

# Kifer Industrial Park

BAY AREA

1320 Kifer Road  
Sunnyvale, CA 94086



FOR LEASE

±24,000 SF

Full Building



LEASED BY

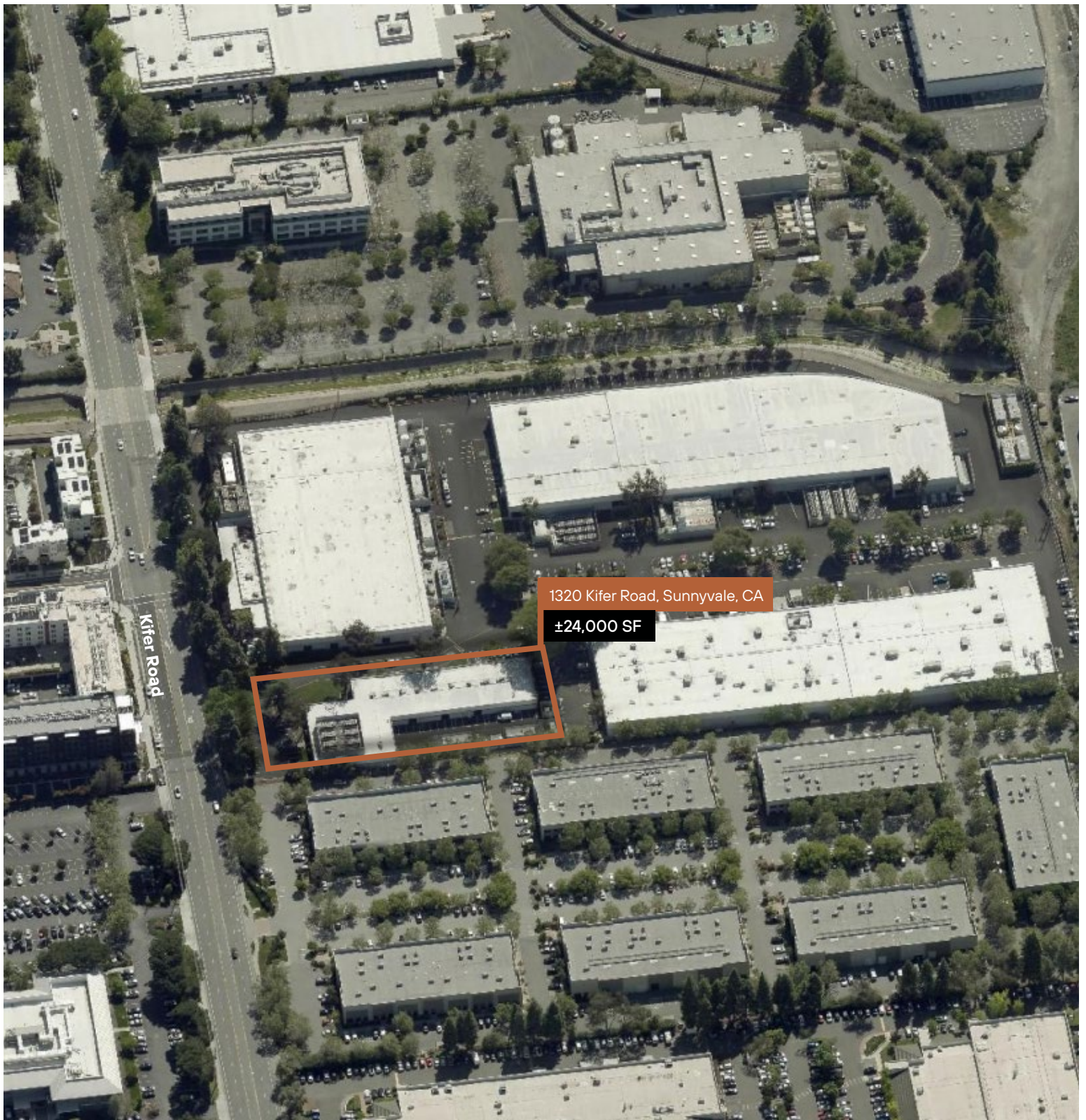


# PROPERTY HIGHLIGHTS

|                     |                                                                                                                                                                                                            |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Area       | ±24,000 SF                                                                                                                                                                                                 |
| Build Type          | 1 -story tilt-up concrete and glass structure                                                                                                                                                              |
| Support Area        | Secure lobby with security booth, bathrooms, break room, conference room                                                                                                                                   |
| Data Hall           | ±15,070 SF with 18" raised floor used as cooling plenum                                                                                                                                                    |
