



FOR SALE

Rare Opportunity

Purchase Price:

\$4,500,000

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991 Richard Avenue Santa Clara, CA

±8,000 SF Standalone Bldg. w/ Large Secured Yard

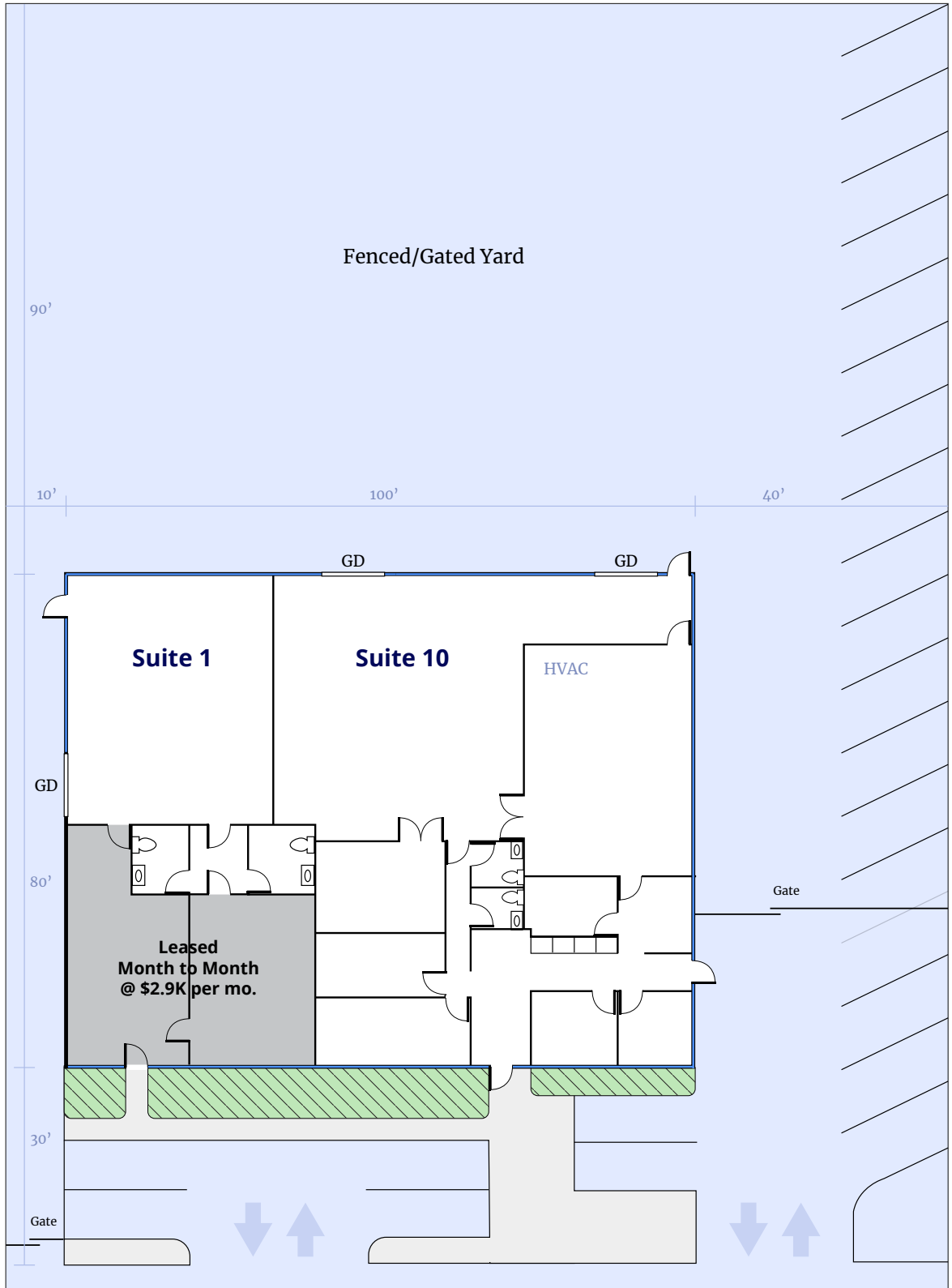
- Currently divided to ±5,000 SF and ±3,000 SF (flexible)
- Large fenced and gated yard - ±0.69 Acres (±30,050 SF)
- MH (Heavy Industrial) Zoning
- ±40% HVAC office, balance is open test (HVAC) and warehouse
- Nicely appointed office area and clean warehouse space
- Can be delivered vacant at COE
- Two separately metered suites (1 and 10)
- 3 Grade Level Doors
- 13.5' Clear Height
- Do Not Disturb Tenant(s)
- Call to show

