

FOR LEASE: R&D / Light Industrial Space

1235 and 1237 Midas Way, Sunnyvale, CA



PROPERTY FEATURES

1235 Midas Way

- ±6,500 SF Available Immediately
- 40% Drop Ceiling/Office
- 60% Warehouse/Lab/Production
- 100% HVAC
- Grade Level Roll-Up Door
- 400 Amp 277/480 Volt 3 Phase Electrical Service

1237 Midas Way

- ±6,500 SF Available Q1 2026
- 80% Drop Ceiling Office/Lab
- 20% Warehouse
- 100% HVAC
- Multiple Drain/Lab Locations
- End Unit with Generous Window Line
- Grade Level Roll-Up Door
- 200 Amp 277/480 Volt 3 Phase Electrical Service

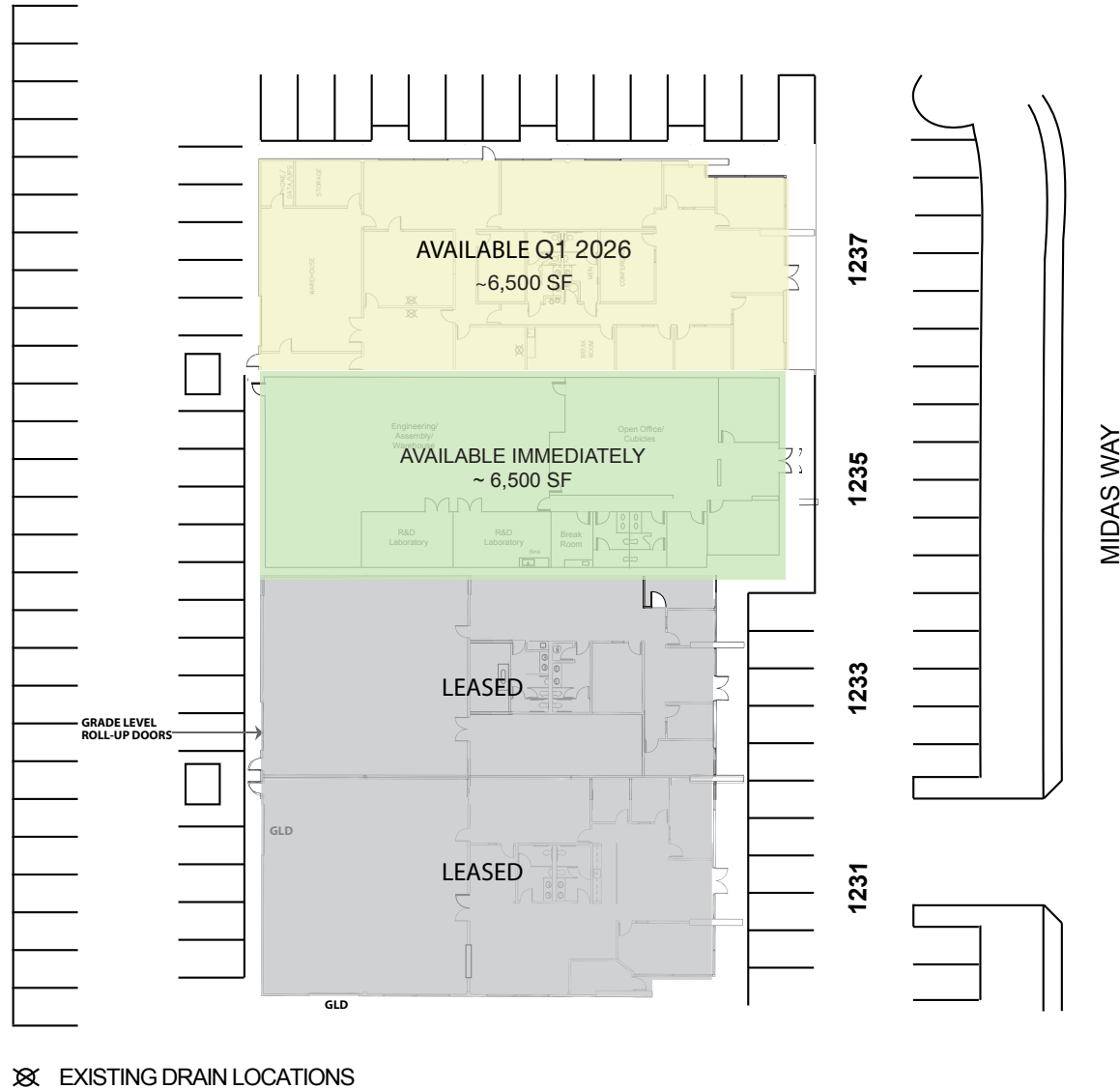
\$2.85 NNN \$0.51 Est. Expenses

- AT&T Fiber/Comcast High Speed Service Available
- 14' Clear Height
- Each Unit has Break Room with Sink
- Each Unit Offers Flexible Room/Conference Room Usage
- Fire Sprinklered

