

INDUSTRIAL FOR LEASE

1289-1295 FORGEWOOD AVE, SUNNYVALE, CA

Full Commission to Procuring Agent



±17,704 SF Freestanding Industrial/Tech Building

Four separate units, can lease together or separate

±15% office, open ceiling, HVAC

Light and bright space with 18' clear height and skylights

90% HVAC & sprinklered, with 2.5/1,000 parking ratio

4 grade level doors, 1 dock high door

Excellent start-up space in corner location

Fully insulated/cap sheeting under roof/clean interior

800 amps, 120/208V, 3 phase - tenant to confirm

Asking price of \$2.25 NNN

STEVE ZAMUDIO, CCIM

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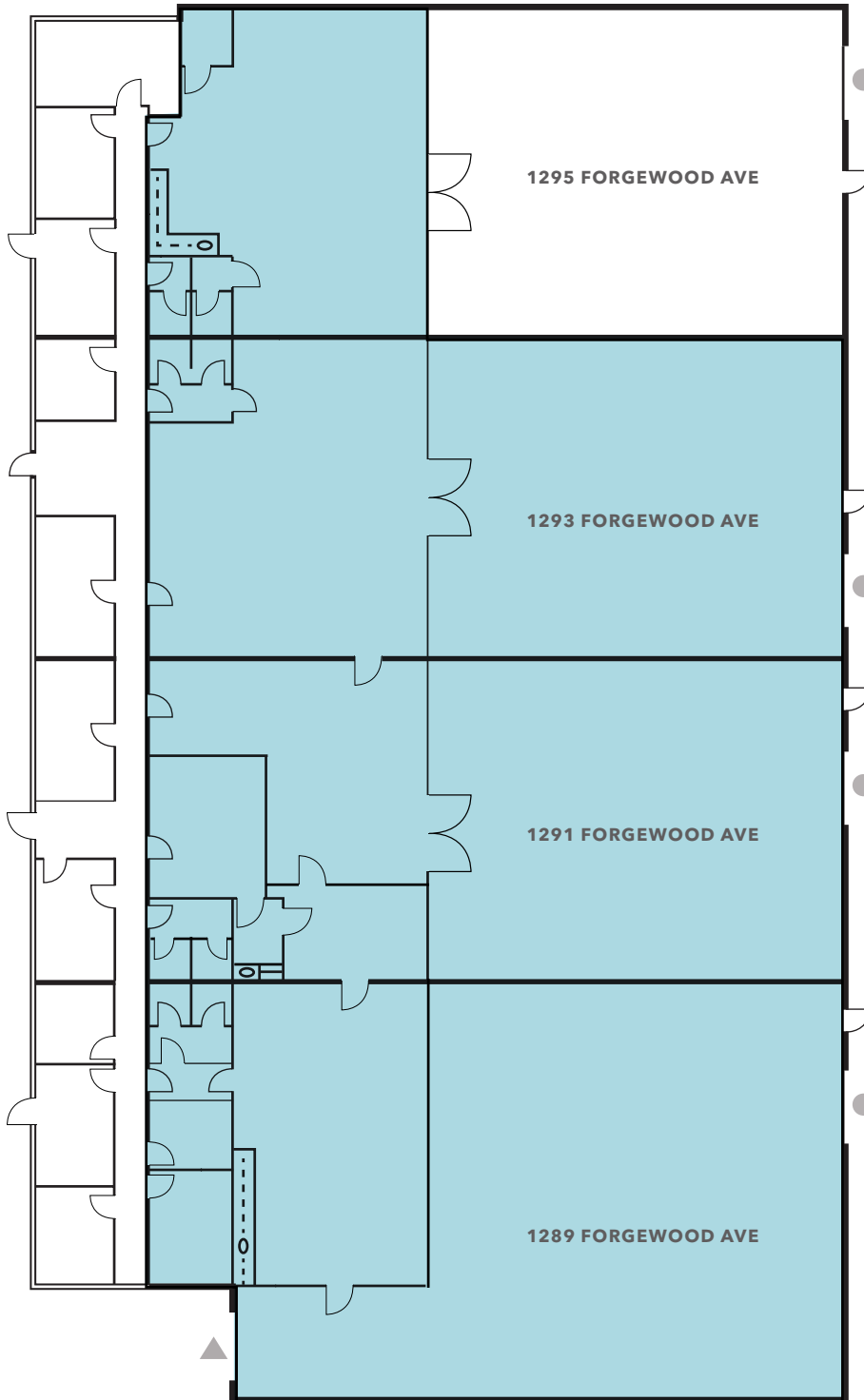
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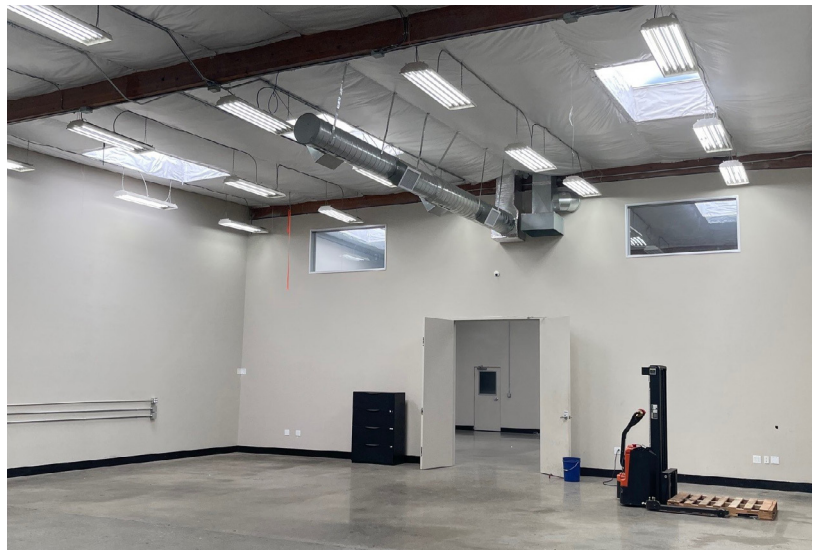


FLOOR PLAN



LEGEND

- HVAC in MFG area
- Grade level loading
- ▲ Dock-high loading



1289-1295 FORGEWOOD AVE



±17,704 SF

AVAILABLE

±4,100 SF

DIVISIBLE TO

18'

CLEAR HEIGHT



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km Kidder Mathews