| Critical Cooling    | (6) 120 Ton Dry Coolers = ~2.5 MWs of chilled water - cooling capacity<br>(15) 30 CRAH Units = ~1.5 MWs of data hall air cooling capacity                                                                  |
| Critical Electrical | (4) MWs of backup generators via (2) 2000 kW CAT generators<br>(4) 750 kW UPS systems currently in 2N =1.5 MWs of IT capacity.<br>In an N+1 the existing system can potentially serve ±2.25 MWs of IT load |
| Utility Capacity    | Served by a single PG&E 12kV feed into a single main distribution switchgear that feeds<br>(2) 2500 kVA transformers                                                                                       |
| MMR                 | Meet me room is large with diverse fiber entrances                                                                                                                                                         |
| Zoning              | MXD1                                                                                                                                                                                                       |
| Loading             | Double doors at grade                                                                                                                                                                                      |







1320 Kifer Road, Sunnyvale, CA

±24,000 SF



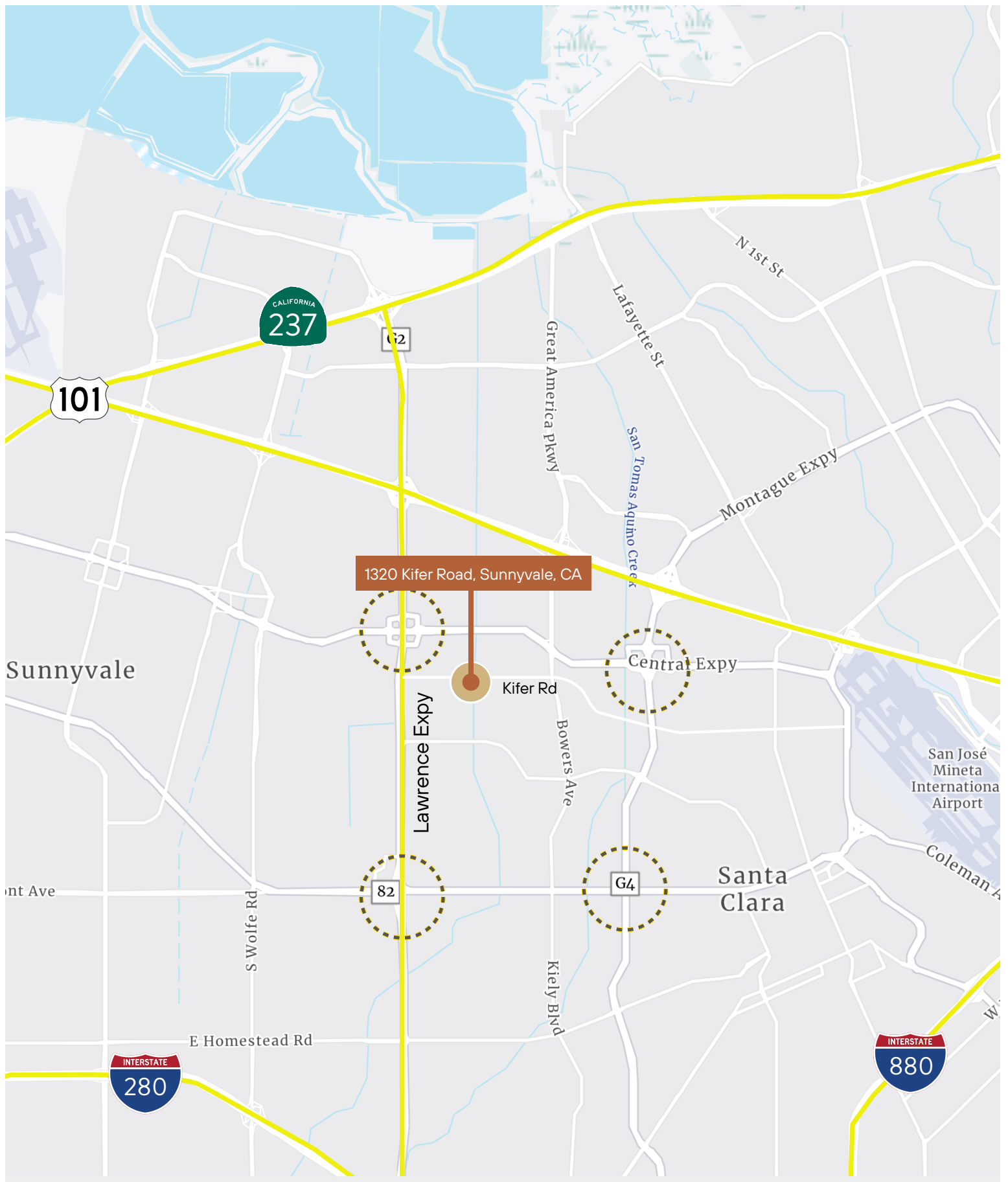
15,070 SF Data Hall (18"RF)



