

3000 Winchester Blvd
Campbell, CA 95008

FOR LEASE

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- ## KEY DETAILS
- * +/- 56,062 sq ft of showroom/warehouse
 - * Divisible +/-18,334 and +/-37,728 sf.
 - * Lighted Monument Signage
 - * +/- 23,750 sf of dedicated fenced yard
 - * Plenty of onsite parking
 - * +/- 18' ceilings
 - * 2 Gas Pumps on site
 - * Store Front



David Silberstein
David@silverstonecommercial.com
408-781-4954
BRE#001880860

www.silverstonecommercial.com

BRE#02085393

This information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

PROPERTY DESCRIPTION

3000 Winchester Blvd.

3000 Winchester Blvd
Campbell, CA 95008
APN: 424-39-023

Total Size: 56,062 sf
FOR LEASE: \$2.25 + NNN



Directly on Winchester Blvd in Campbell, this warehouse showroom comes with +/- 56,062 sq ft of building with an additional 47,000 sq ft of land including a fenced 23,750 sq ft of yard space. With 2 separate warehouses. Plenty of onsite parking in the front with a lighted monument sign facing Winchester Blvd. In addition, the property has 2 gas pumps. One Diesel and one regular unleaded gas. Both tanks are +/-600 gallon double wall tanks. Racks and office furniture can be used with the lease.

The front warehouse is +/-37,728 sf with approximately 24,508 sf of 18' warehouse ceilings, +/-3,658 sf of showroom space, +/-828 sf office, +/-8,616 sf mezzanine warehouse and storage, and +/-3,776 sf of upstairs office space.

The rear warehouse is +/-18,334 sf. Approximately 15,433 sf of 18' ceilings and +/-2,901 sf of mezzanine area.

The total yard including the front parking is approximately 47,000 sf with 23,750+ sf of dedicated fenced area.

Contact agent for more details regarding the property.

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FRONT WAREHOUSE

3000 Winchester Blvd Campbell, CA

The front warehouse is +/-37,728 sf with approximately 24,508 sf of 18' warehouse ceilings, +/-3,658 sf of showroom space, +/-828 sf office, +/-8,616 sf mezzanine warehouse and storage, and +/-3,776 sf of upstairs office space.

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REAR WAREHOUSE

3000 Winchester Blvd Campbell, CA

The rear warehouse is +/-18,334 sf. Approximately 15,433 sf of 18' ceilings and +/-2,901 sf of mezzanine area. 2 grade level doors with an approximate 23 x 12 ft opening

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PROPERTY

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The total yard including the front parking is approximately 47,000 sf with 23,750+ sf of dedicated fenced area. The property has 2 gas pumps. One Diesel and one regular unleaded gas. Both tanks are +/-600-gallon double wall tanks.

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Divisible

+/- 3,658 sf showroom

+/- 18,334 sf back warehouse (ceiling +/- 24 ft)

+/- 37,728 sf front warehouse (ceiling +/- 18 ft)

+/- 23,750 sf fenced yard (no buildings)

Call agent for more information about divisions.

Building 1	sq ft
Warehouse	24508
Office	828
Mezzanine	8616
Upstairs Office	3776
Total	37728

Exterior Dock	2734
Showroom	3658

Building 2	sq ft
Warehouse	15433
Mezzanine	2901
Total	18334



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