

FREESTANDING INDUSTRIAL FOR LEASE

1289-1293 FORGEWOOD AVE, SUNNYVALE, CA

Price Reduction! Now \$1.95 Triple Net Lease Rate!



±13,552 SF Industrial/Tech Building with Excellent Freeway Visibility

Divisible to: ±4,280 SF & ±9,272 SF

3 units on corner location, can lease together or separate

±20% HVAC office, balance is 100% HVAC open ceiling

100% HVAC, 3 grade level doors, 1 dock high door

±17' clear height

2.5/1,000 parking ratio

Light and bright space with skylights

Excellent start-up space, flexible floorplan

Fully insulated/cap sheeting under roof/clean interior

800 amps, 120/208V, 3 phase, and panel distribution throughout property - tenant to confirm

Asking price \$1.95 NNN

Full commission to procuring agent

STEVE ZAMUDIO, CCIM

408.888.7529

steve.zamudio@kidder.com

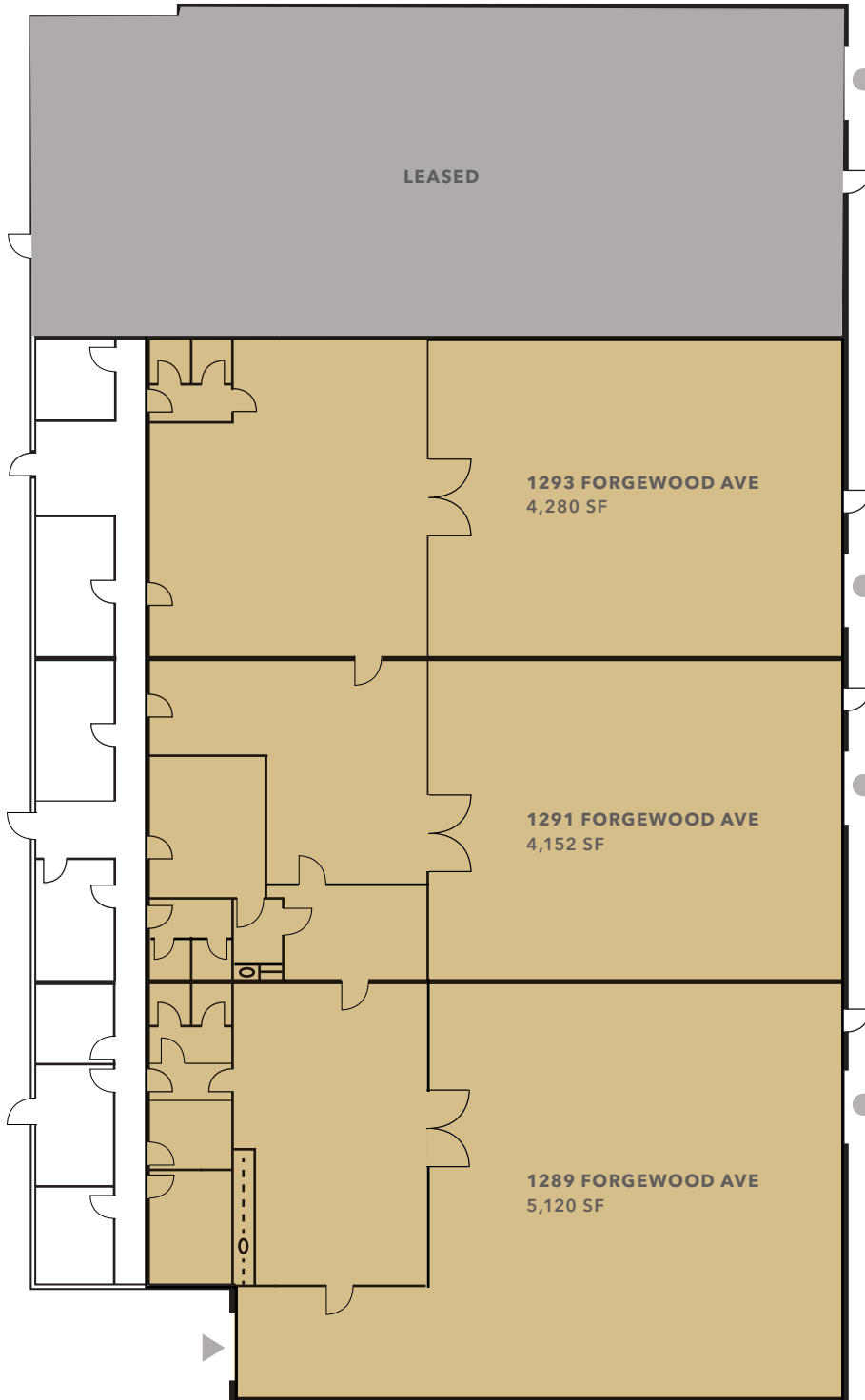
LIC N° 00905956

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FLOOR PLAN

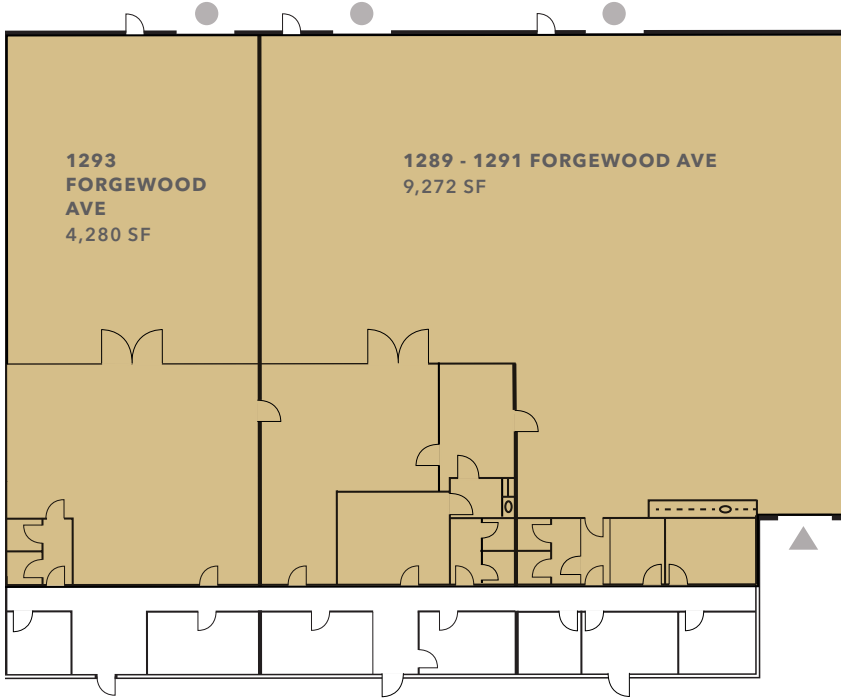


LEGEND

- HVAC in MFG area
- Grade level loading
- ▲ Dock-high loading

ALTERNATE FLOOR PLAN OPTIONS

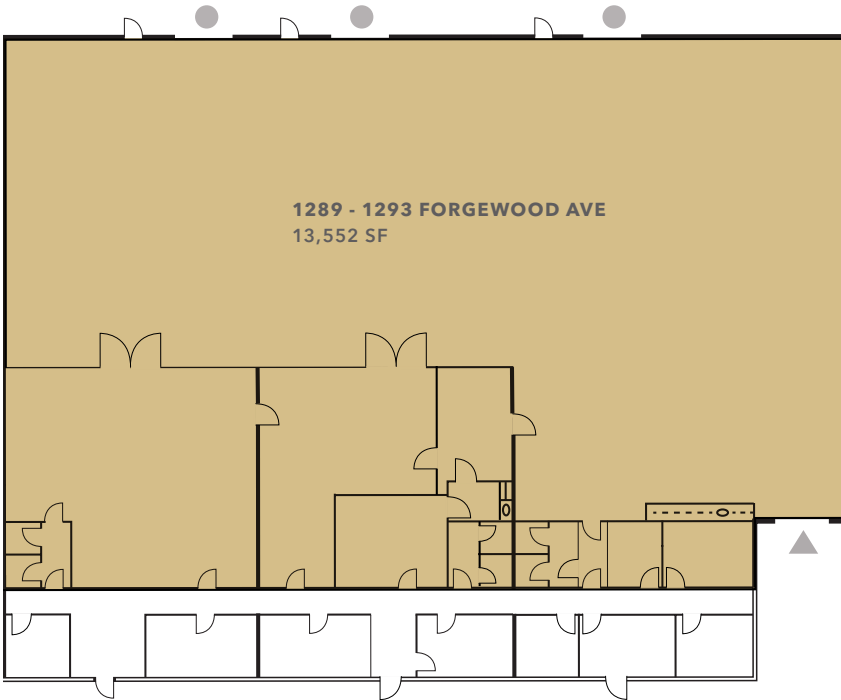
OPTION 1



LEGEND

- HVAC in MFG area
- Grade level loading
- ▲ Dock-high loading

OPTION 2



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1289-1293 FORGEWOOD AVE



+13,552 SF

AVAILABLE

+4,280 SF

DIVISIBLE TO

\$1.95 NNN

NEWLY REDUCED LEASE RATE



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