



# 1235 ELKO DR

FOR SALE | RARE INDUSTRIAL/MANUFACTURING BUILDING | SUNNYVALE, CA

FOR SALE

1235 Elko Dr

SUNNYVALE, CA



# ± 35,174 SF Industrial/ Manufacturing Building

**RARE** Owner/User  
Opportunity

**EXCELLENT** Sunnyvale  
Location

**EASY** Access to Highways 101  
& 237

**ZONING MS** Industrial

**APN** 104-31-029

**PRICE** \$14.5 M

[▶ TAKE VIRTUAL TOUR](#)

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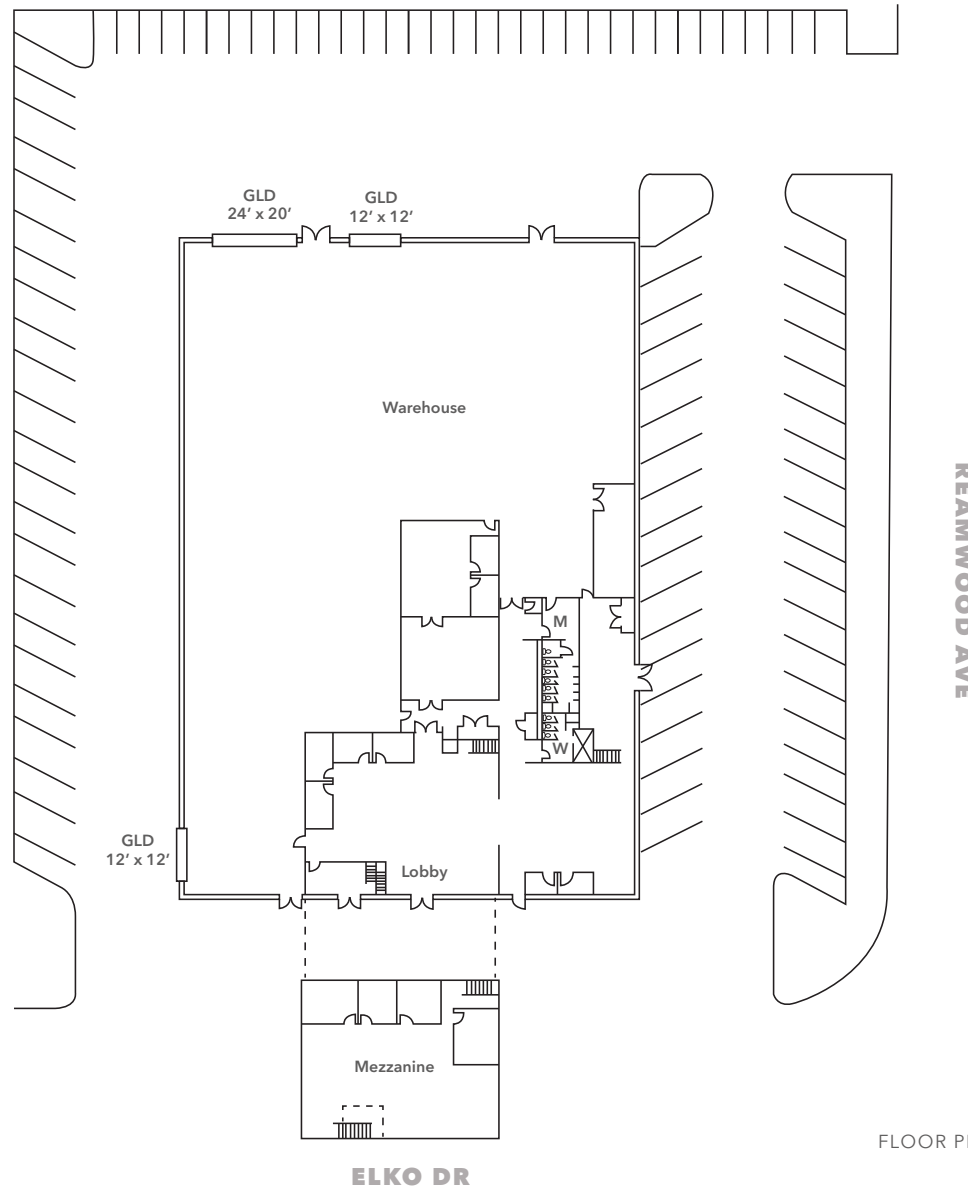
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## Floor Plan



