

FOR SALE

RARE STAND-ALONE R&D/MFG BUILDING
WITH GRADE LEVEL LOADING & SECURED YARD



1260 BIRCHWOOD
DRIVE
• SUNNYVALE, CA •

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CBRE

THE OPPORTUNITY

FOR SALE

1260 Birchwood Drive is a ±13,600 SF partial two-story free-standing R&D/MFG building with fenced yard. The property is located in one of Silicon Valley's most desirable neighborhoods with close proximity to Highways 101, 237, and VTA Light Rail.

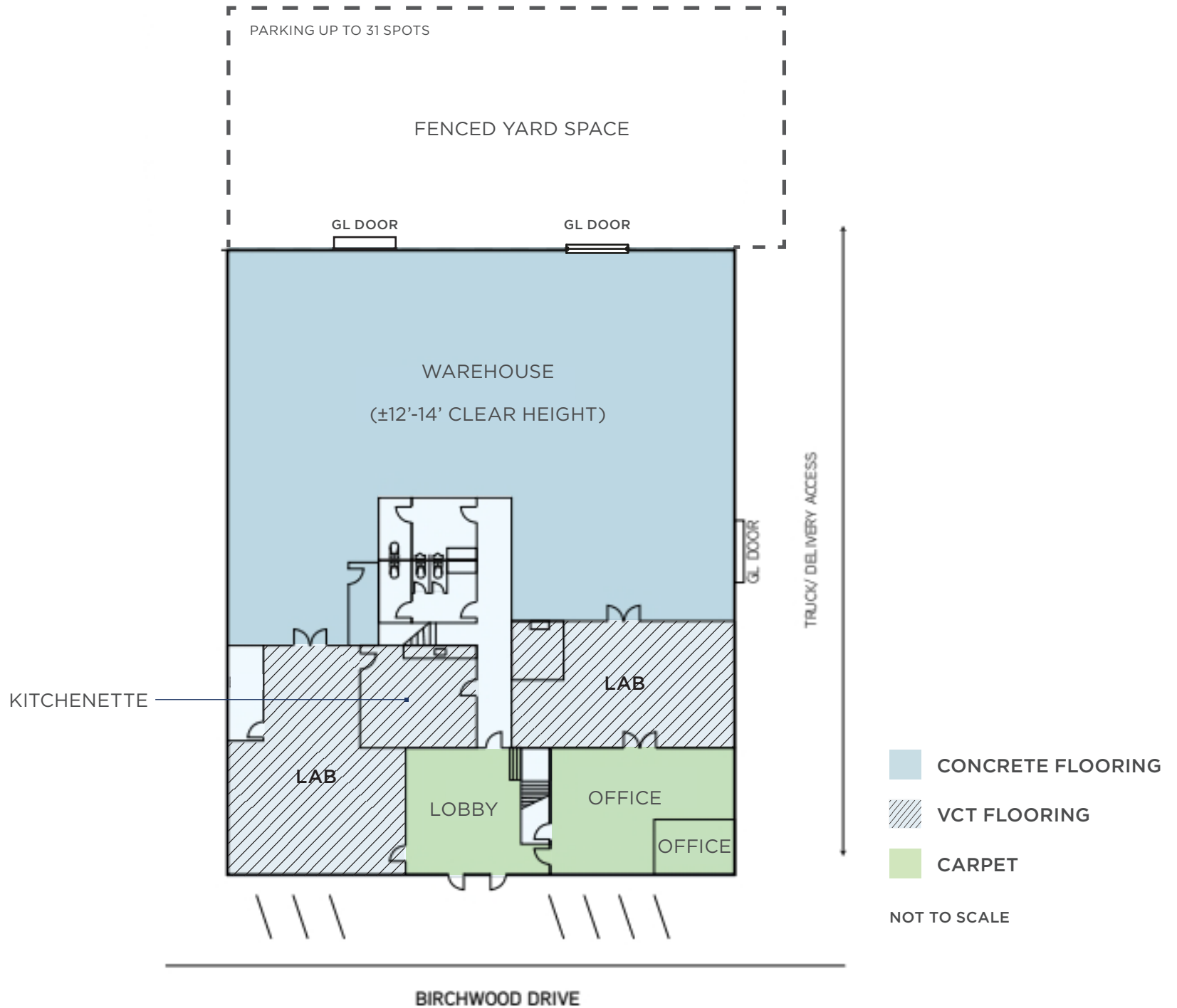
THE PROPERTY

ADDRESS	1260 Birchwood Drive
ASSESSOR'S PARCEL NUMBER	104-29-018
ZONING	Light Industrial
TYPE OF PROPERTY	Office / R&D / Warehouse
SUBMARKET	Sunnyvale
BUILDING SIZE (SQ. FT.)	±13,600
LAND SIZE	0.55 acres
OFFICE	3,600 SF 2nd Floor
CLEAR HEIGHT	±12' - ±14'
ELECTRICAL	500 Amps @ 277/480V (Buyer to verify)
LOADING	3 Grade Level Doors
PARKING	31 Striped Parking Spaces



