

# 1301-1309 LAURELWOOD ROAD

SANTA CLARA, CA 95054



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**FOR LEASE**

# Marcus & Millichap



1301-1309 LAURELWOOD ROAD, SANTA CLARA, CA 95054

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# PROPERTY HIGHLIGHTS

- INDUSTRIAL WAREHOUSING
- GROSS BUILDING AREA: 38,053 SQFT (SQFT BREAKDOWN: 5,426 SQFT OFFICE/8,885 SQFT STEEL FRAMED MEZZ/23,742 SQFT WAREHOUSE), PARKING AND OUTDOOR STAGING AREA: 55,585 SQFT
- MAJORITY OF THE BUILDING EQUIPPED WITH SPRINKLER SYSTEM
- GATED 3.24 ACRE PARCEL
- 20' - 22' CLEAR HEIGHT
- 19 GRADE-LEVEL DOORS 36' X 18'



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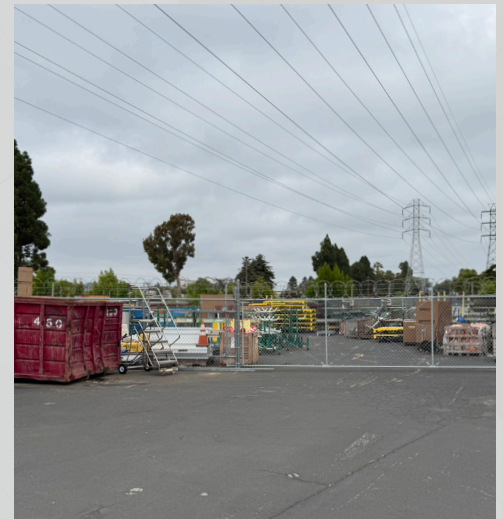
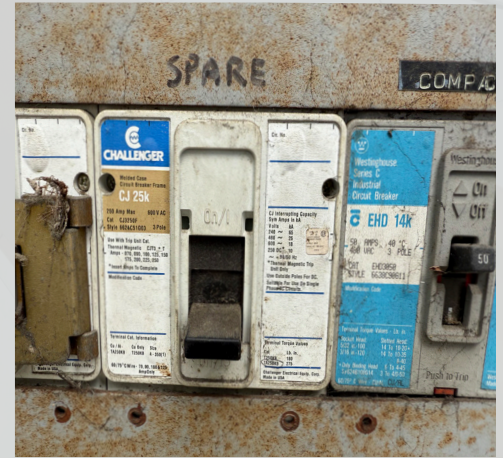
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# PROPERTY HIGHLIGHTS

- GANTRY CRANE IN MAIN BUILDING
- INDUSTRIAL TRASH COMPACTOR ONSITE
- ZONING: LOW-INTENSITY OFFICE/R&D (LO-RD)
- 5,000 AMP/3-PHASE POWER IN MAIN BUILDING
- CONCRETE-TILT-UP CONSTRUCTION
- HVAC IN OFFICE AREAS
- 104 PARKING SPACES



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