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SITE PLAN

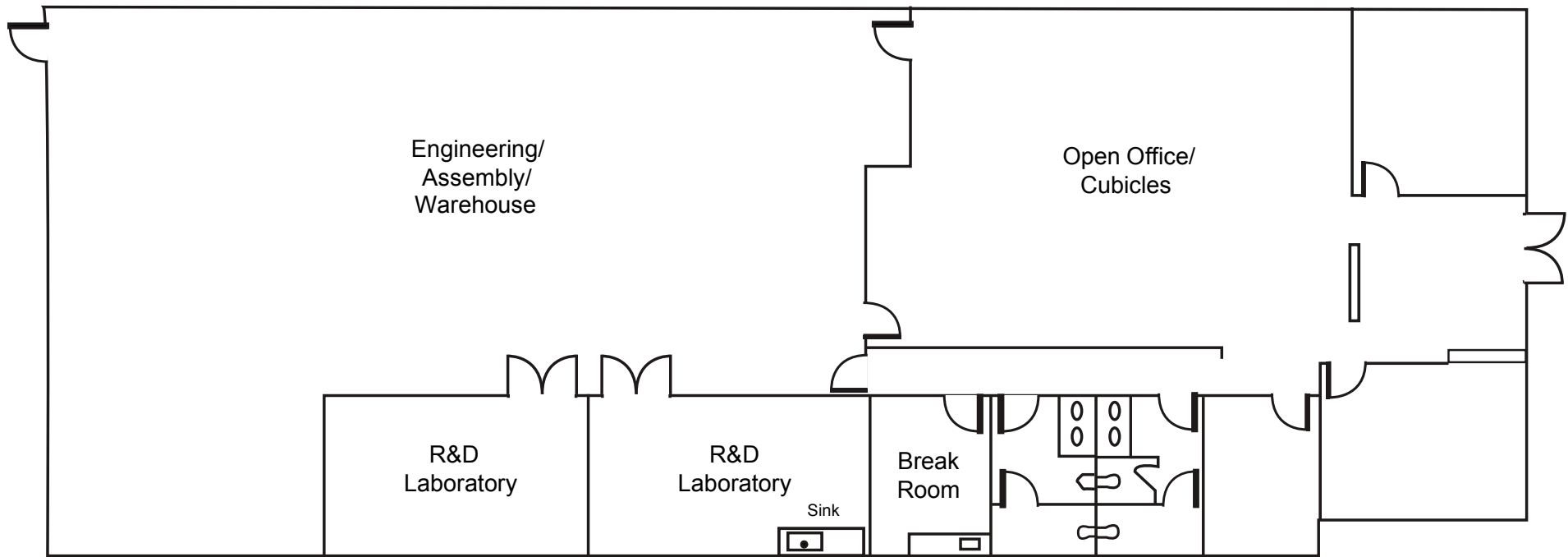
1235, 1237 Midas Way



FLOOR PLAN

1235 Midas Way

R&D / Light Industrial Space



PROPERTY FEATURES

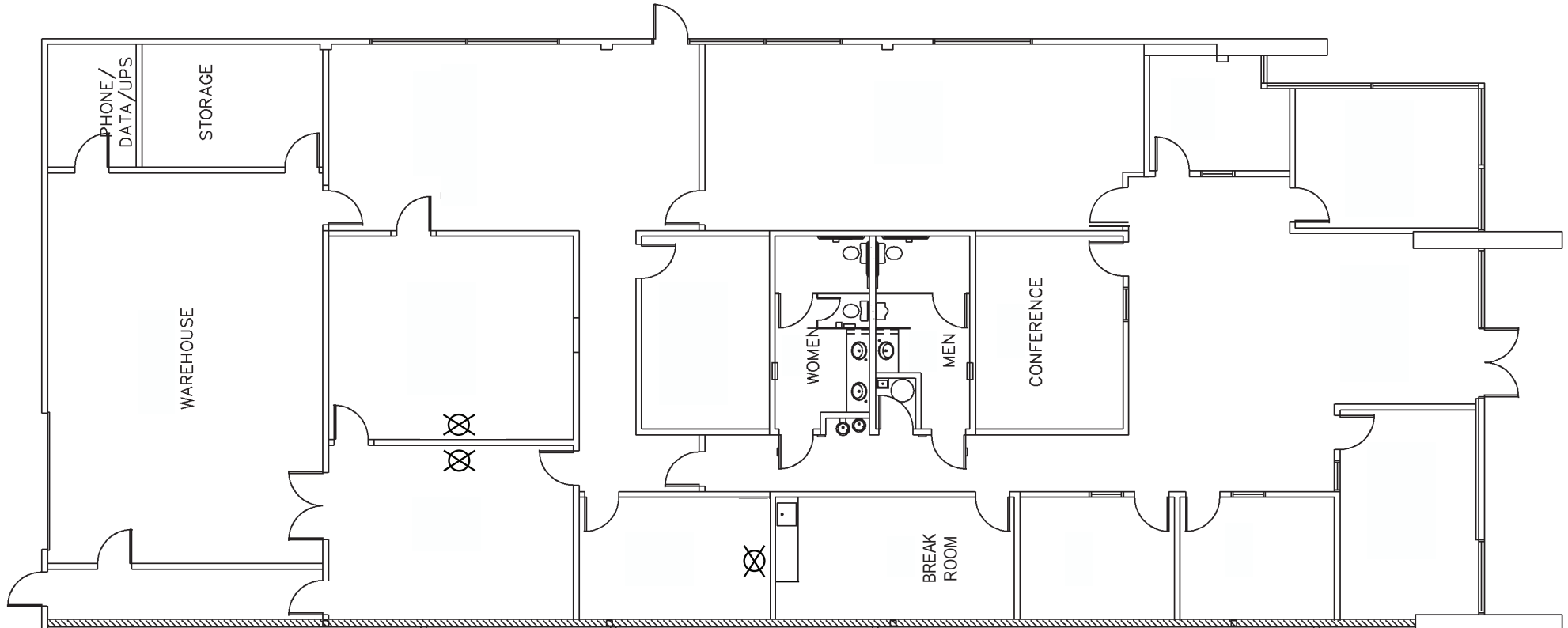
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*The floor plan is not exact or to scale.

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⊗ Existing Drain Locations

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NEARBY AMENITIES



NEWMARK

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