial Gross	Now

CAMs approx. \$0.065/SF/Month · Lease terms of 3 to 5 years

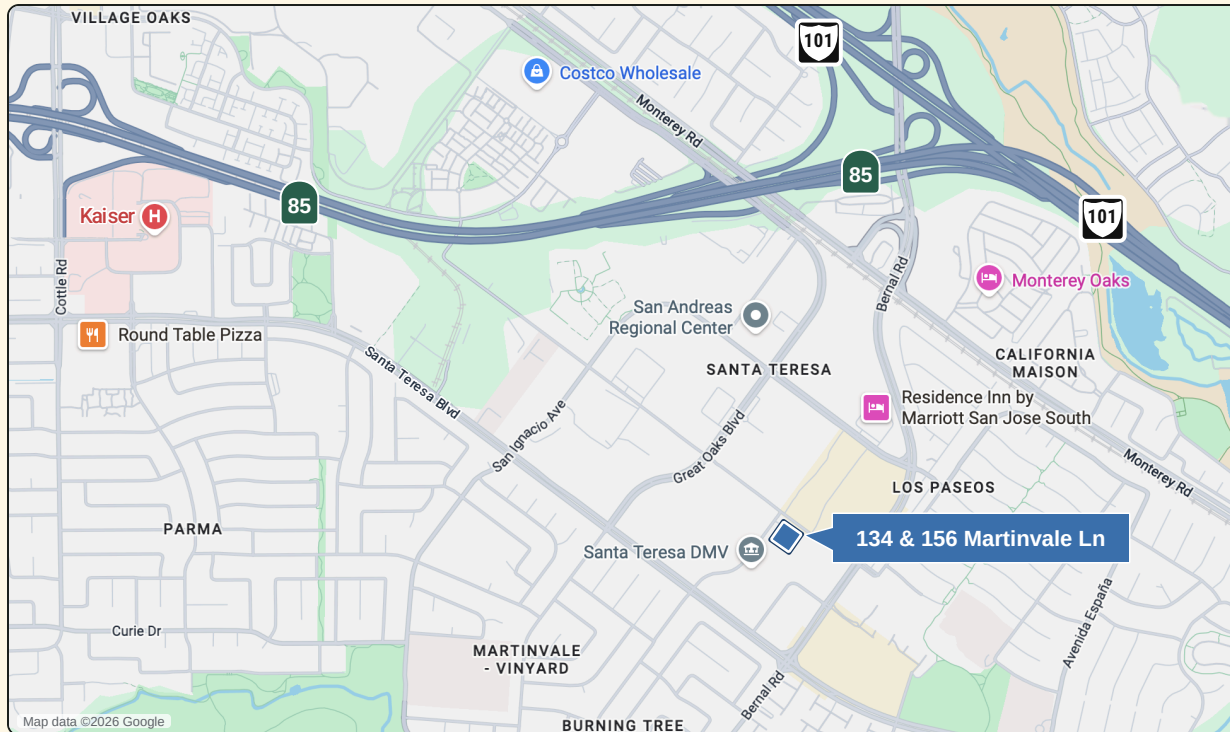
SUITE 134 · ±7,200 SF

- 4 lobbies with outside entrances
- 5 private offices
- 2 production areas
- Center room
- Lunch room
- Warehouse with two 12' grade level roll-up doors
- Restrooms and utilities
- Central air and heat, drop ceilings, recessed lighting, carpeted

SUITE 156 · ±2,450 SF

- Reception area
- 2 private offices
- Conference / work room
- Balance warehouse
- Private restrooms
- Central air and heat, drop ceilings, recessed lighting

Location & Photos



GETTING THERE

SR-85 & US-101

Minutes to the 85 / 101 interchange via Bernal Rd

Reverse Commute

Against traffic from downtown and central San Jose

VTA Light Rail

Santa Teresa station, Santa Teresa Blvd at San Ignacio Ave

SJC Airport

About 15 miles

Neighbors

Santa Teresa DMV on the same street · Kaiser Permanente San Jose Medical Center



Office Entrances

Each suite has its own storefront entry



The Complex

Single-story buildings with landscaped frontage



Warehouse Access

Grade-level roll-up doors along the drive aisle