

# FOR SALE

±14,824 SF building  
situated on ±1.4 acres  
in Mountain View

**\$7,250,000**

2195 · 2190  
LEGHORN ST WYANDOTTE ST



**NEWMARK**

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## THE OPPORTUNITY

2195 Leghorn Street and 2190 Wyandotte Street is an excellent opportunity for an owner/user or investor to acquire a warehouse property with a significant amount of excess land and yard space. The property consists of two separate parcels and is well located with immediate access to Highway 101.

## HIGHLIGHTS

-  Premier Mountain View location
-  ±1,000 SF free standing metal building
-  Fire monitoring system
-  Immediate access to Highway 101
-  Two legal parcels
-  Two access points (Leghorn & Wyandotte)
-  ±14,824 SF building situated on ±1.4 acres
-  26 feet clear height



# AERIAL MAP

2195 • 2190  
LEGHORN ST WYANDOTTE ST





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## OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



# 2195

LEGHORN ST

## PROPERTY INFORMATION

Price: \$7,250,000

Address: 2195 Leghorn Street, Mountain View

Building Size:  $\pm 14,824$  SF  
Ground Floor:  $\pm 13,600$  SF  
Second Floor:  $\pm 1,224$  SF

APN# : 147-06-036

Land Area:  $\pm 40,850$  SF ( $\pm 0.94$  Acres)

Zoning: MM-40

Loading: 2 Grade Level Doors

Clear Height: 26 feet

Parking: 22 Parking Spaces; Ratio of 1.5/1000 SF  
- Additional Parking on  $\pm 24,000$  SF Wyandotte Parcel

Power: 200 Amps; 120/240 Volts; Phase 3

Comments: Second floor is currently configured as an apartment unit and is considered a non-conforming use. Additionally, there is a  $\pm 1,000$  SF metal storage building situated on this parcel. Two underground storage tanks removed in 2012. Removal and closure documentation is available. The building will be delivered vacant.



2190  
WYANDOTTE ST

## PROPERTY INFORMATION

Address: 2190 Wyandotte Street, Mountain View

APN# : 147-06-052

Land Area: ±24,000 SF (±0.55 Acres)

Zoning: MM-40

Comments:

The Wyandotte parcel is utilized for parking and ingress/egress to the Leghorn parcel. There is no improved building on this parcel providing opportunity for future development.





# ZONING

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The property is Zoned MM-40, a subcategory to MM Zoning. The MM Zoning district is designed to encourage sound industrial development in the city by providing and protecting an environment exclusively for such development, subject to regulations necessary to insure the purity of the air and waters in the bay area, and the protection of nearby residential uses of the land from hazards and noise or other radiated disturbances. The MM zoning district is consistent with the general industrial and high-intensity office land use designation of the general plan. For additional MM Zoning Information please [CLICK HERE.](#)





# AMENITIES

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# AMENITIES

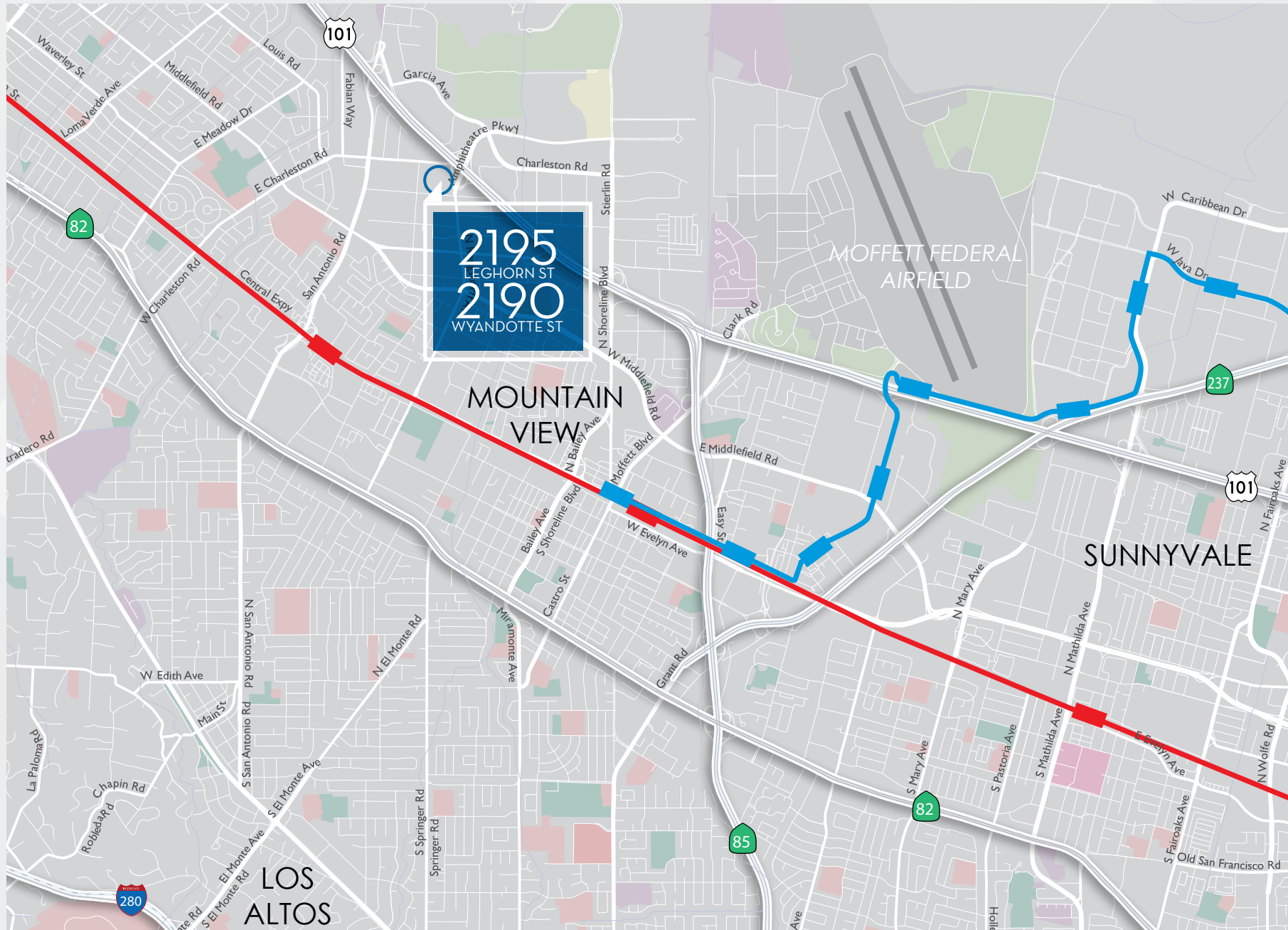
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