



**FOR LEASE**

**1180 Richard Avenue**

Santa Clara, CA

**ASKING RATE**

**\$0.45**  
PSF NNN  
(Low Expenses)

**CONTACT**

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**Gated Industrial Yard on 1.94 Acres  
with Office and Shop Buildings**

**Project Highlights**

- 1.94 Acres
- ±3,500 SF nicely appointed office building
- ±5,000 SF service shop building
- ±1,650 SF covered storage
- Heavy Industrial Zoning
- Fully fenced and gated
- Available Q4 2024
- *Call to schedule tour, do not disturb tenant*

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PHOTO GALLERY





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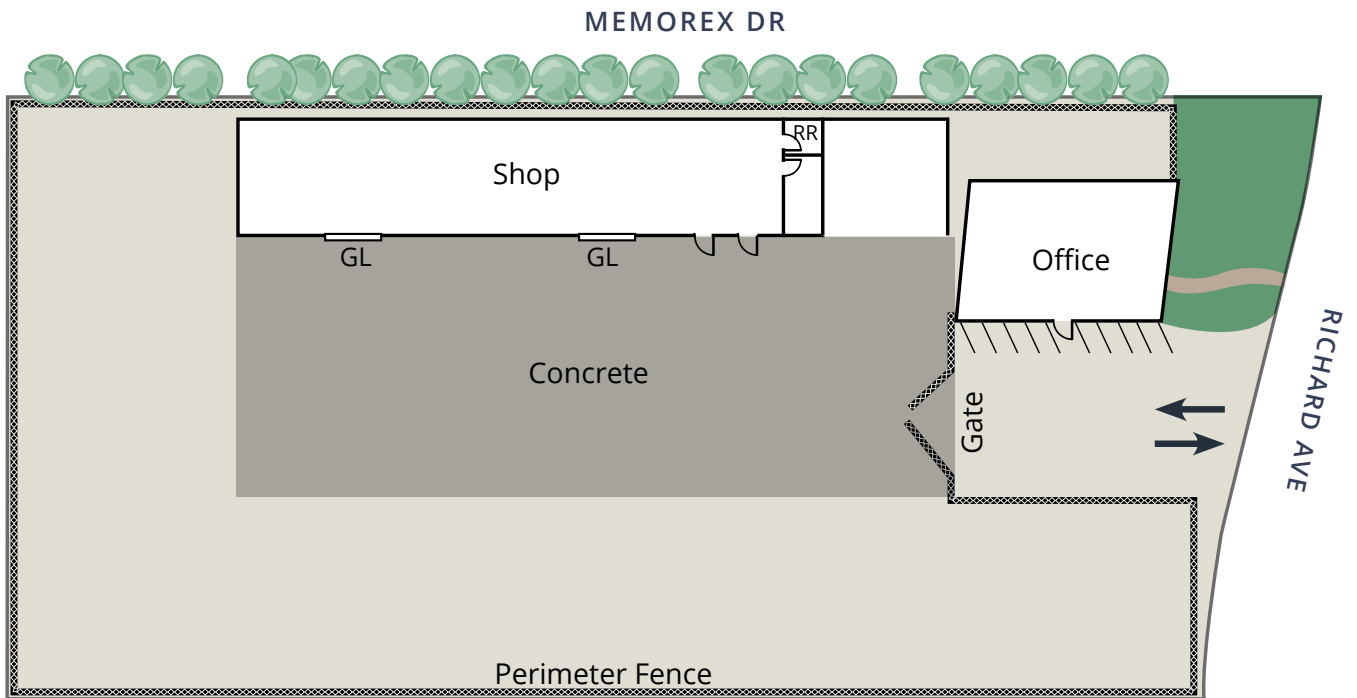
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SITE AERIAL



