

INDUSTRIAL/TECH FOR LEASE

1291-1293 FORGEWOOD AVE, SUNNYVALE, CA

*Price Reduction! Now \$1.95
Triple Net Lease Rate!*



±8,432 SF Industrial/Tech Spaces with Excellent Freeway Visibility

1291 ForgeWood Ave: 4,152 SF

1293 ForgeWood Ave: 4,280 SF

2 units on corner location, can lease together or separate

±20% HVAC office, balance is 100% HVAC open ceiling

2 grade level doors

±17' clear height

2.5/1,000 parking ratio

Light and bright space with skylights

Excellent start-up space, flexible floorplan

Fully insulated/cap sheeting under roof/clean interior

500 Amps at 120/208V, 3 Phase power, and panel distribution throughout property - tenant to confirm

Asking price \$1.95 NNN

Full commission to procuring agent

STEVE ZAMUDIO, CCIM

408.888.7529

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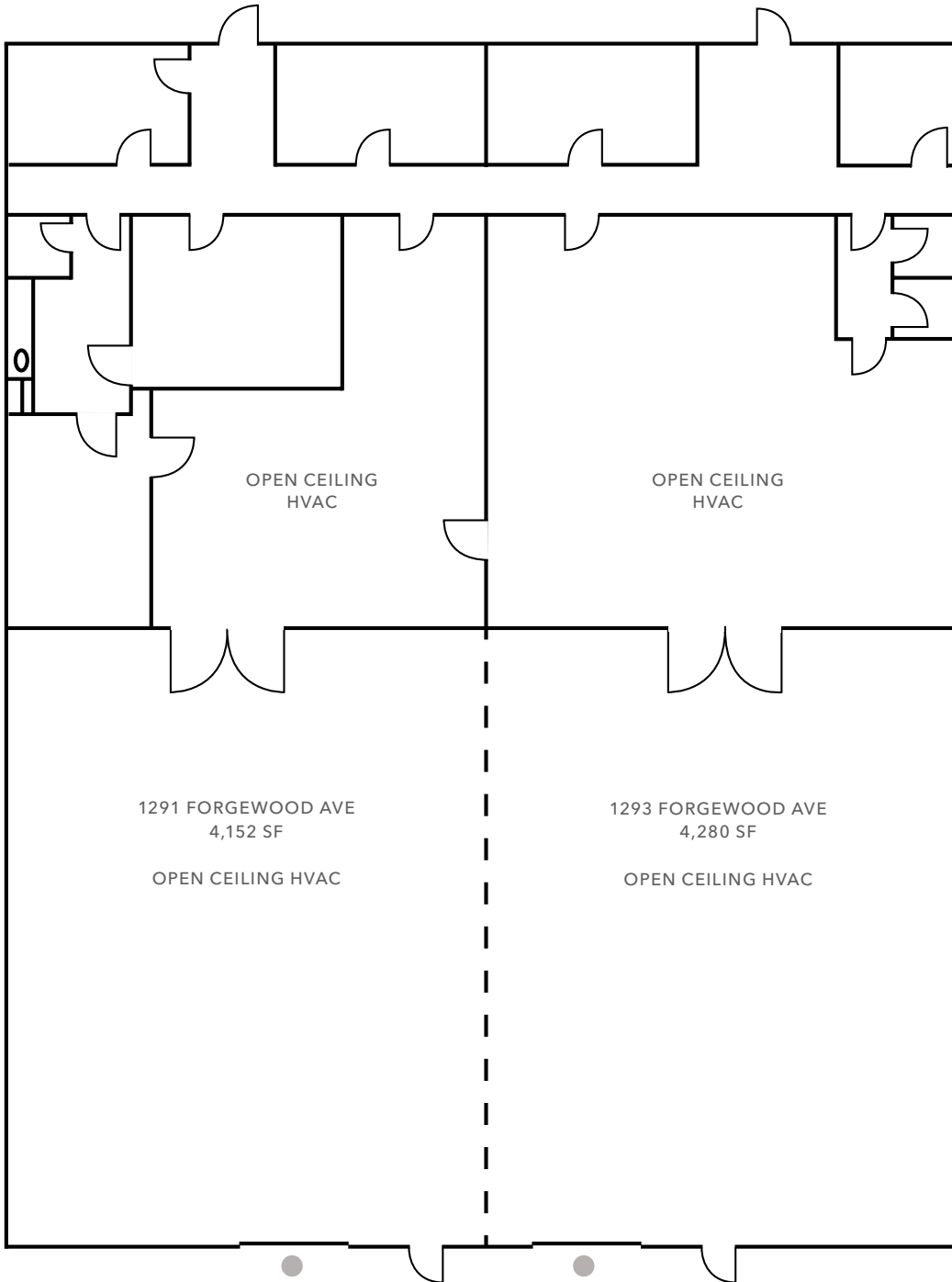
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km Kidder
Mathews

FLOOR PLAN



LEGEND

- Grade level loading

FLOOR PLAN NOT TO SCALE

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1291-1293 FORGEWOOD AVE



+8,432 SF

AVAILABLE

+4,152 SF

DIVISIBLE TO

\$1.95 NNN

NEWLY REDUCED LEASE RATE



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