

FOR SALE

FREESTANDING HIGH IMAGE LIGHT INDUSTRIAL BUILDING

±9,168 Square Feet



456 E. McGlincy Lane, Campbell, CA.

- Rare Campbell Owner-User Opportunity
- 100% HVAC
- Fenced Parking
- ±40% Office
- Two (2) Large Grade Level Truck Doors [16'x15' & 15'x15']
- ±16' Clear Height
- 600 AMPS, 3 Phase-Power
- Fire Sprinklers
- Insulation
- Skylights
- Equipped For High-End Automotive Uses: Distributed Exhaust Vents
- High Purity Gas System Piping
- Clean Dry Air (CDA), and Aragon/Nitrogen Lines
- Sale Price: \$4,400,000

Please Contact Exclusive Agent:

BRIAN COSTELLO, Executive Vice President
+1 408.316.7447 (cell)
bcostello@ritchiecommercial.com
DRE Lic #01914680

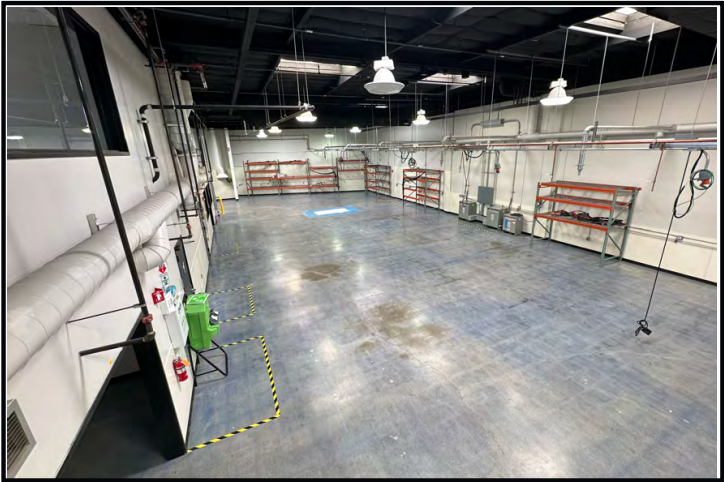
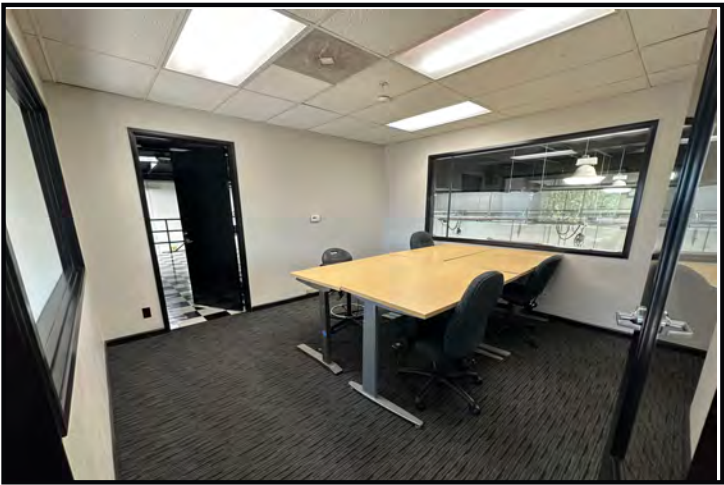
The information contained herein has been obtained from sources we deemed reliable.
We cannot, however assume responsibility for its accuracy.

RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

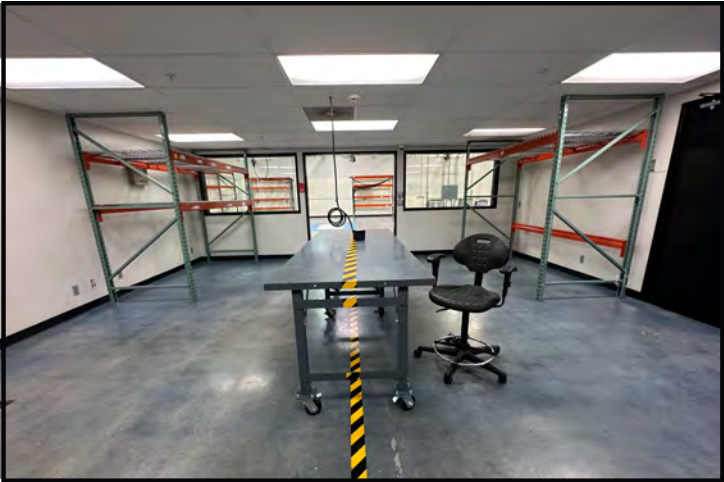
34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113
408.971.2700 fax: 408.971.1600
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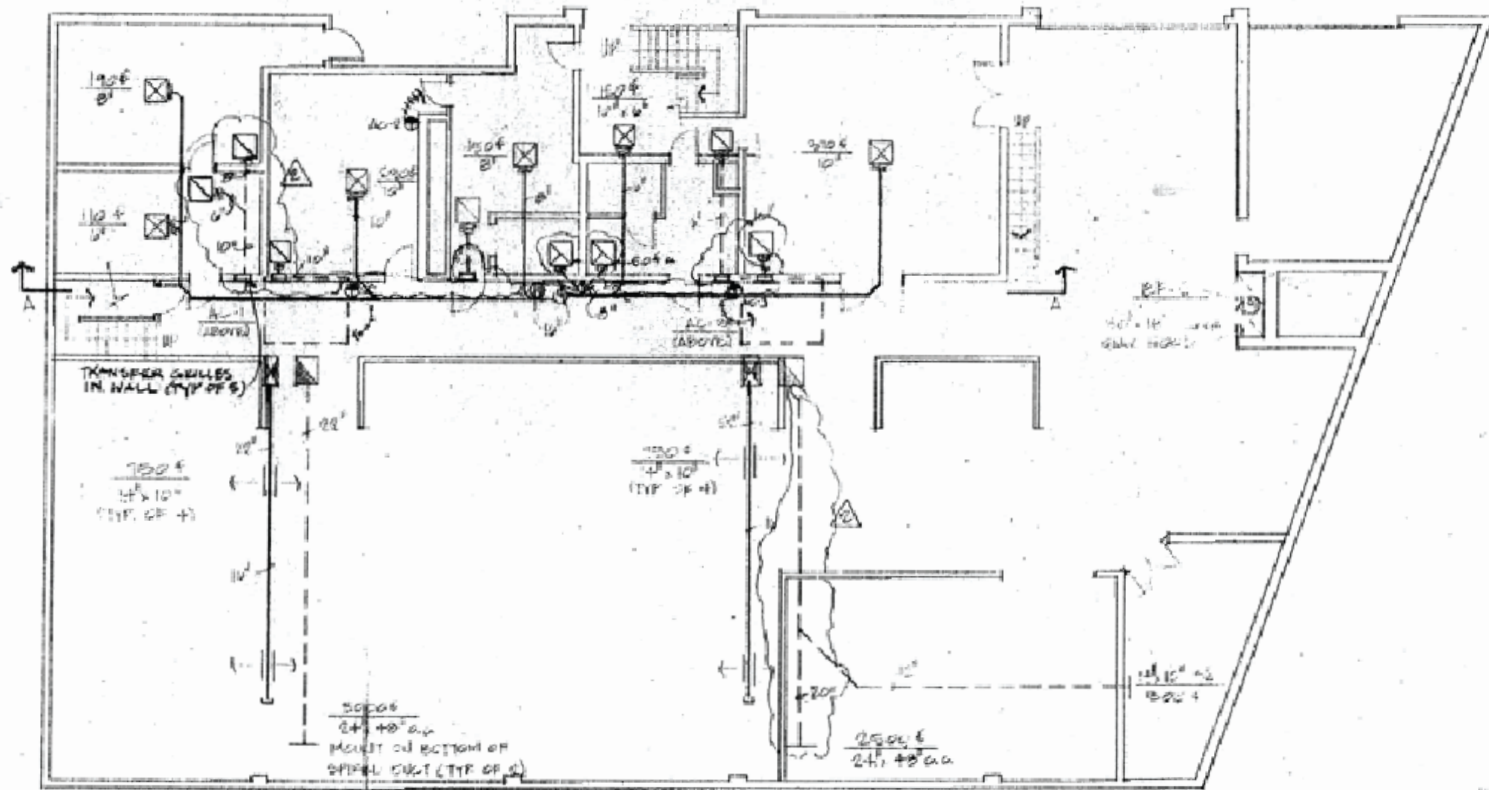