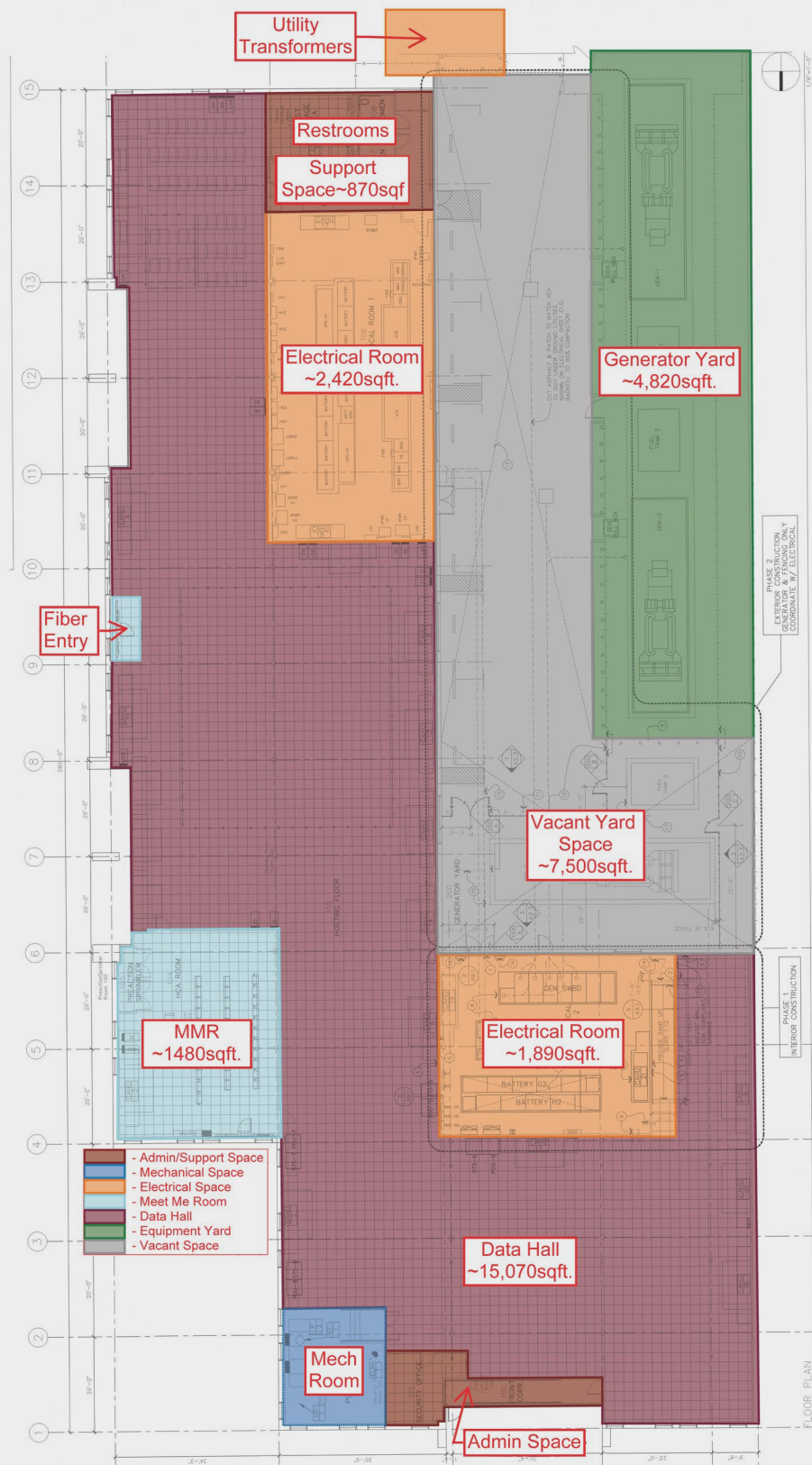
12KV Primary Feed into Main  
Switchgear