Site Plan

Landscaping

Concrete

Windowline

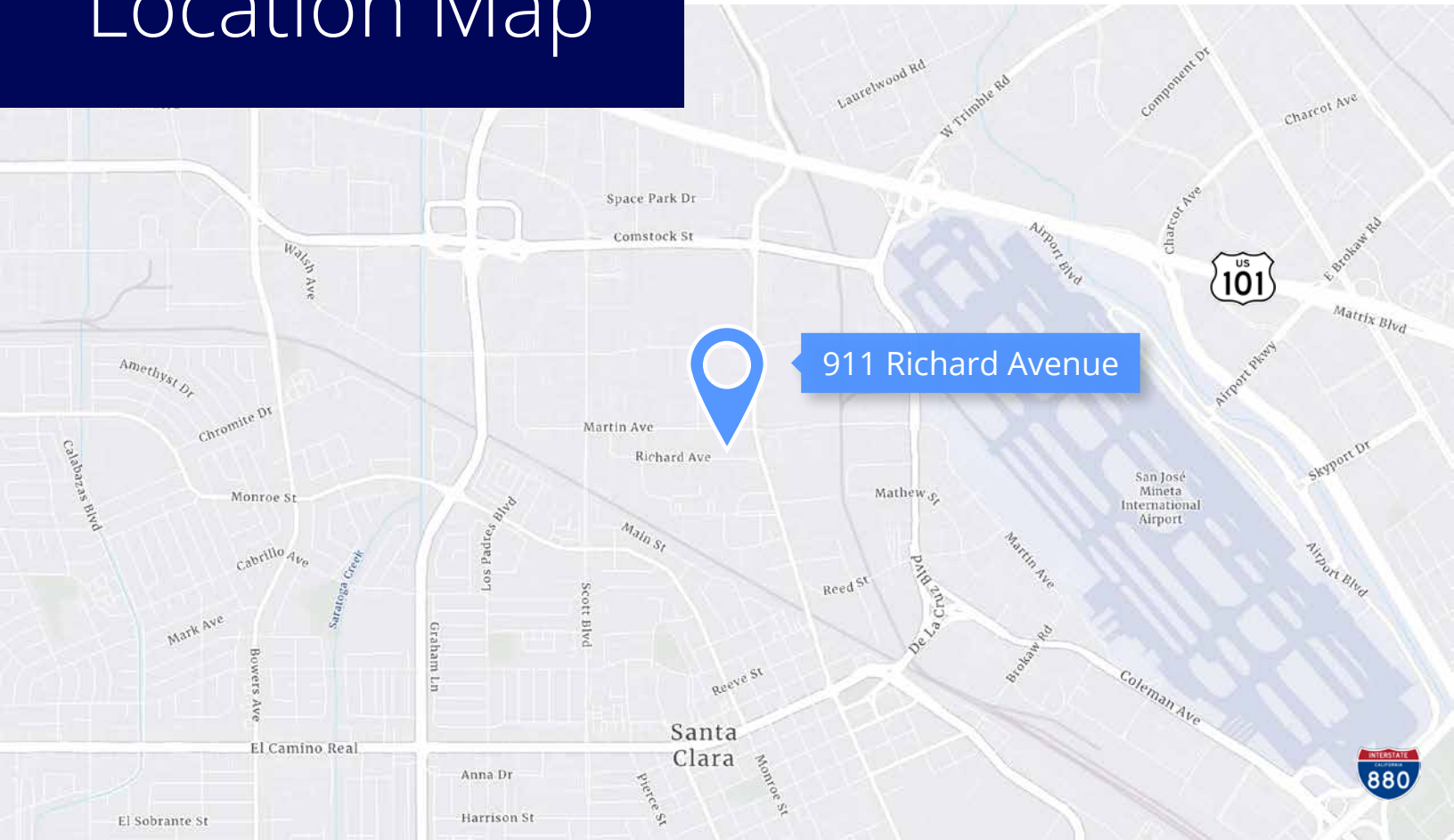


RICHARD AVE

Property Aerial



Location Map



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