

FOR LEASE ■ MULTI-PURPOSE BUILDING | ECONOMIC PRICING

Santa Clara Industrial Center



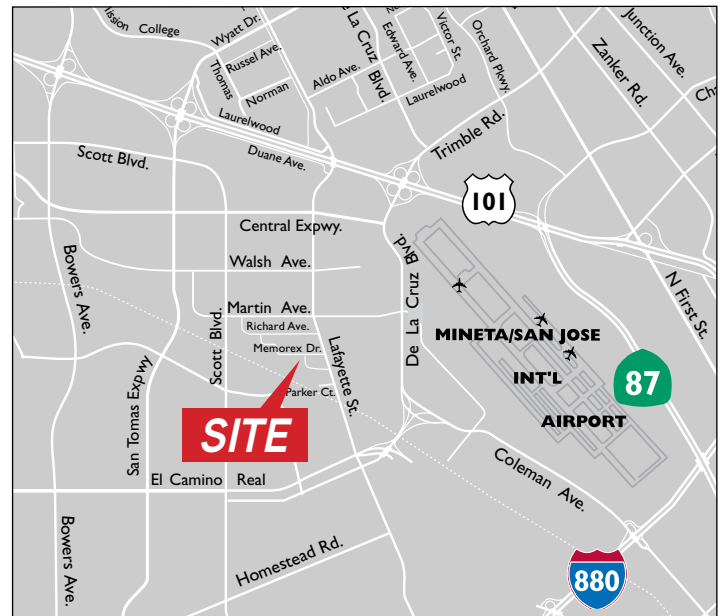
WAREHOUSE | MANUFACTURING | R&D | OFFICE
1220-1230 MEMOREX DRIVE, SANTA CLARA, CA

±48,000 SF DIVISIBLE W/±19,500 SF YARD



Project Highlights

- **±48,000 SF (Divisible to 30,800 SF & 17,200 SF or other configurations)**
 - ±19,760 SF Office/Lab
 - Balance Open Warehouse
 - 23' Clear Height
 - Heavy Power
 - One (1) 12'W x 14'H Grade Level Door
 - One (1) 8'W x 10.5'H Grade Level Door
 - Expandable to 12'W x 14'H
- * **\$0.75 / SF IND GROSS (\$0.07 / SF CAM) Full Floor**
- * **\$0.28 / SF GROSS For Yard**



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