

UNDER CONSTRUCTION  
DELIVERING Q1-2027

# 2033

CONCOURSE DRIVE SAN JOSE, CA

[www.2033concourse.com](http://www.2033concourse.com)



**LIVE CONSTRUCTION CAM**

## AVAILABLE FOR LEASE

Freestanding  $\pm 93,156$  SF Class "A" Advanced Manufacturing (expandable to  $\pm 96,156$  SF)

**NEWMARK**



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# PROJECT HIGHLIGHTS



## Building / Site Area

±93,156 SF (expandable to ±96,156 SF)  
Building Area / ±4.11 Acres (±178,956 SF)



## Location

2033 Concourse Drive San Jose, CA



## Submarket

Corner Location at Lundy @ Concourse in  
San Jose's International Business Park



## Zoning

Industrial Park (IP)  
([click here for permitted uses](#))



## Office Area

±2,997 SF office, plus ±3,000 SF of 2nd story  
mezzanine (expandable to ±11,997 SF)  
\* Expandable office includes ±3,000 SF  
of additional ground floor office space,  
plus ±3,000 SF of additional 2nd  
story mezzanine



## Loading Doors

Eleven (11) Dock-High / Two (2) Grade Level,  
40K LB Mechanical Levelers at Four (4)  
dock doors



## Clear Height

32' minimum



## Power Service

4,000 amps @ 277 / 480 volts, 3 phase



## Parking

55 auto parking stalls, expandable to 116 stalls.  
Super-parked plan available upon request



## Lighting

20 Foot-Candles in Warehouse and  
2.5% Skylights



## Floor

7" reinforced concrete slab, MM80  
throughout WH Slab



## Column Spacing

52' x 60'



