

FOR SALE

3,040 SF ( $\pm 2,218$  SF &  $\pm 912$  SF)  
 $\pm 0.19$  ACRES FENCED AND SECURED

STAND-ALONE INDUSTRIAL / R&D  
PREMIERE DOWNTOWN CAMPBELL LOCATION

**CBRE**

**75**  
DILLON AVE

CAMPBELL, CA

**RARE OWNER-USER OPPORTUNITY**

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## PROPERTY OVERVIEW

- + ±3,040 SF (2-buildings) | ±2,128 SF & ±912 SF
- + ±0.19 Acre Lot (±8,284 SF)
- + 3 Grade Level Roll Up Doors
- + ±13ft Ceiling Height
- + 200 amps at 120/208V, 3-phase
- + 10 parking spaces (3.29/1000 ratio), newly paved and striped in May 2026
- + Parcel APN: 412-09-015
- + Zoning and General Plan: CC-MU (Commercial Corridor Mixed-Use)
- + Future mixed use redevelopment upside - build up to 11 residential units

## PROPERTY FEATURES



Fenced, secured, and well-lit parking/yard area



Monument signage



New LED lighting



On-site shower



VCT tile throughout 2,128 SF building, suitable for R&D/Flex uses

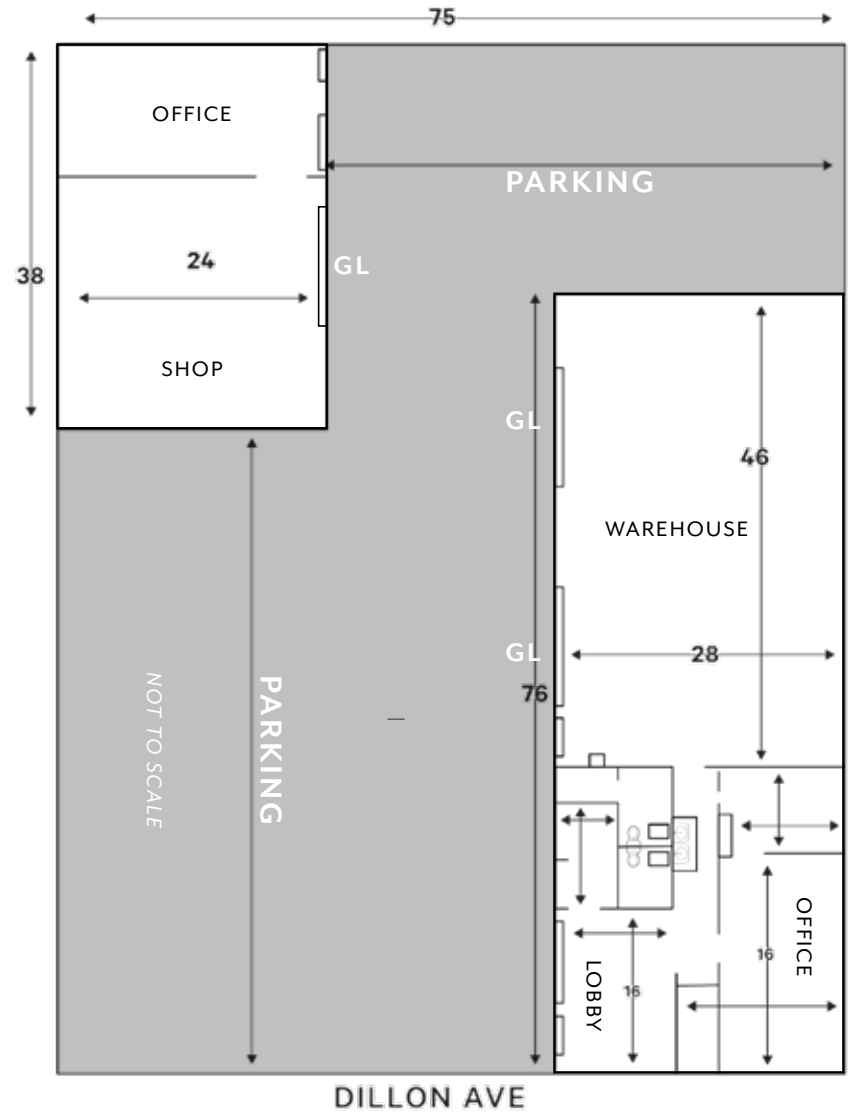


CAT-5 Network cabling with patch panel

# SITE AERIAL



# SITE PLAN



\* Existing furred in opening can easily be removed connecting suites

# EXTERIOR GALLERY



Parking Lot and Main Building



Rear Shop Building and Parking Lot



Entrance from Dillon Ave



Walking Distance to Downtown Campbell



Access to HWY 17 and Pruneyard

## INTERIOR GALLERY



Clearspan Warehouse with VCT Floor



Two large grade level loading doors



Oversized grade level door in rear shop building



Reception / Lobby



Private office, LED lights



On-site Shower



DOWNTOWN  
CAMPBELL

**75**  
DILLON AVE

LOS GATOS  
CREEK TRAIL

CAMPBELL PARK

17

**FOR MORE INFORMATION, PLEASE CONTACT:**

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