

For Sale



OFFICE/MANUFACTURING/TECH

Freestanding Building For Sale in Santa Clara, Fully Sprinklered with Heavy Power

550 NUTTMAN STREET, SANTA CLARA, CA

±8,000 SF
BLDG. SIZE

20/80
OFFICE/MFG. RATIO

±27,750 SF
LOT SIZE

3/1,000
PARKING RATIO, WITH FENCED YARD



Property Attributes

20% HVAC office, 80% manufacturing/warehouse

Significantly seismically upgraded

1 oversized grade level door (14'w x 12'h)

3/1,000 parking ratio, with fenced yard

600 amps at 480 volts, 3 Phase panel
(tenant to confirm)

15' clear height

New roof (2022; with optional transferable
20-year warranty)

Fully insulated with white cap sheet

Zoned LI - Light Industrial; APN 097-11-164

Nice glass line

In-place back-up generator

Corner location (with street parking allowed)

Call to tour

±8,000 SF

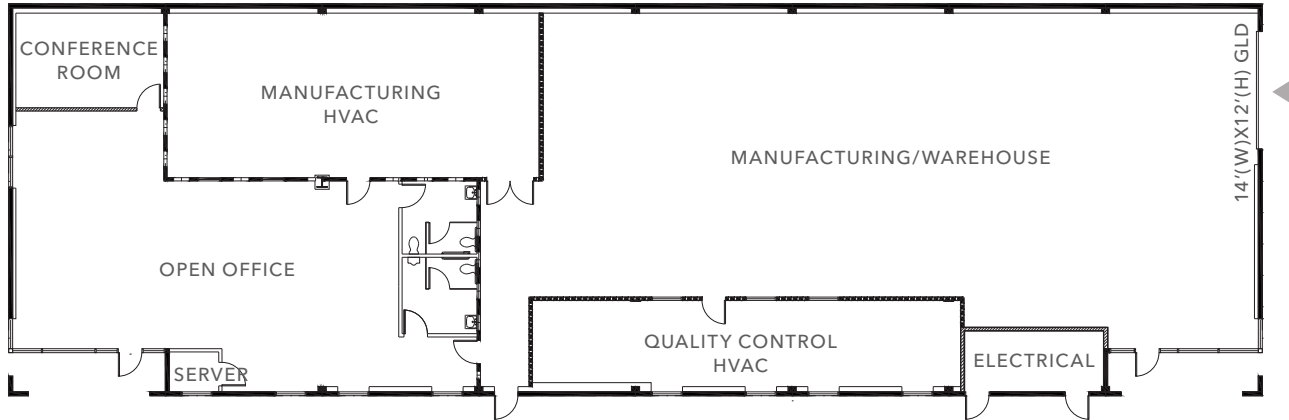
BUILDING SIZE

0.64 AC

LOT SIZE



FLOOR PLAN



±8,000 SF

BUILDING SIZE

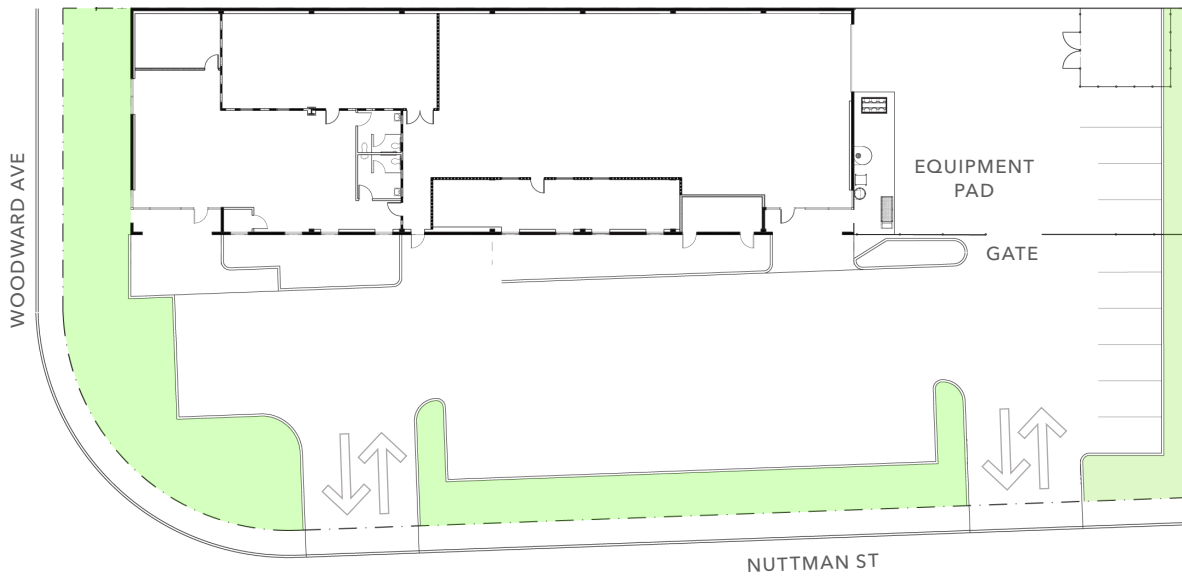
±27,750 SF

LOT SIZE

NOW

AVAILABLE

SITE PLAN



▲ Grade level loading



MERCADO SHOPPING CENTER



550 NUTTMAN ST

SANTA CLARA



THE MARKET PLACE MALL



SANTA CLARA SQUARE MARKETPLACE

SAN JOSE INTERNATIONAL AIRPORT (SJC)

Exclusively listed by

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