

FREESTANDING INDUSTRIAL FOR LEASE

1289-1295 FORGEWOOD AVE, SUNNYVALE, CA

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



±17,704 SF Industrial/Tech Building with Excellent Freeway Visibility

Divisible to: 4,152 SF, 9,272 SF, & 13,552 SF

Four units in corner location, can lease together or separate

±15% office, open ceiling

Light and bright space with skylights

18' clear height

2.5/1,000 parking ratio

90% HVAC, 4 grade level doors, 1 dock high door

Excellent start-up space in corner location

Fully insulated/cap sheeting under roof/clean interior

1,100 amps, 120/208V, 3 phase, and panel distribution throughout property - tenant to confirm

Asking price reduced from \$2.25 to \$1.95 NNN

Full commission to procuring agent

STEVE ZAMUDIO, CCIM

408.888.7529

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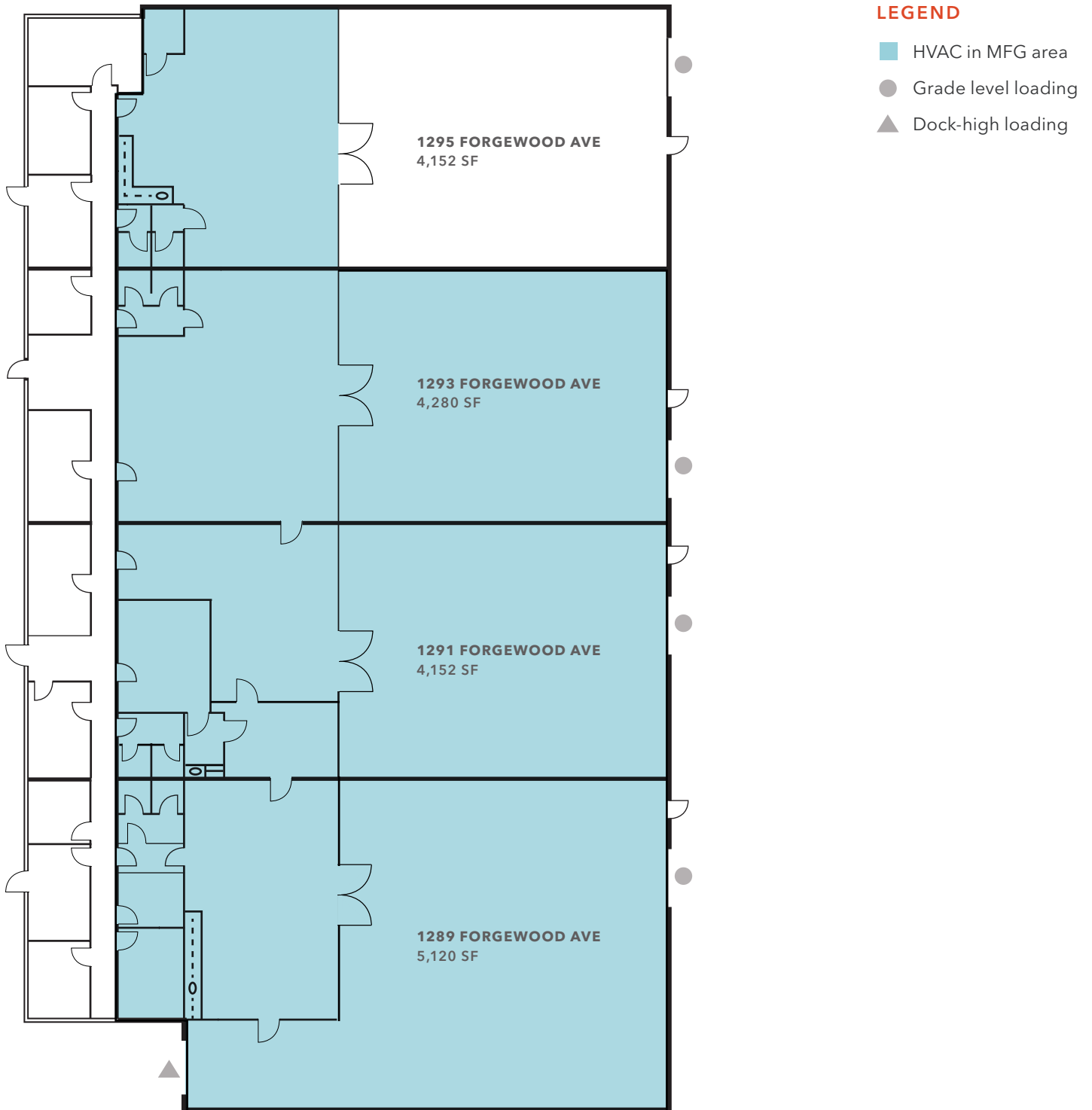
LIC N° 00905956