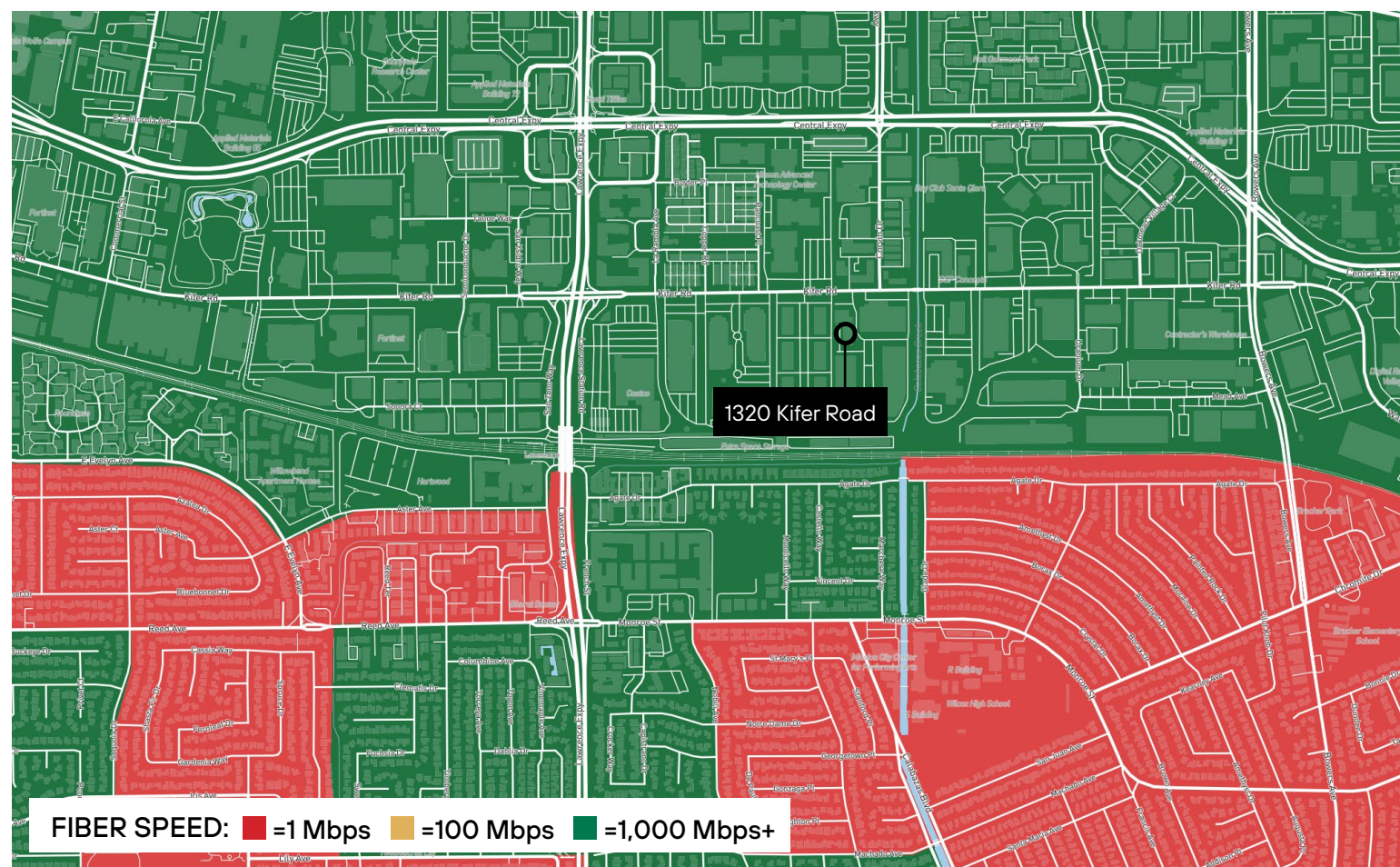
