



R&D Facility for Sale or Lease

**1215 CHRYSLER DRIVE
MENLO PARK, CA**

Area APN-055-236-250

- ±12,500 SF Total
- ±4,824 SF of Office
- ±2,400 SF Second Floor (Office)
- ±7,676 SF Warehouse
- ±29,387 SF Parcel

Rental Rate

- \$2.50/SF NNN
- Property Taxes:\$8,409.00 or \$0.0561/SF/Mo
- Property Insurance:\$8,725.00 or \$0.0582/SF/Mo
- Property Maintenance:\$7,500.00 or \$0.0500/SF/Mo
- Total Estimated Net Expenses/Mo:\$0.1643/SF/Mo

Sale Price

- \$8 Million

For information, please contact:

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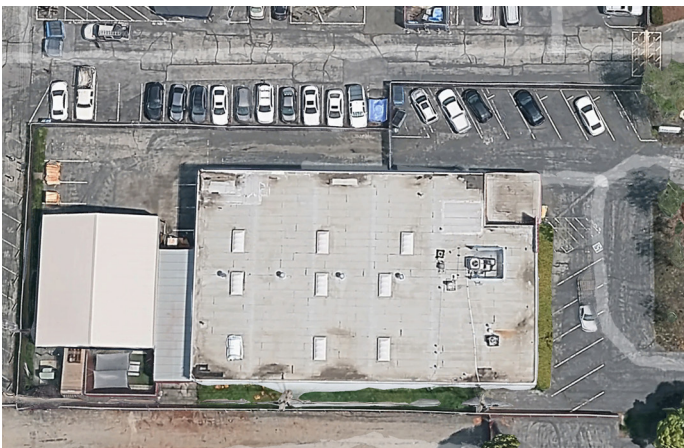
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Property Highlights

9 Private Offices, Furniture Included

2 Conference Rooms, Lunch Room, 2 ADA Restrooms + 1 Second Floor Restroom, Warehouse Restroom with Shower, Kitchen/Coffee Bar

