

# 1301-1309 LAURELWOOD ROAD

SANTA CLARA, CA 95054



**FOR LEASE**



**BRYAN DIMESIO**

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# Marcus & Millichap



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# PROPERTY HIGHLIGHTS

- INDUSTRIAL WAREHOUSING
- GROSS BUILDING AREA: 63,928 SQFT
- SQFT BREAKDOWN: (10,546 SQFT OFFICE/11,583 SQFT STEEL FRAMED MEZZ/41,799 SQFT WAREHOUSE)
- MAJORITY OF THE BUILDING EQUIPPED WITH SPRINKLER SYSTEM
- GATED 3.24 ACRE PARCEL
- 20' - 22' CLEAR HEIGHT
- 19 GRADE-LEVEL DOORS 36' X 18'



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## TRYSTAN C. CLARK

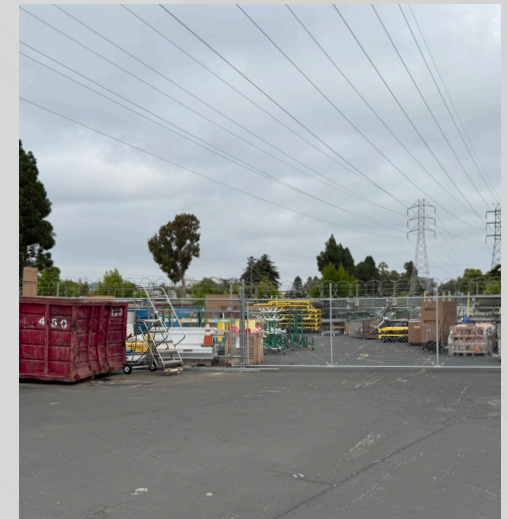
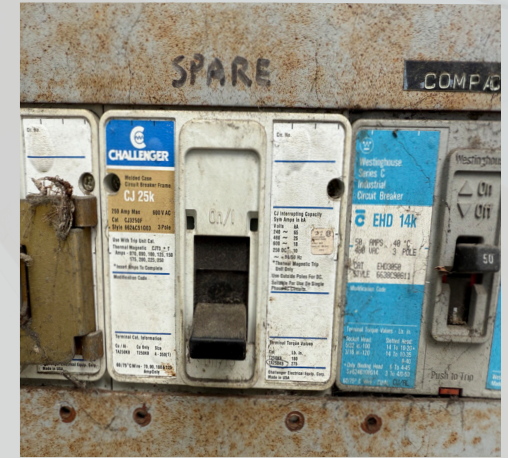
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# PROPERTY HIGHLIGHTS

- GANTRY CRANE IN MAIN BUILDING
- INDUSTRIAL TRASH COMPACTOR ONSITE
- ZONING: LOW-INTENSITY OFFICE/R&D (LO-RD)
- 1,000 AMP/3 PHASE POWER IN MAIN BUILDING
- CONCRETE-TILT-UP CONSTRUCTION
- HVAC IN OFFICE AREAS
- 104 PARKING SPACES



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