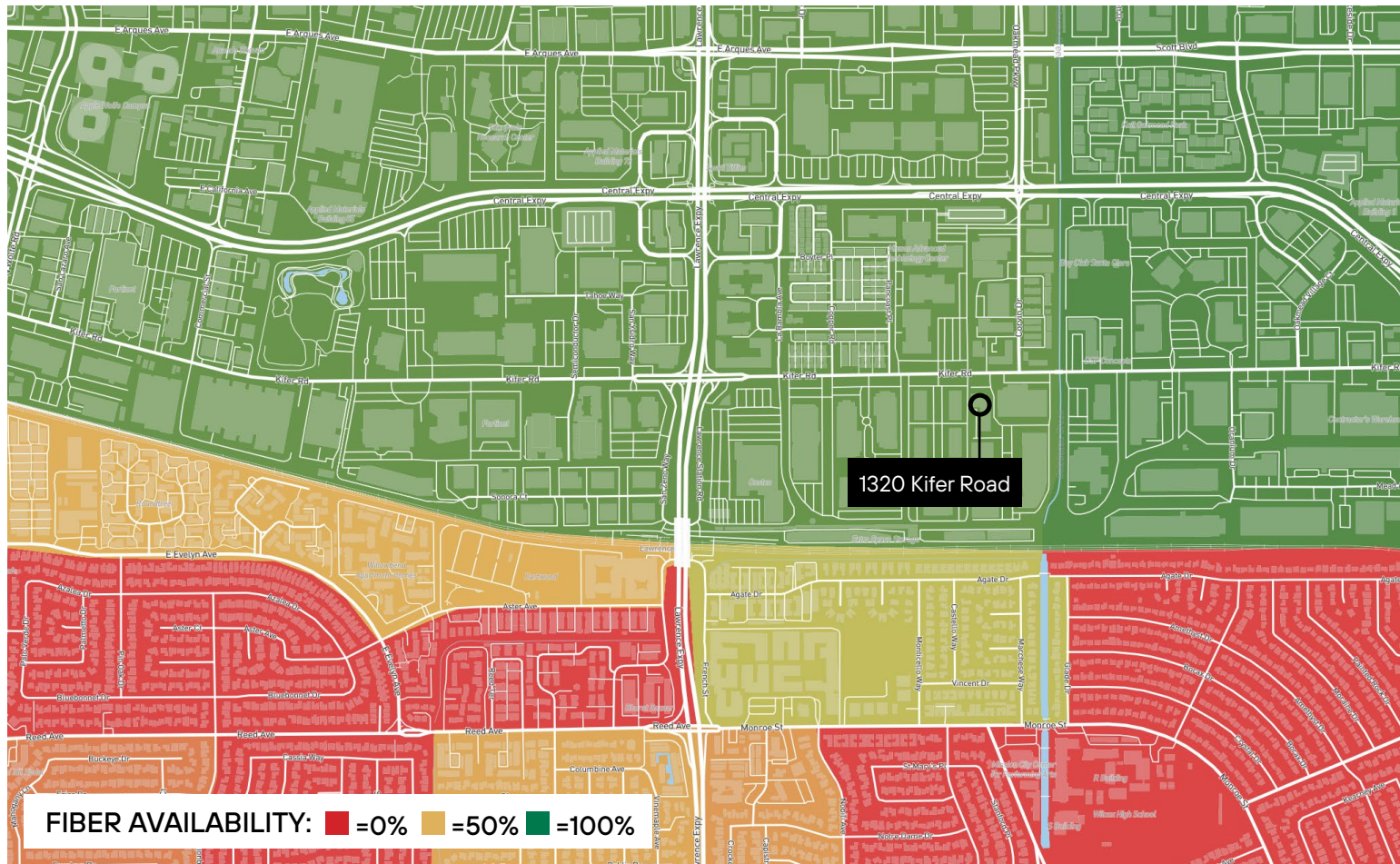
(2) 2MW Caterpillar Generators