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FIRST FLOOR PLAN



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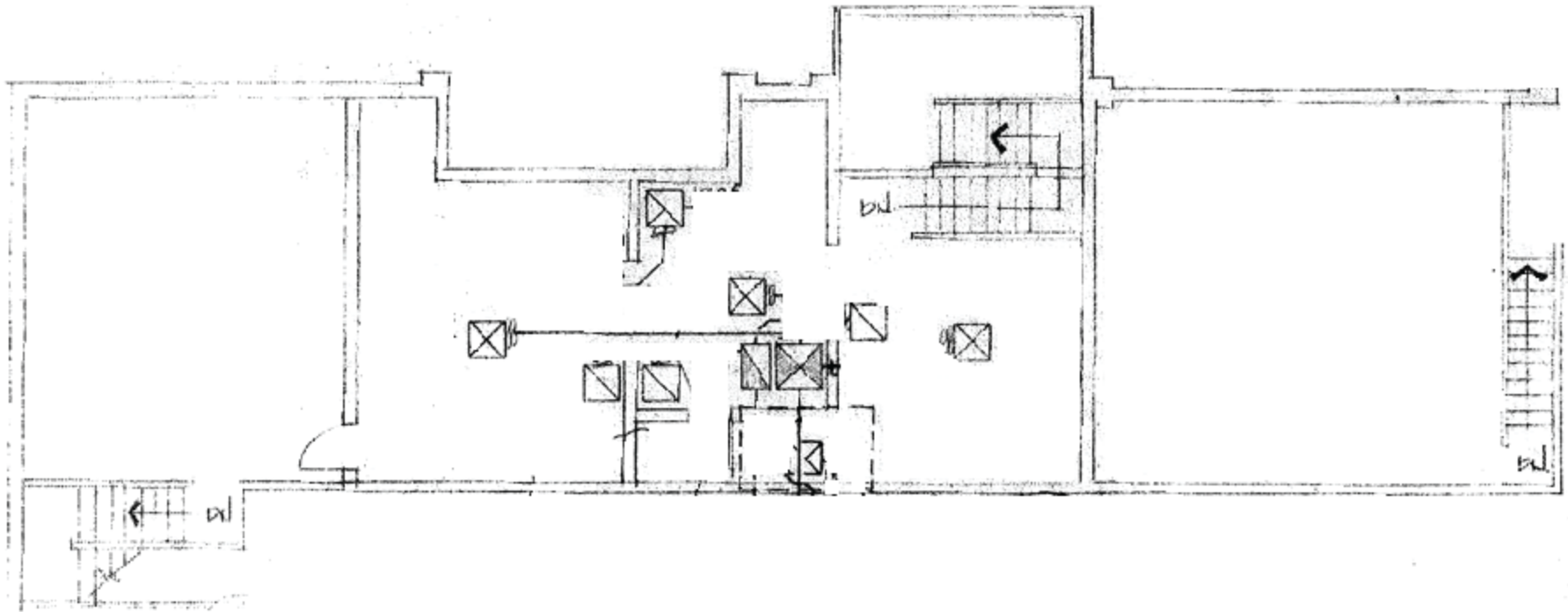
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SECOND FLOOR PLAN