## Sprinkler System

ESFR with K-25 Heads



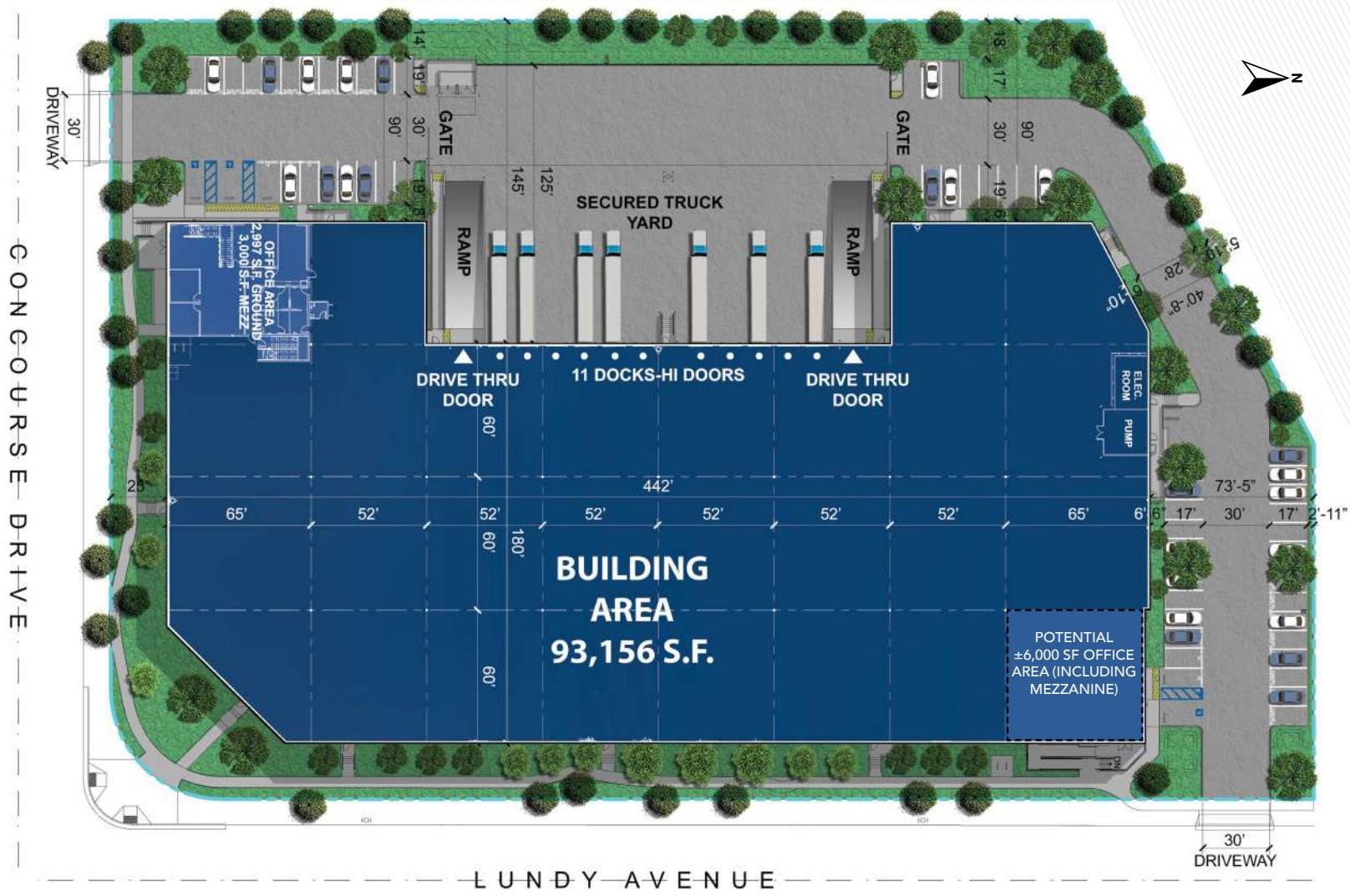
## Lease Rate

## Contact Brokers



2033 CONCURSE DRIVE SAN JOSE, CA

# SITE PLAN



FLOORPLAN NOT TO SCALE

# LOCATION MAP



## DRIVE TIMES

San Jose  
International Airport  
**13 MIN**

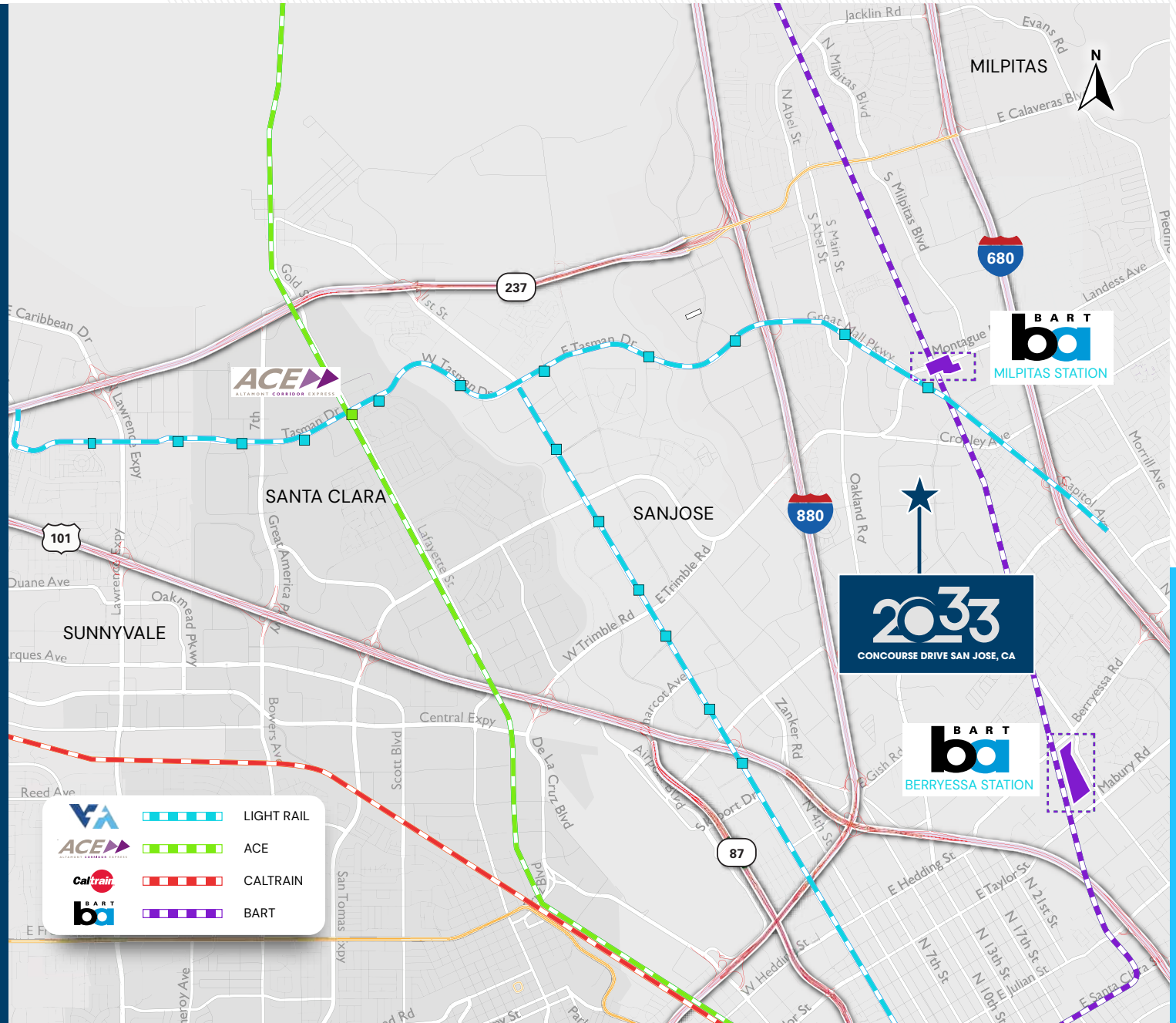
San Francisco  
International Airport  
**41 MIN**

