

FOR SALE

**3501-3511  
THOMAS ROAD**

SANTA CLARA, CALIFORNIA

APPROXIMATE 39,068 SF LIGHT INDUSTRIAL MULTI-TENANT LIGHT INDUSTRIAL PARK: 95.5% LEASED



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**CONFIDENTIALITY  
AGREEMENT**

EXECUTIVE SUMMARY

**NEWMARK**

William Steele | (408) 230-4180 | bill.steele@nmrk.com

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Owner shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Asset unless and until a binding written agreement for the purchase of the Asset has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Owner promptly upon request; (b) the recipient shall not contact employees or tenants of the Asset directly or indirectly regarding any aspect of the enclosed materials or the Asset without the prior written approval of Owner or Broker; (c) the recipient shall make no attempt to visit the Asset and/or grounds without the prior written approval of Owner or Broker; and (d) no portion of the materials may be copied or otherwise reproduced without the prior written authorization of Owner or Broker or as otherwise provided in the Confidentiality Agreement for Purchasers executed and delivered by the Prospective Investor to Broker.

Each Prospective Investor shall be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Asset if such claims arise from acts of such Prospective Investor or its Investor's Broker. Any Investor's Broker must provide a registration signed by Prospective Investor acknowledging said broker/agent's authority to act on its behalf.

Any Prospective Investor's broker shall be compensated solely by the Prospective Investor, and shall not seek compensation by the Owner.