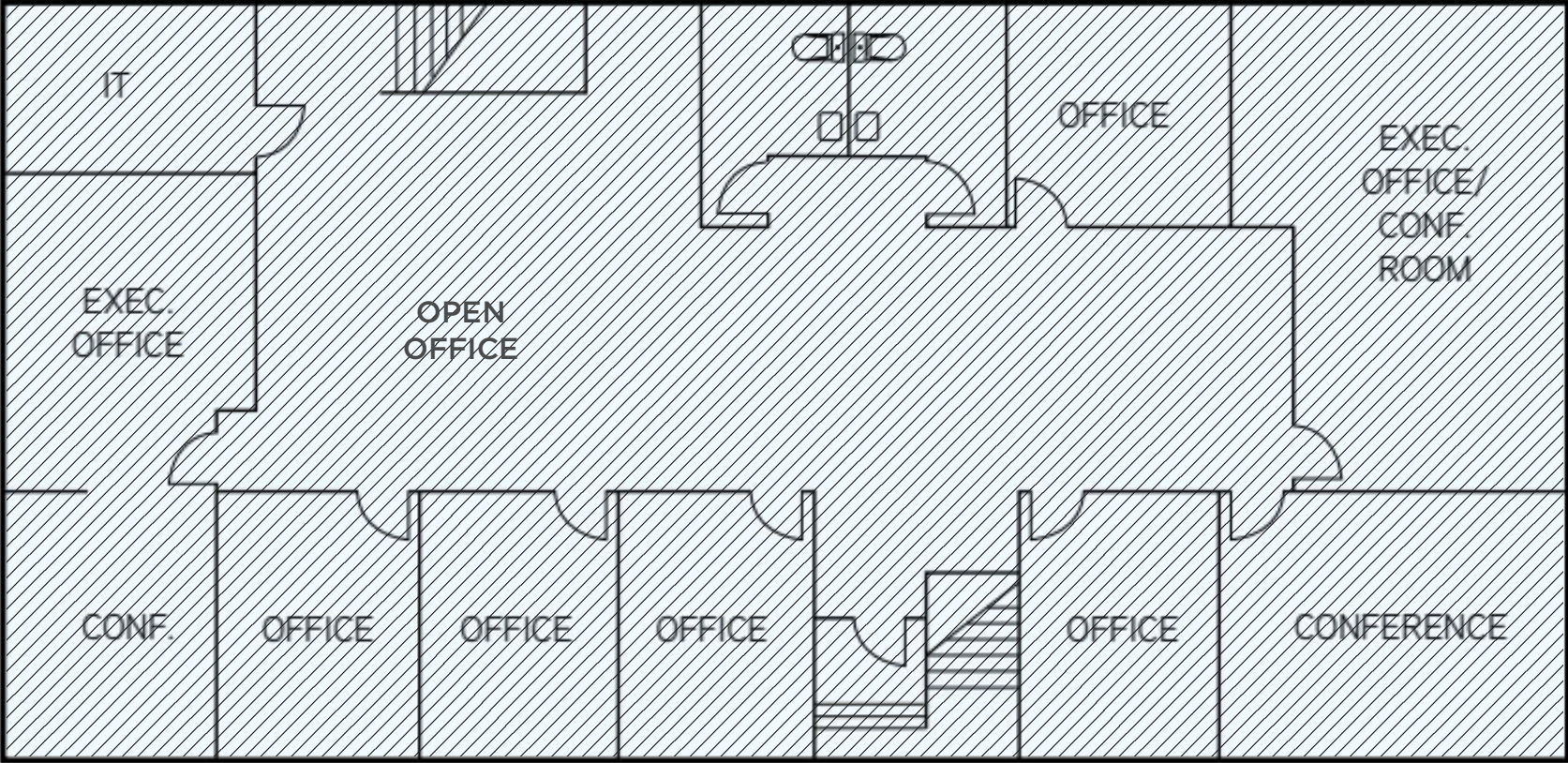
FIRST FLOOR PLAN

±10,000 SF



SECOND FLOOR PLAN

±3,600 SF



VCT FLOORING

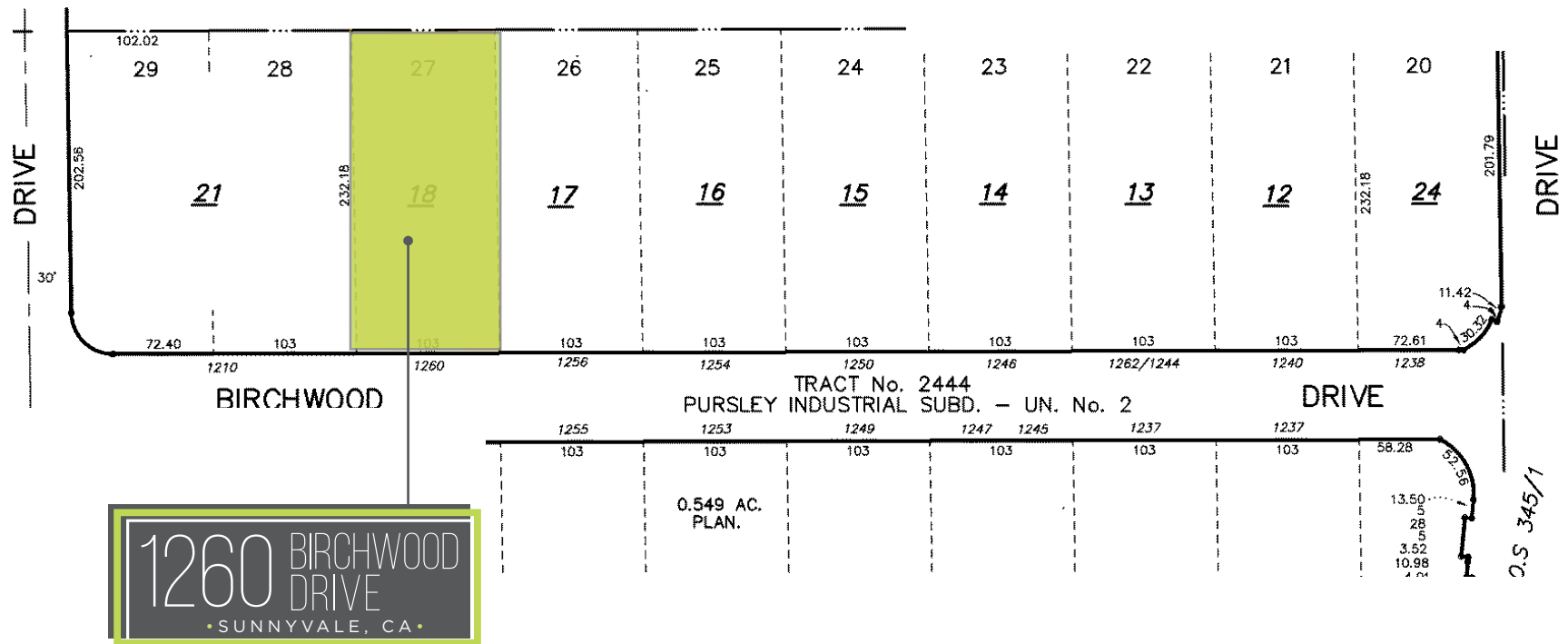
NOT TO SCALE

SITE PLAN



PARCEL MAP

58



TRANSIT/AMENITIES MAP



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