Oakland  
International Airport  
**42 MIN**

Port of Oakland  
**51 MIN**

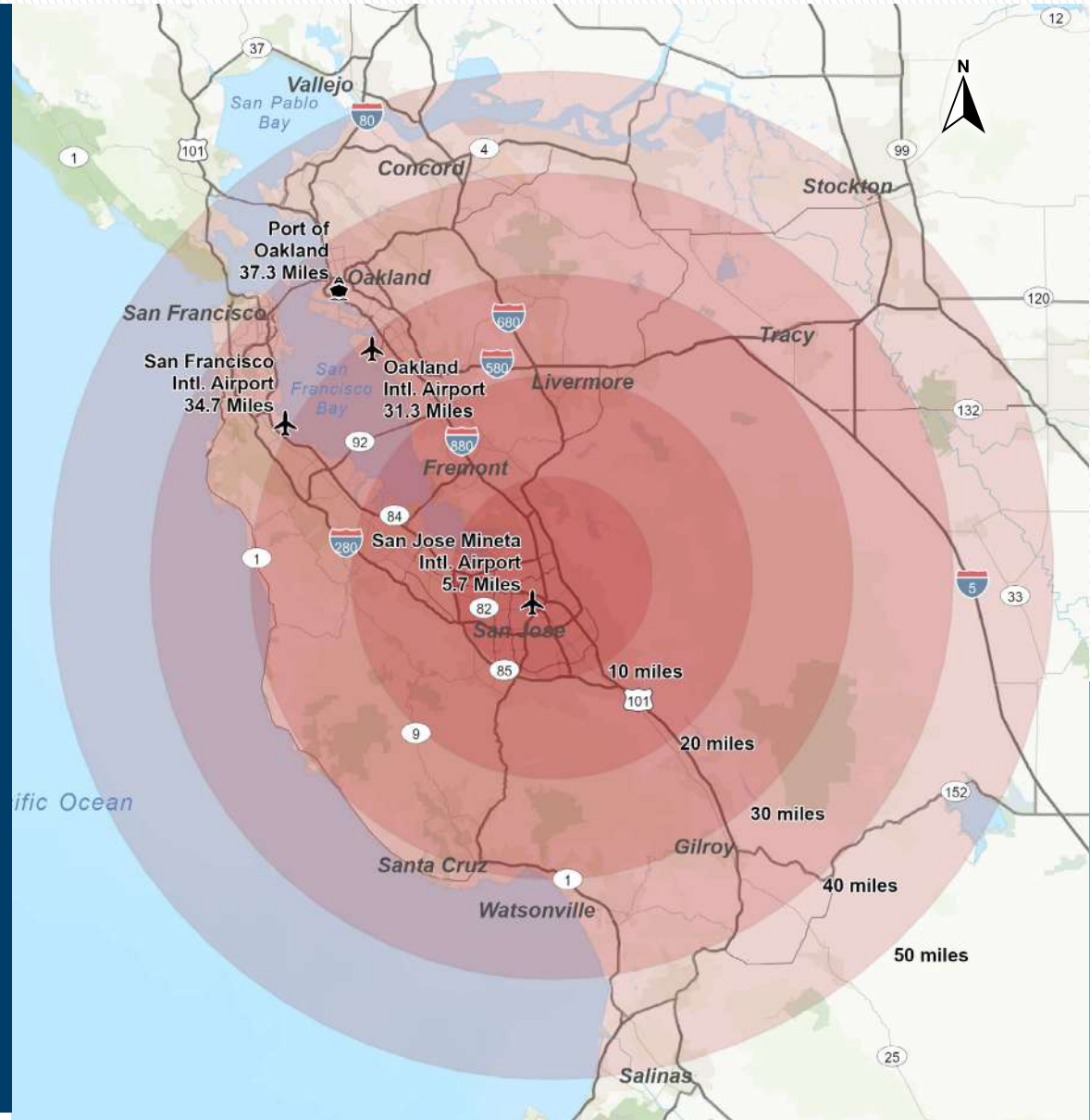
  
@ Montague Expressway  
**6 MIN**

  
@ Montague Expressway  
**7 MIN**



# REGIONAL MAP

| DISTANCE | 2025<br>TOTAL<br>POPULATION | 2025 MEDIAN<br>HOUSEHOLD<br>INCOME | 2025<br>EMPLOYED<br>POPULATION |
|----------|-----------------------------|------------------------------------|--------------------------------|
| 10       | 1,384,115                   | \$159,848                          | 740,916                        |
| 20       | 2,522,175                   | \$167,392                          | 1,325,167                      |
| 30       | 3,737,862                   | \$160,402                          | 1,950,182                      |
| 40       | 5,996,602                   | \$147,770                          | 3,172,594                      |
| 50       | 7,464,525                   | \$140,139                          | 3,919,838                      |



# AMENITIES MAP



# EMPLOYER MAP



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