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FLOOR PLAN

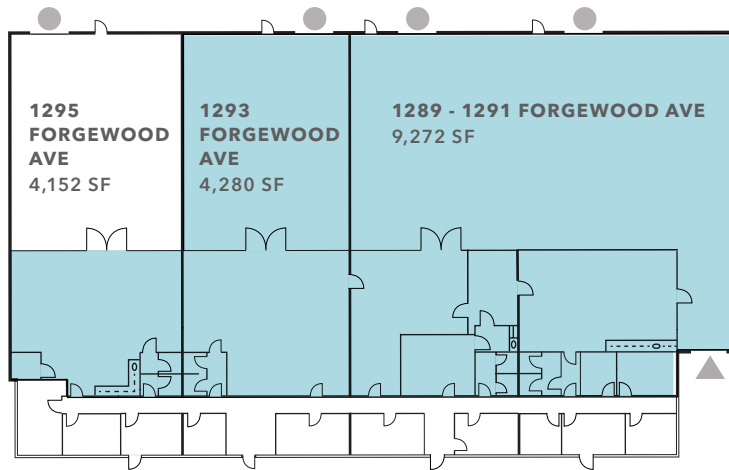


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ALTERNATE FLOOR PLAN OPTIONS

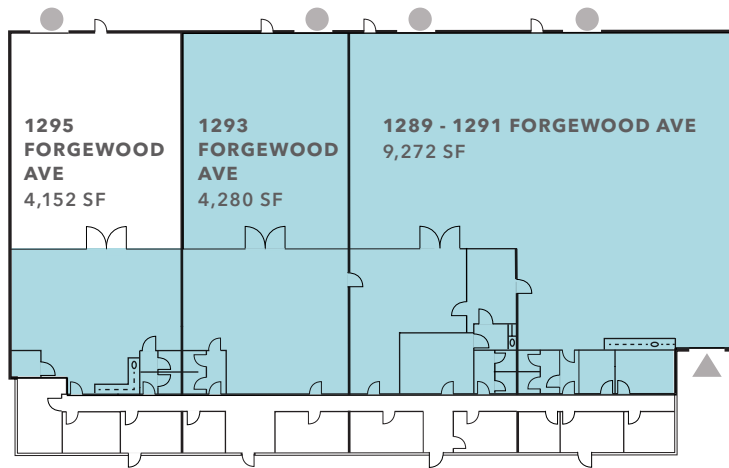
OPTION 1



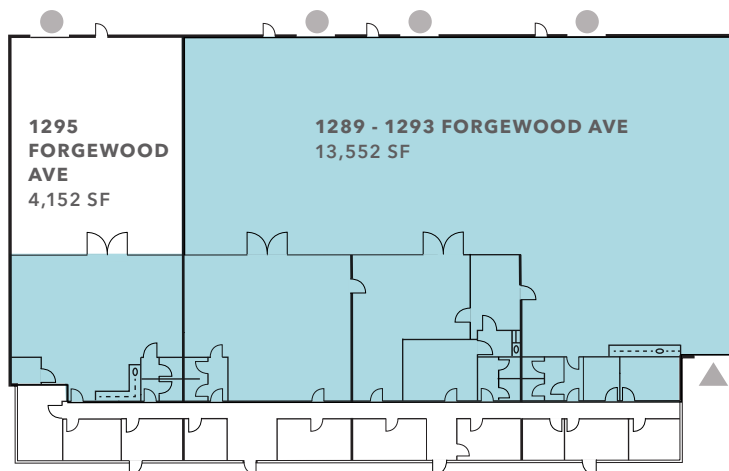
LEGEND