SITE PLAN

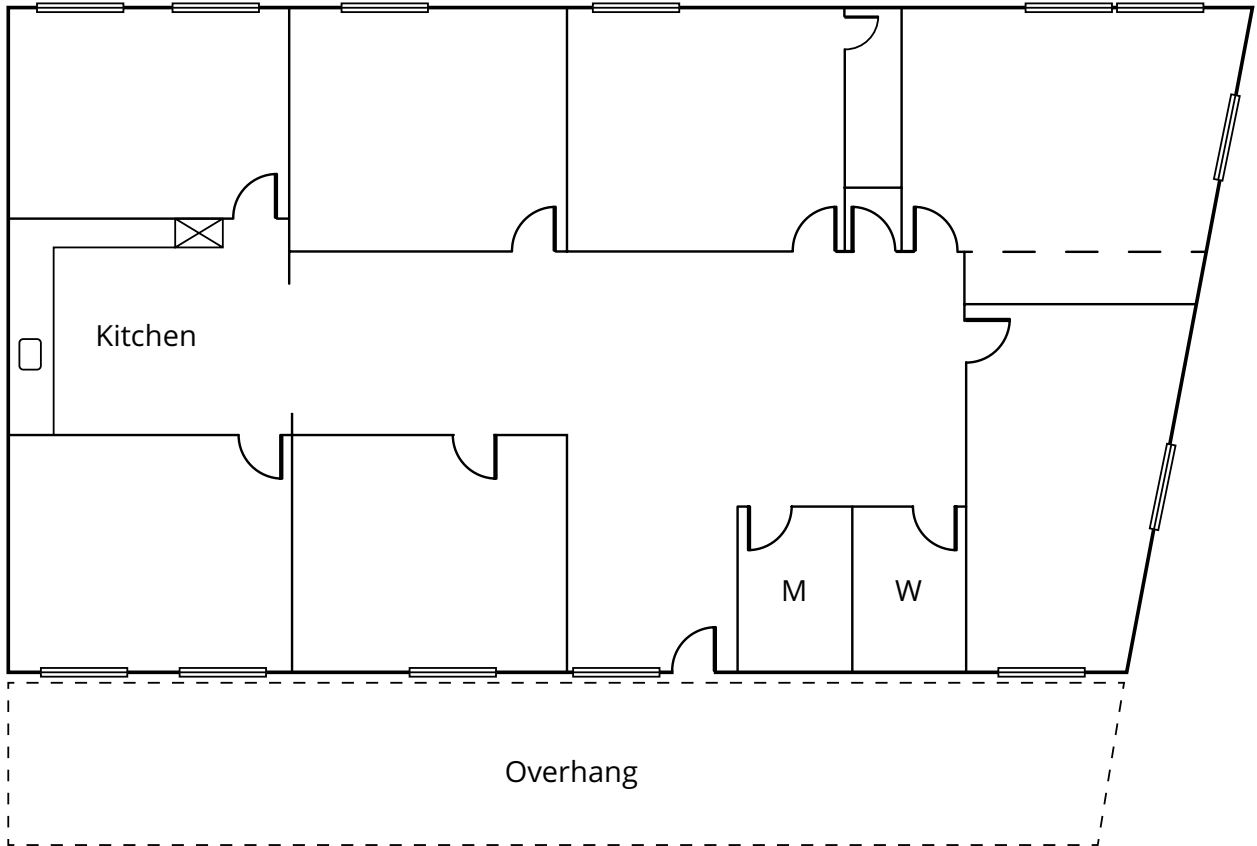


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OFFICE FLOORPLAN



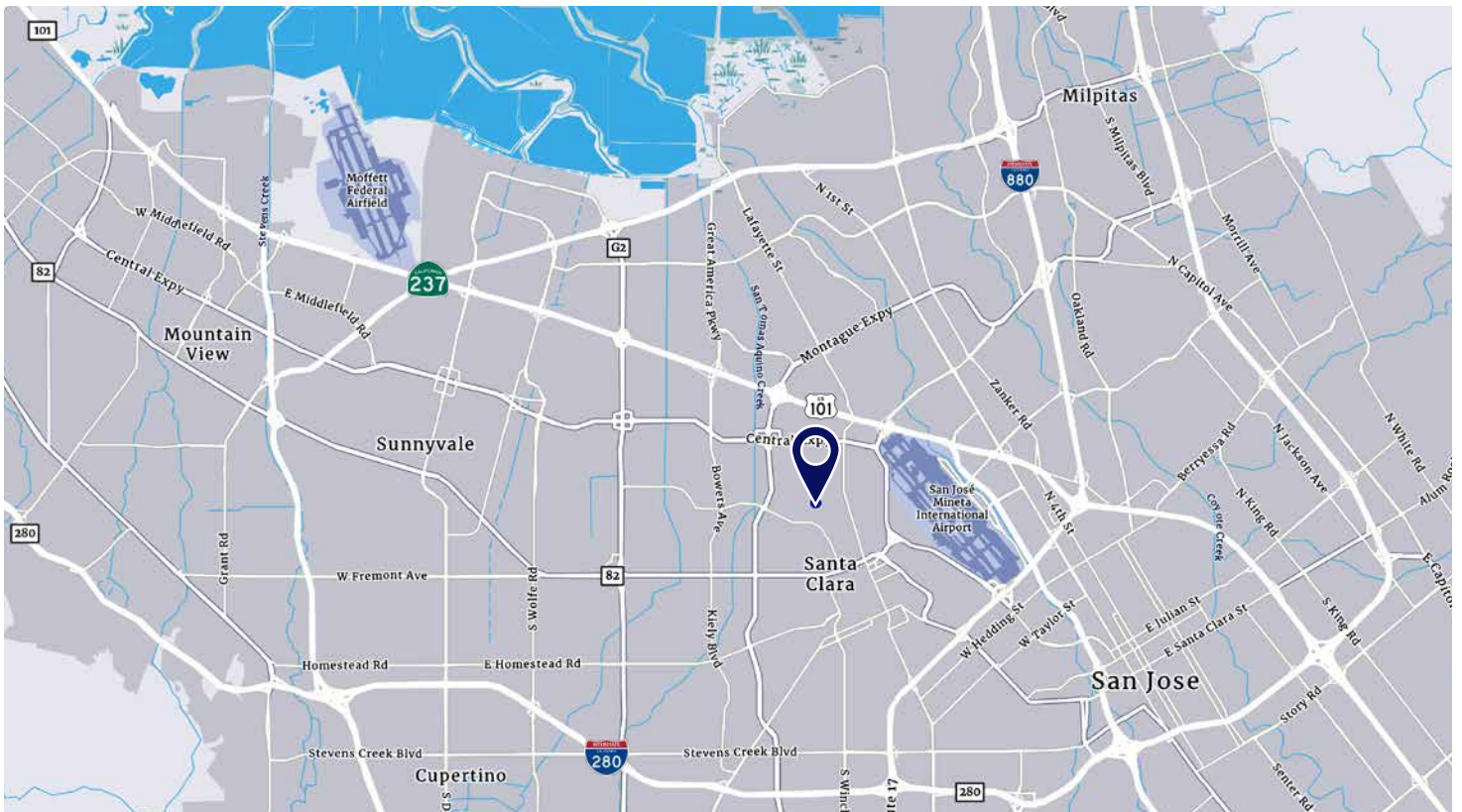


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LOCATION MAP



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