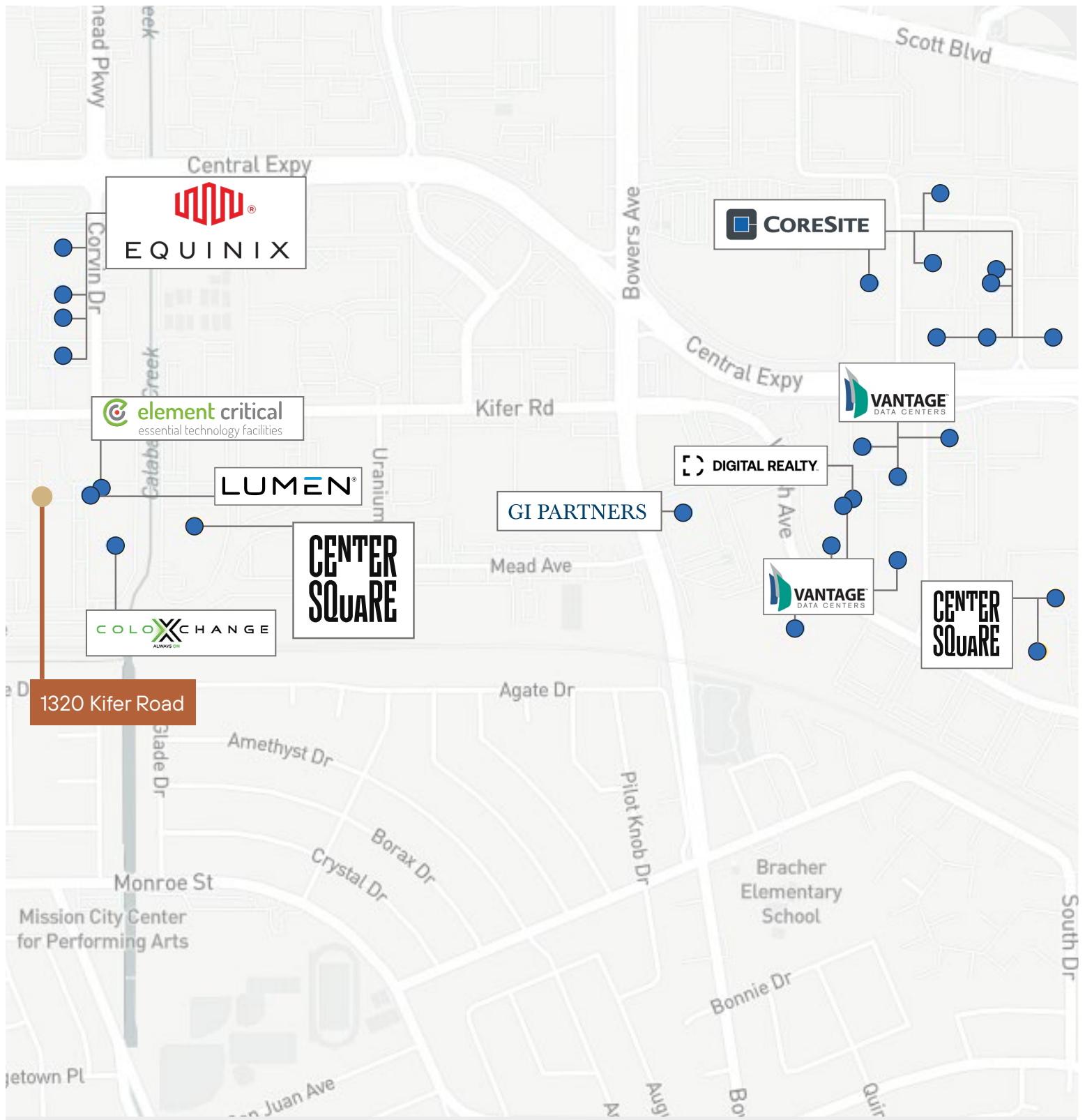
















## @FIRST

Target  
Panda Express  
Shan Restaurant  
Panera Bread  
Chipotle Mexican Grill  
Five Guys Burger & Fries  
Shan Tandoori Pizza  
Fish's Wild Fish Grill & More  
Blue Water Seafood & Crab  
Rok Steakhouse & Grill  
SAJJ Mediterranean

## SERRA CENTER

Paris Baguette  
Layang Layang  
Teaspoon  
Black Bear Diner  
Lee's Sandwiches  
Grocery Outlet  
Fosters Freeze  
KFC

## MERCADO

In-N-Out Burger  
AMC Mercado 20  
Pho Hoa & Jazen Tea  
SmokeEaters Hot Wings  
Panda Express  
Tomatina  
Subway  
TJ Maxx & HomeGoods  
Walmart Neighborhood Market  
Krispy Kreme  
Jamba

## McCARTHY RANCH

In-N-Out Burger  
Macaroni Grill  
Banana Leaf  
KoKoLo Donburi  
Shabuya  
Taco Bell  
V Sushi  
Taqueria Los Cunados  
Dish N Dash  
Cajun Crack'n  
Garden Grill

La Catalana  
Subway  
Noori Chicken  
Mina's Korean BBQ  
Co Ba Dessert  
Sendo Sushi  
Round Table Pizza  
Halal Gyro Express  
Sri's Kitchen  
First Mart

# CONTACT INFORMATION

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