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

OPTION 2



OPTION 3



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±17,704 SF

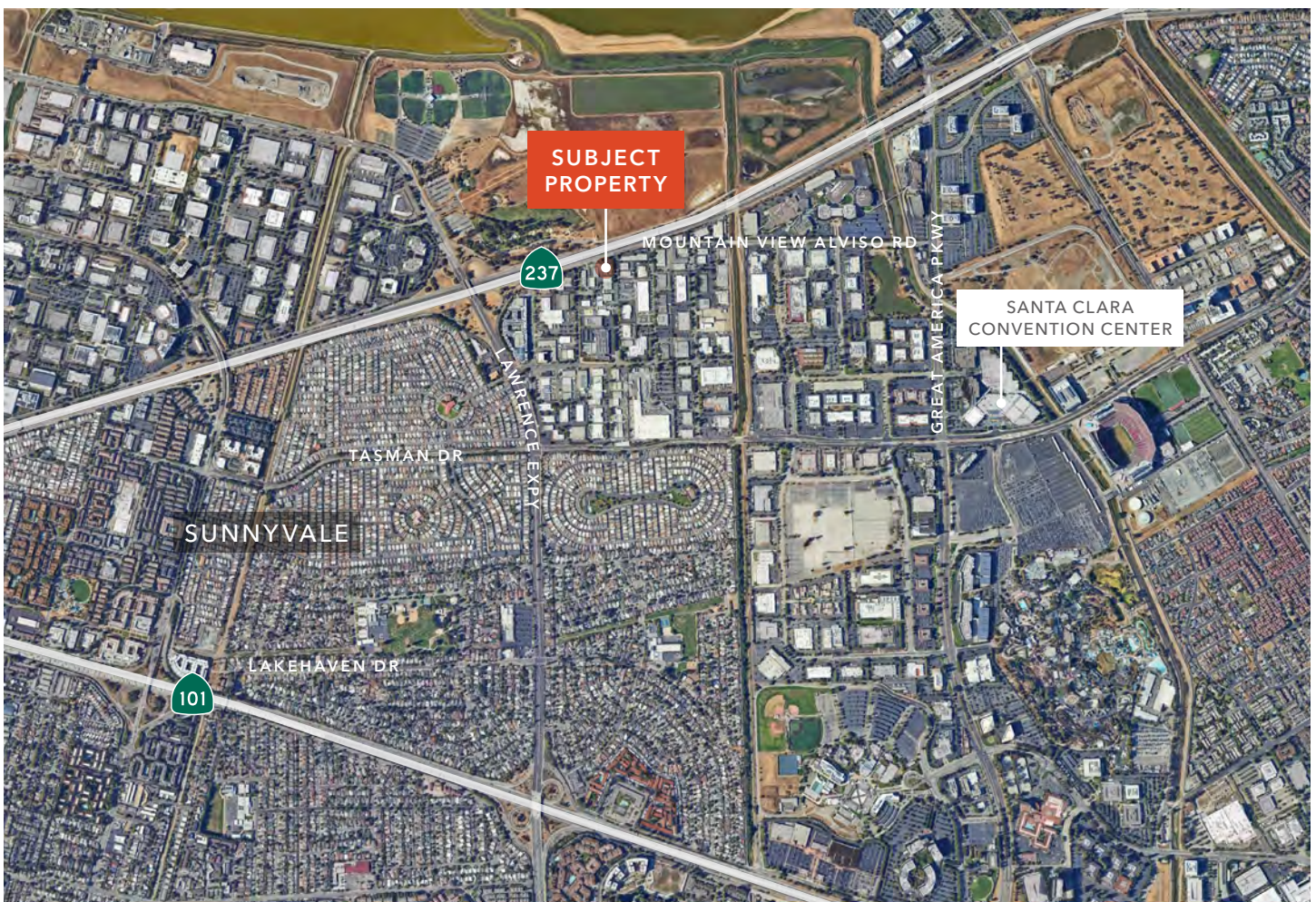
AVAILABLE

±4,100 SF

DIVISIBLE TO

\$1.95 NNN

NEWLY REDUCED LEASE RATE



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km Kidder Mathews