Fenced Rear Yard with Covered Work Area, 2/1000 Parking on Side and Front

2 Grade Level Doors (12' x 14') with Electric Drive Motors

Bohannon Park Location, Close to Facebook

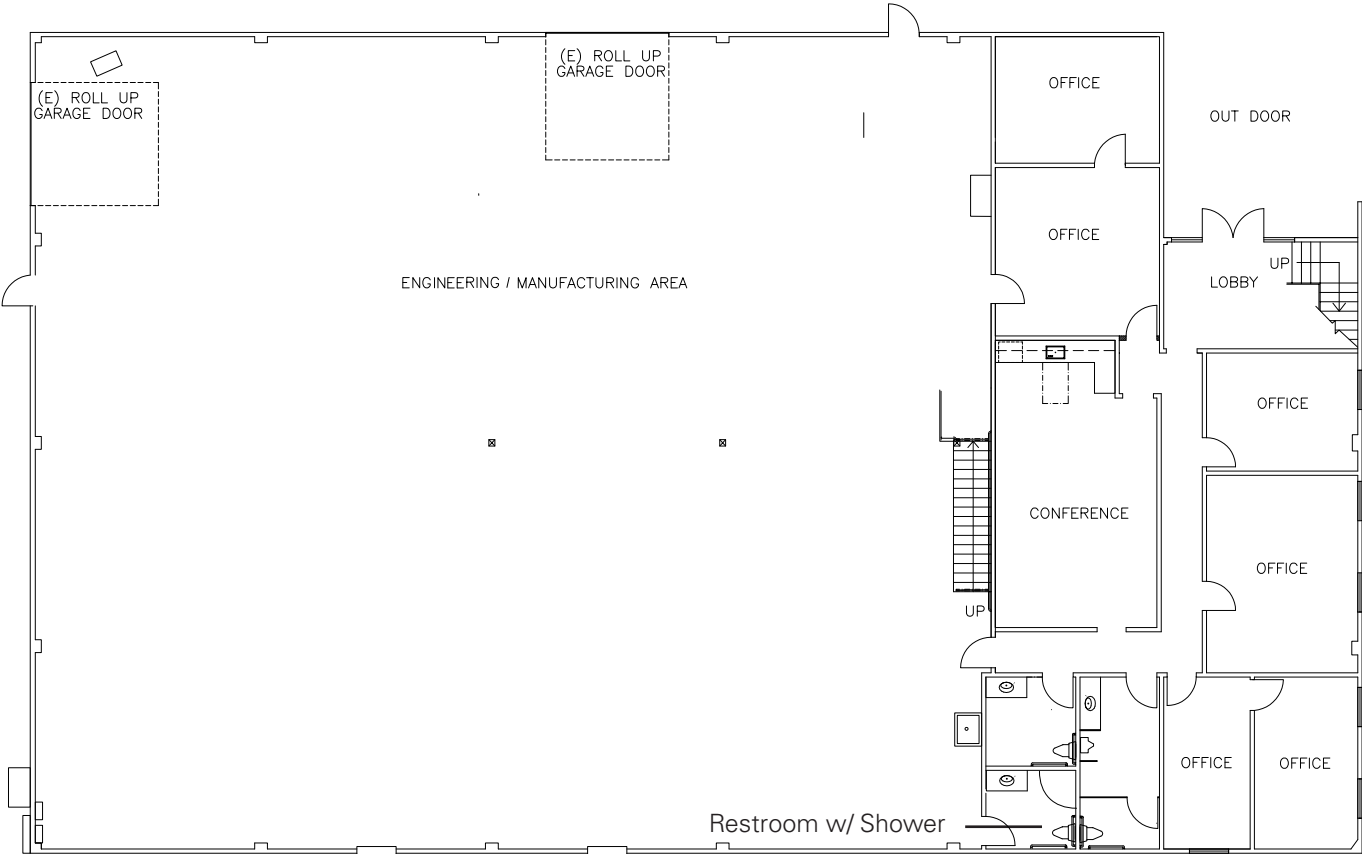
Close to Highway 101, Marsh Road Exit, Bay Front Expressway and Dumbarton Bridge

Power: 800 Amps; 480 Volts, 3-Phase, 4 Wire with Stepdown to 110, 220 and 240 Volts

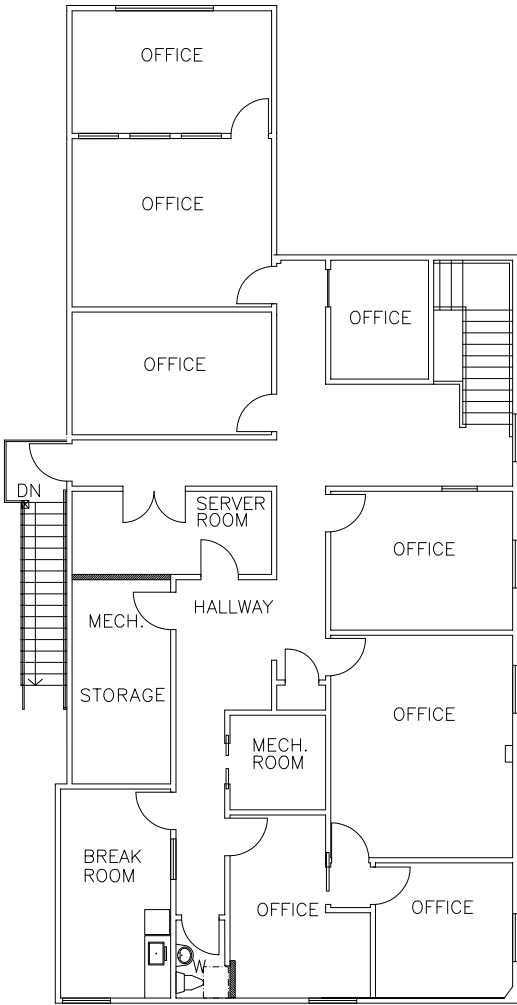
20' Insulated Warehouse Ceiling Height, Skylights, Fire Sprinkler System, Epoxy Floor

Zoning: [R-MU-B \(Residential Mixed Use\)](#), also Allows Retail Services, Office, Industrial and R&D Uses

First Floor



Second Floor



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