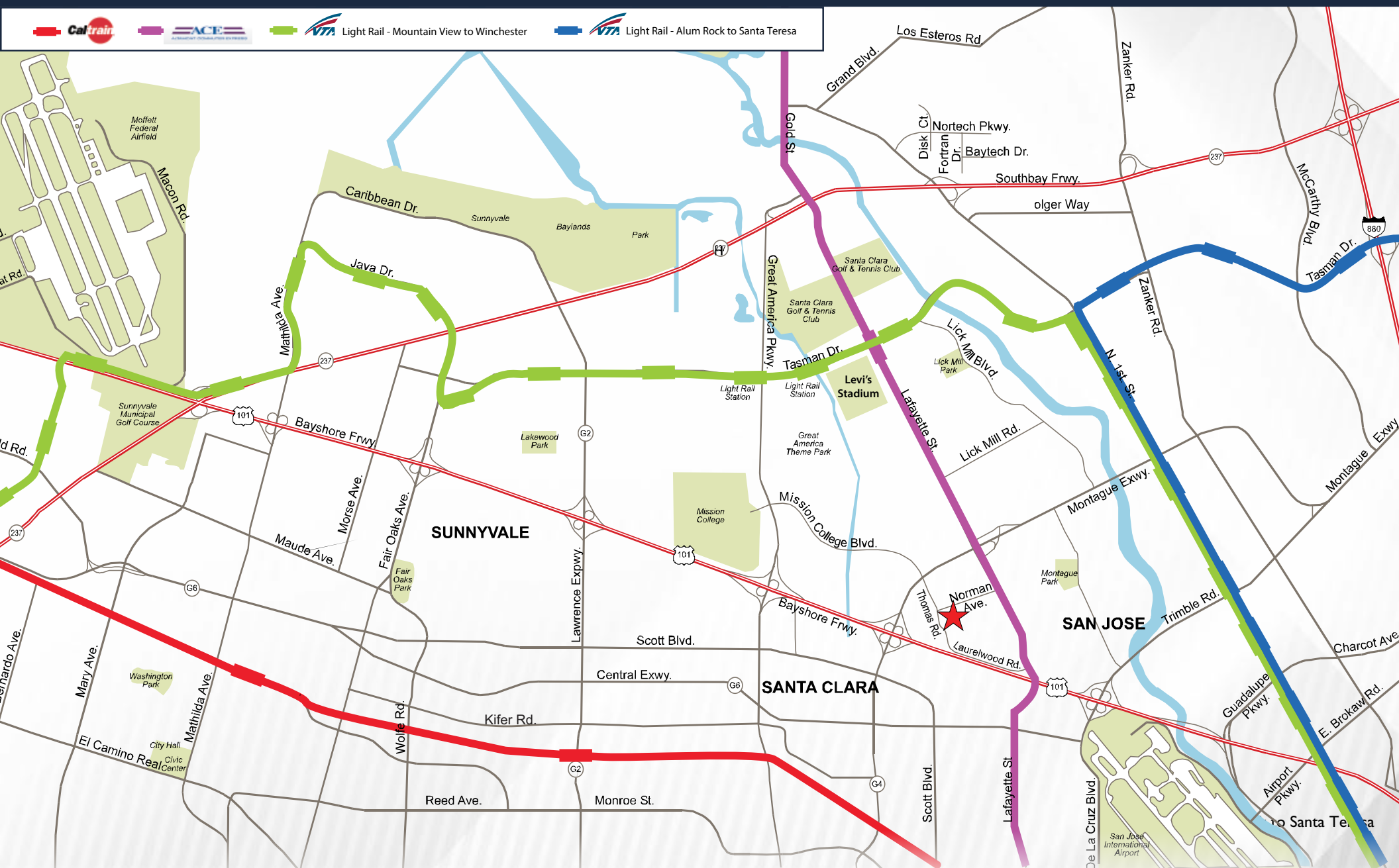


# PROPERTY FEATURES

<b>Rentable Area (approximate)</b>	3501 Thomas Road 3511 Thomas Road <b>TOTAL</b>	20,764 Square Feet 18,304 Square Feet 39,068 Square Feet
<b>Projected Net Operating Income</b>	\$616,983	
<b>Year Built</b>	1980	
<b>Number of Units</b>	24	
<b>Number of Tenants</b>	20	
<b>Office Build Out</b>	Approximate 15%	
<b>HVAC</b>	Approximately 70% of the units have either HVAC office areas, or are served with 80%-100% HVAC; HVAC units have generally been installed by tenants, Owner will make no representation as to their sufficiency or code compliance; HVAC Units have been maintained by ASCO Service, Inc	
<b>Fire Sprinklers</b>	No	
<b>Roof Age</b>	Approximately 10 Years	
<b>Roof Insulation</b>	No	
<b>Seismic/Structural Upgrades</b>	No	
<b>Clear Height</b>	12' - 14'	
<b>Electrical Service</b>	Adequate, typically 200 Amp 120/208 Volt 3 Phase service per unit	
<b>Loading</b>	21 Grade Level Roll-Up Doors	
<b>Parking</b>	2.78/1,000, plus street parking	
<b>Parcel Size</b>	2.16 Acres	
<b>Accessors Parcel Number</b>	104-14-091	
<b>Floor Area Ratio (FAR)</b>	41.61%	
<b>Zoning</b>	LO-RD (Low Intensity Office/R&D)	
<b>General Plan</b>	Phase III (2025-2035): LO-RD (Low Intensity Office/R&D)	

# LOCATION MAP

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SANTA CLARA, CALIFORNIA





# PHOTO GALLERY







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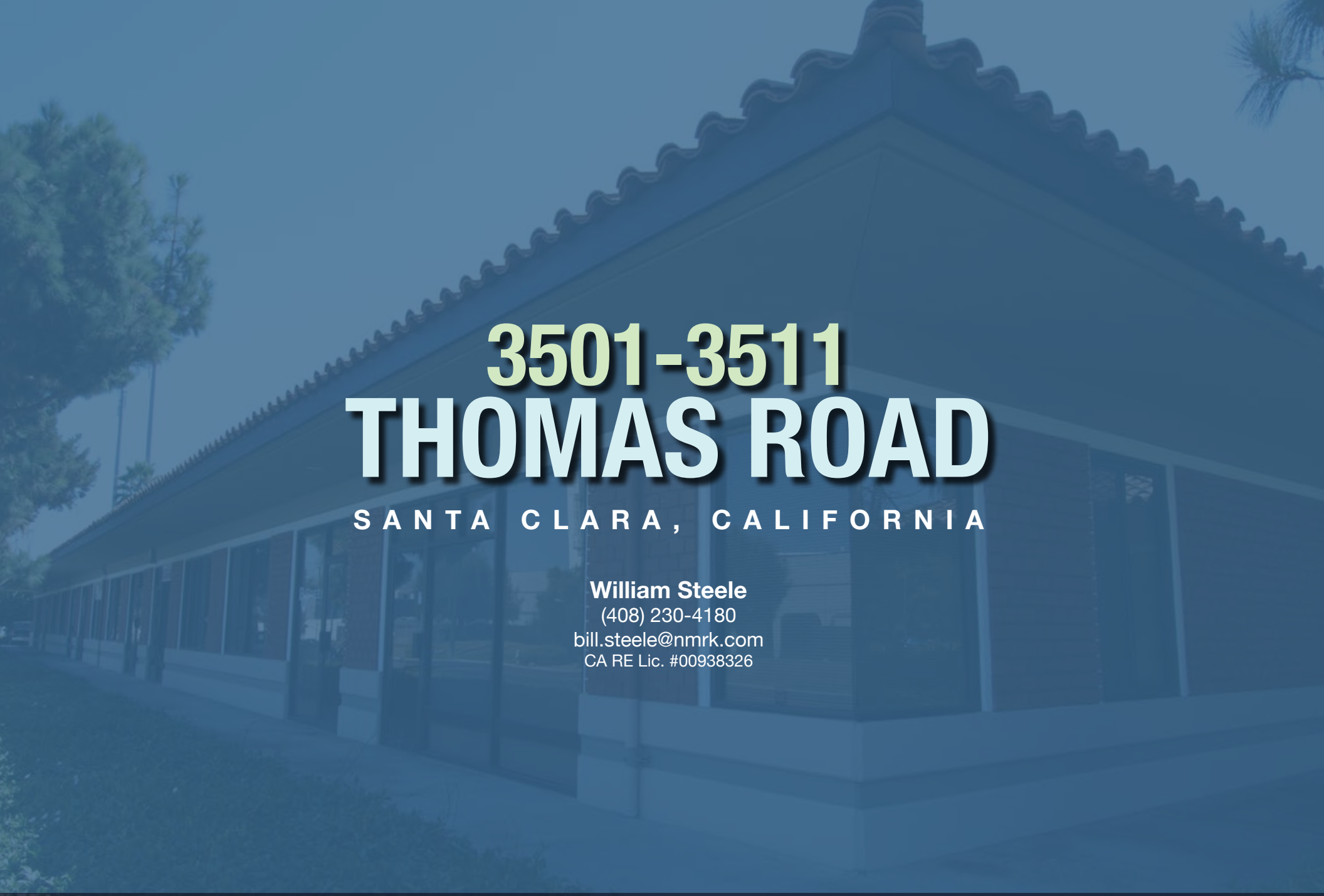




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[bill.steele@nmrk.com](mailto:bill.steele@nmrk.com)

CA RE Lic. #00938326

EXECUTIVE SUMMARY

**NEWMARK**

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