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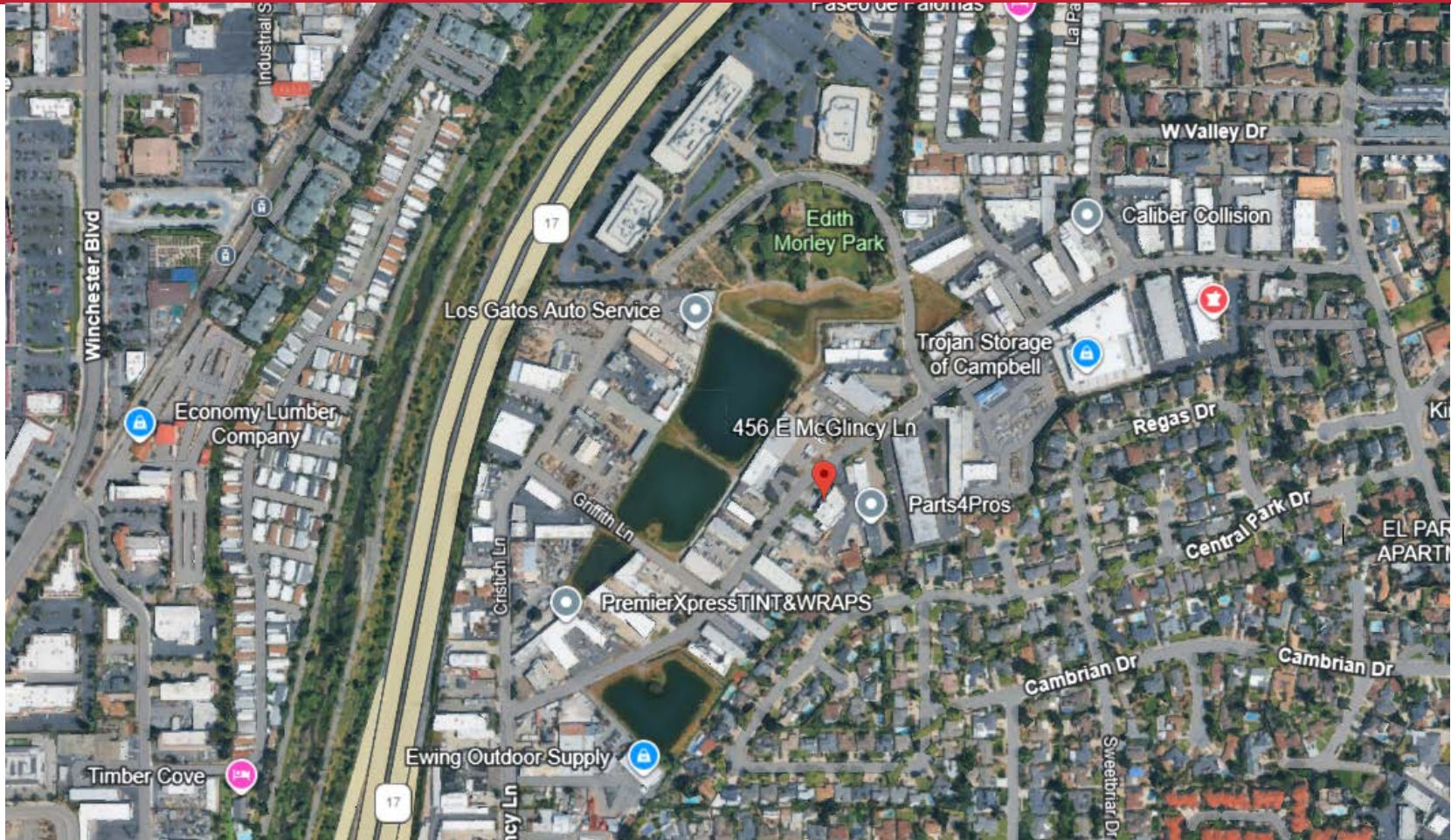
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