

FOR SALE | INDUSTRIAL/MANUFACTURING

# ±12,084 Square Feet

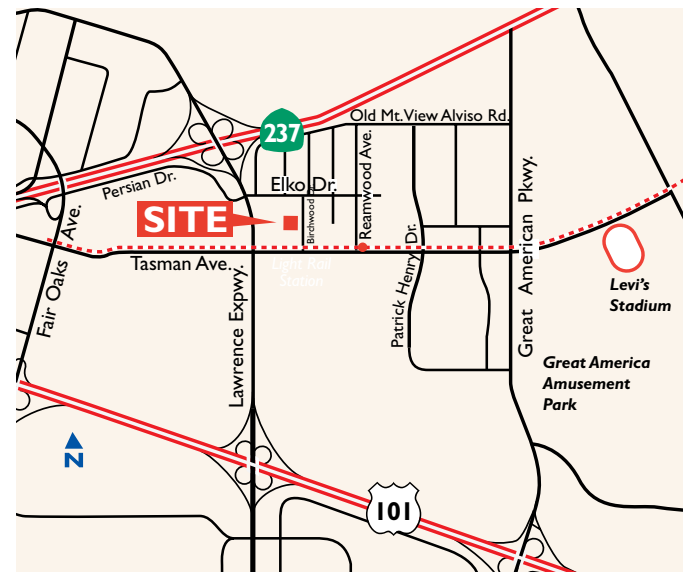
1249 BIRCHWOOD DRIVE, SUNNYVALE, CA



Birchwood Drive

## Project Highlights

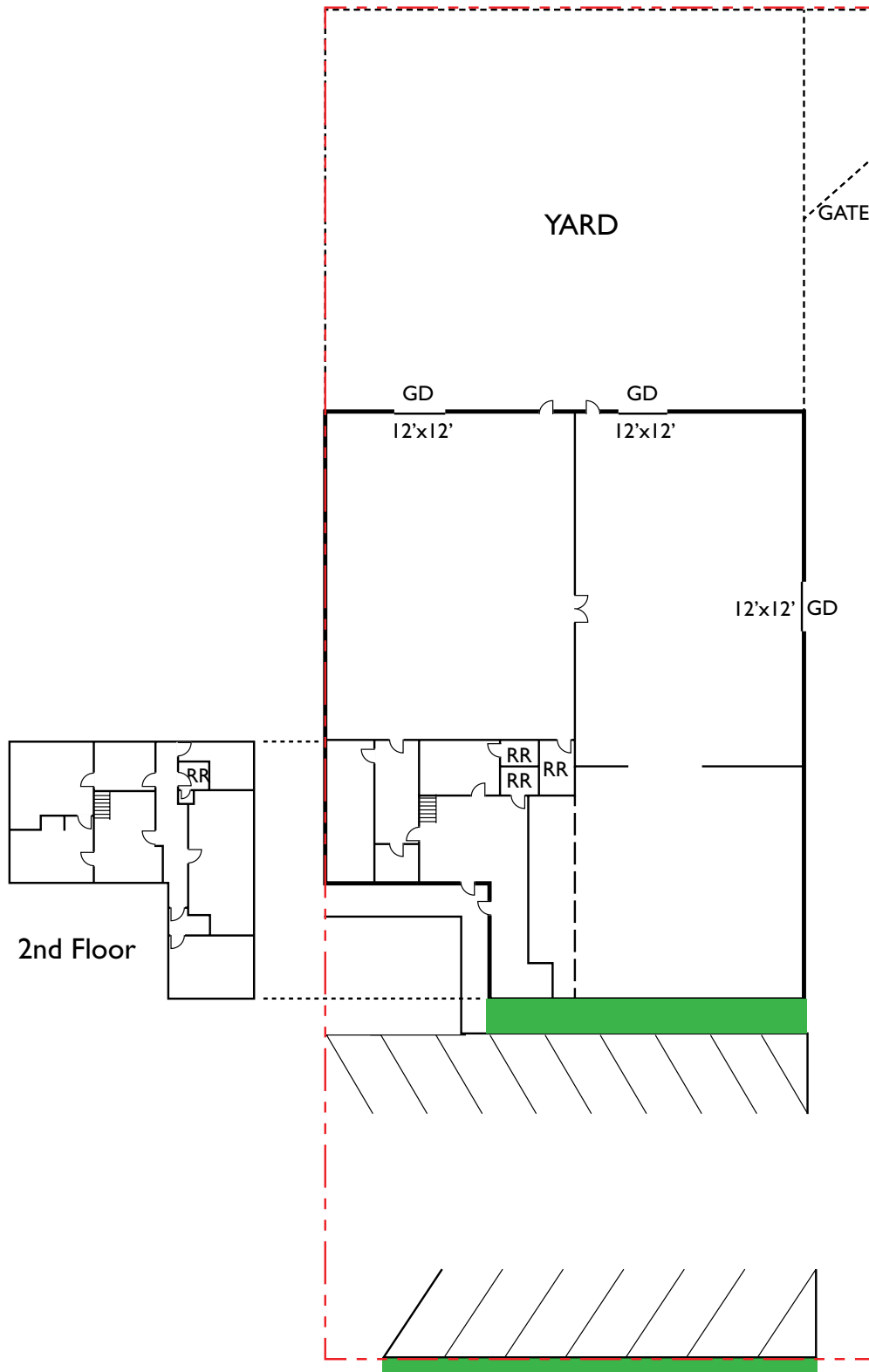
- **±12,084 Square Feet (Possibly Divisible)**
  - ±2,100 Square Feet of HVAC Office/Production Area
  - ±3,500 Square Feet of HVAC, Drop Ceiling Area
  - ±5,711 Square feet of Open Warehouse Area
- 3 Grade Level Doors
- 2.2/1000 Parking
- 400 Amps. 120/208 Volts
- Sprinklered Throughout
- 18' Clear Height (In Warehouse Area)
- Fenced, Gated Yard
- Currently Leased to "A Dog's Life"
- Light Industrial Zoning M1
- Exterior Improvements Underway
- APN: 104-29-006
- Ideally Suited for Owner/User or Investor
- \$2,404,716 (\$199 PSF)



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# 1249 Birchwood Drive ■ Site Plan



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