

BUILDING FOR SALE

Multi-Tenant/ Industrial / Warehouse / Manufacturing

±13,433 SF

Great Opportunity for Investors & Owner Users

*1253 Birchwood Drive,
SUNNYVALE*



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Property Highlights

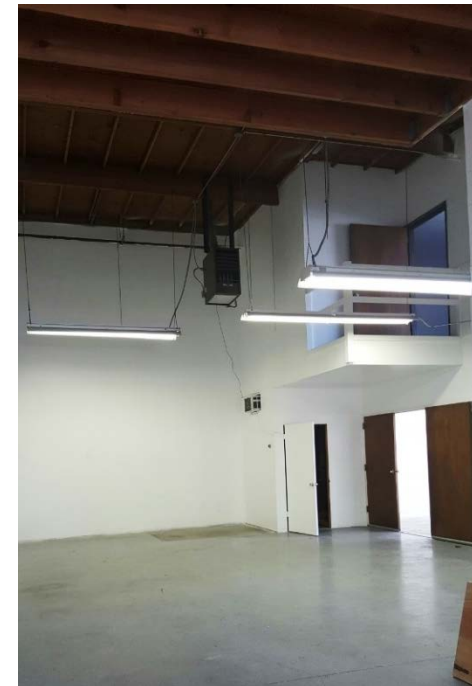
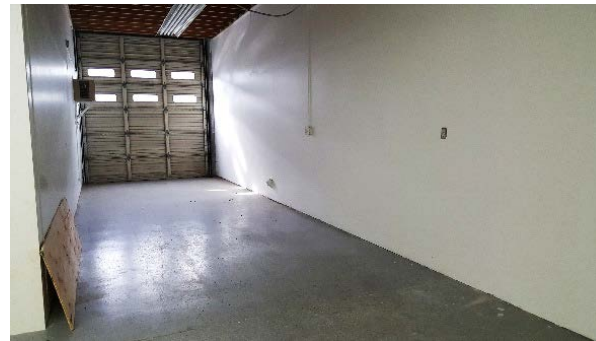


- 6 Units of Fully Divisible Industrial Space
- Excellent Central Location
- Easy access to Highways 237 and 101
- Available for Owner/User: 4,947 SF
 - Front Unit with Building Signage
- Approx. 25% Office, Balance Open Warehouse/Mfg

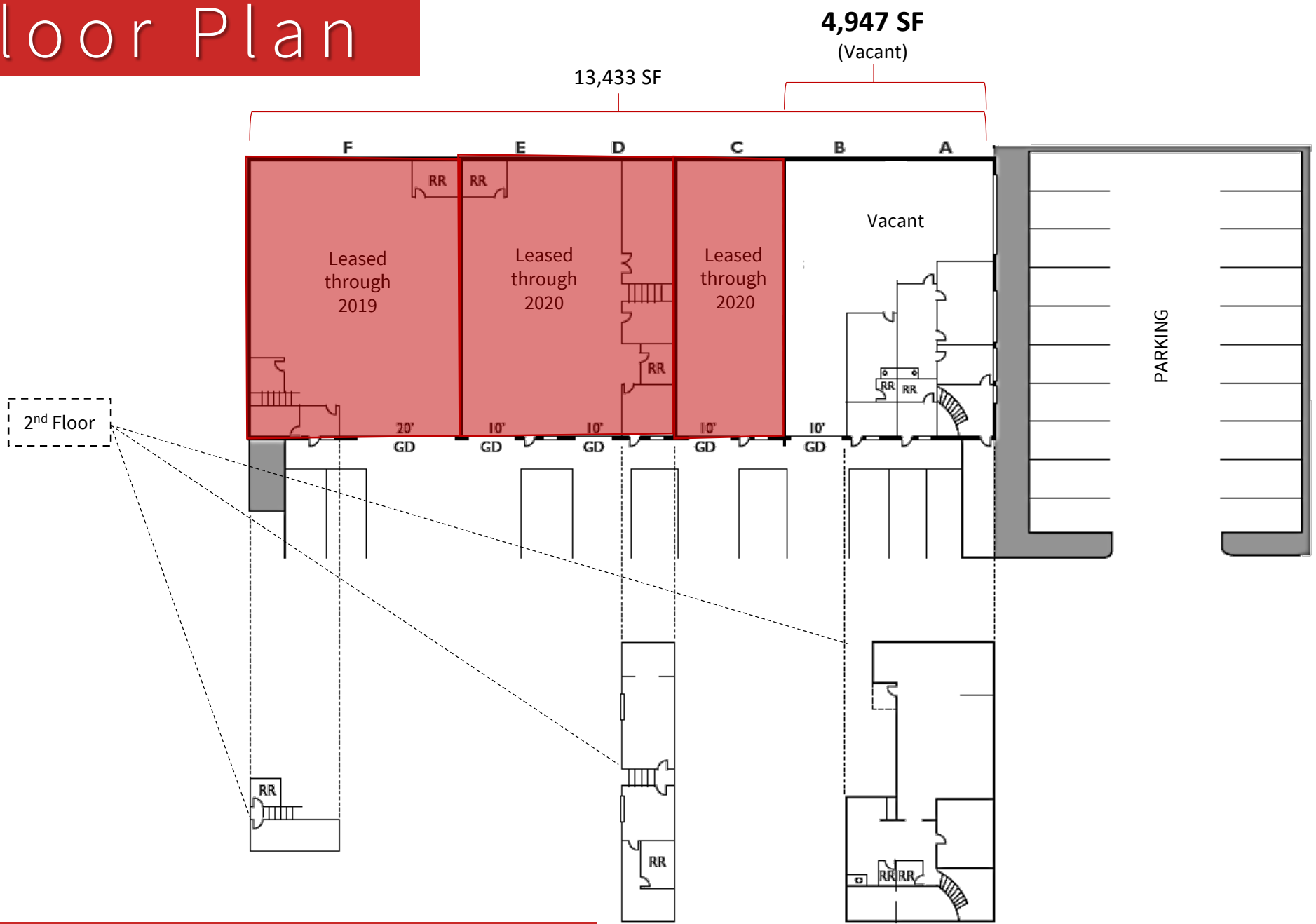


Building Info

- 5 Roll-up Doors (4) 10'x12' and (1) 20'x12'
- ±18' Clear Height
- 1,000 amps, 120/208 Volts
- 2.2/1,000 Parking Ratio
- Light Industrial Zoning M1
- Minimal Maintenance
- Great Existing Rental Income
- Call to Tour (Do Not Disturb Tenants)



Floor Plan



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Map



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