

FOR SALE | INDUSTRIAL/MANUFACTURING

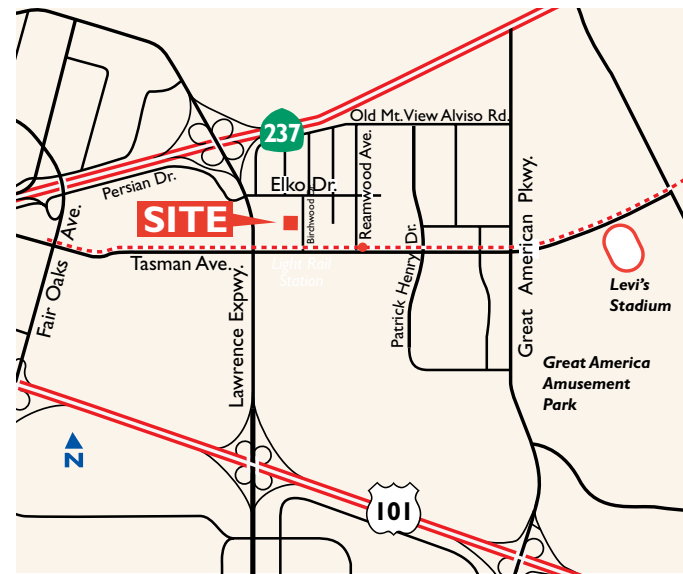
±13,433 Square Feet

1253 BIRCHWOOD DRIVE, SUNNYVALE, CA



Project Highlights

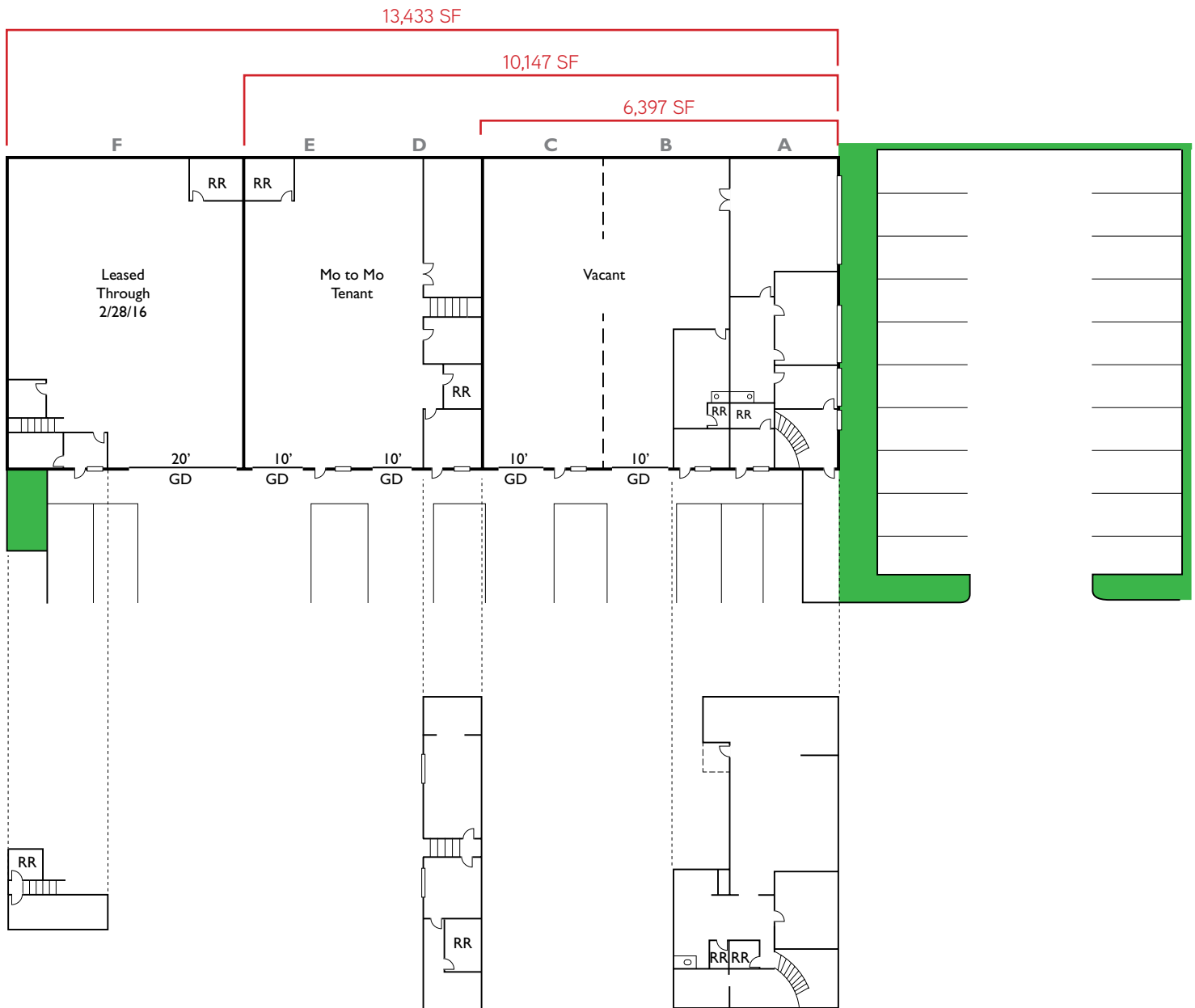
- ±13,433 Square Feet (Fully Divisible)
- Available for Owner/User: **6,397 SF** or **10,147 SF**
- Approx. 25% Office, Balance Open Warehouse
- 5 Roll-up Doors (4 - 10'x12' and 1 - 20'x12')
- 1,000 Amps, 120/208 Volts
- 18' Clear Height
- 2.2/1000 Parking
- Light Industrial Zoning M1
- Exterior Improvements Underway
- APN 104-29-005
- \$2,673,167 (\$199 PSF)



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1253 Birchwood Drive ■ Site Plan



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