**± 35,174**

**SF FREE STANDING BUILDING**

**1.78**

**ACRES**

**30%** Office Space (8 Private Offices & 1 Conference Room)

**100%** HVAC in Office

**± 2,400 SF** of Bonus Mezzanine (3 Private Offices & 1 Conference Room)

**22'** Clear Height in Warehouse

**3** Grade Level Doors (1-24' W x 20' H) (2-12' x 12')

**3** Overhead Cranes (1-3 Ton Capacity & 2-5 Ton Capacity)

**2,000** Amps @ 277/480 Volts - Distributed (Buyer to Verify)

**DRIVE** Around Access

**POTENTIAL** for Fenced & Gated Parking Lot

**2.5/1000** Parking

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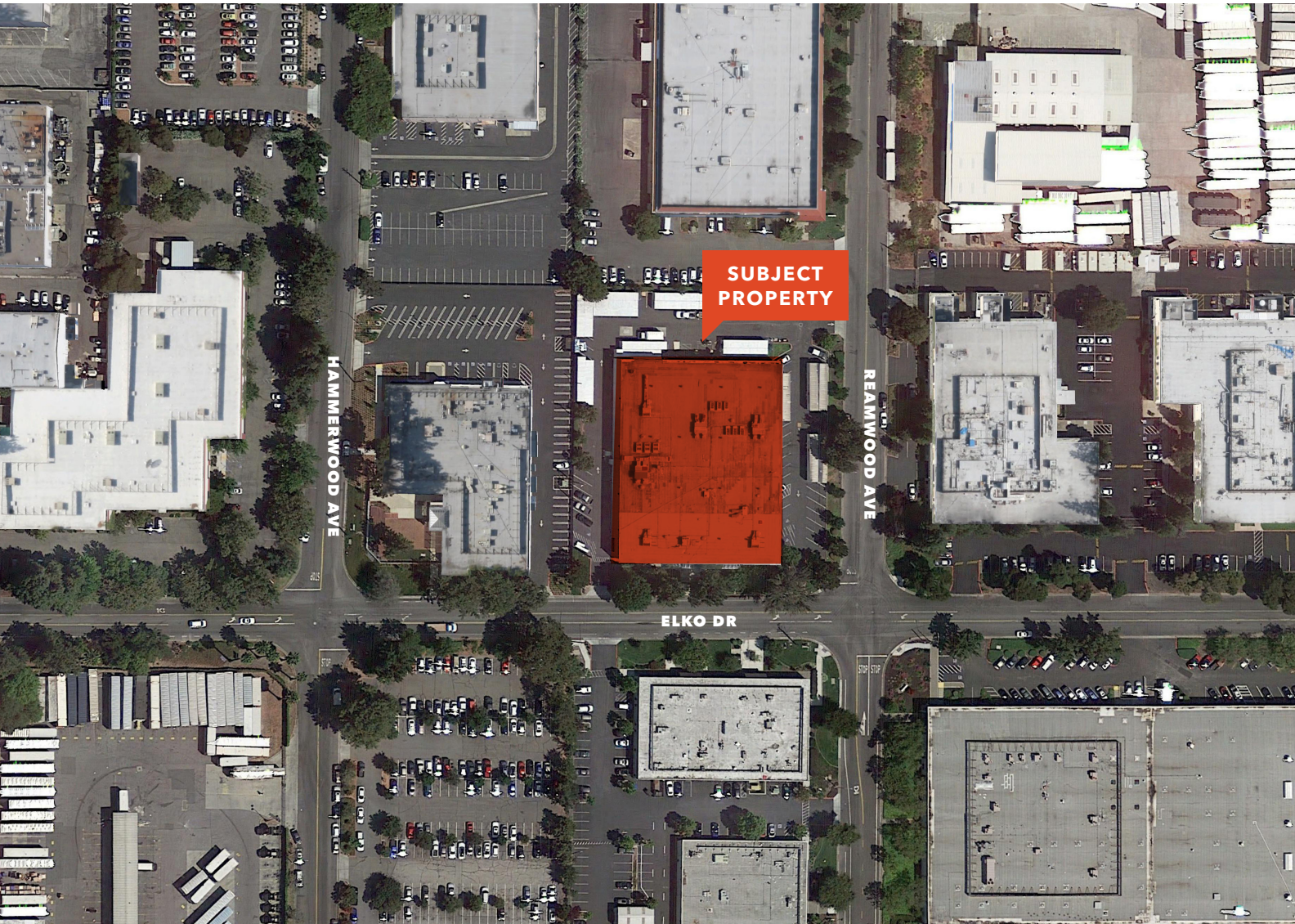
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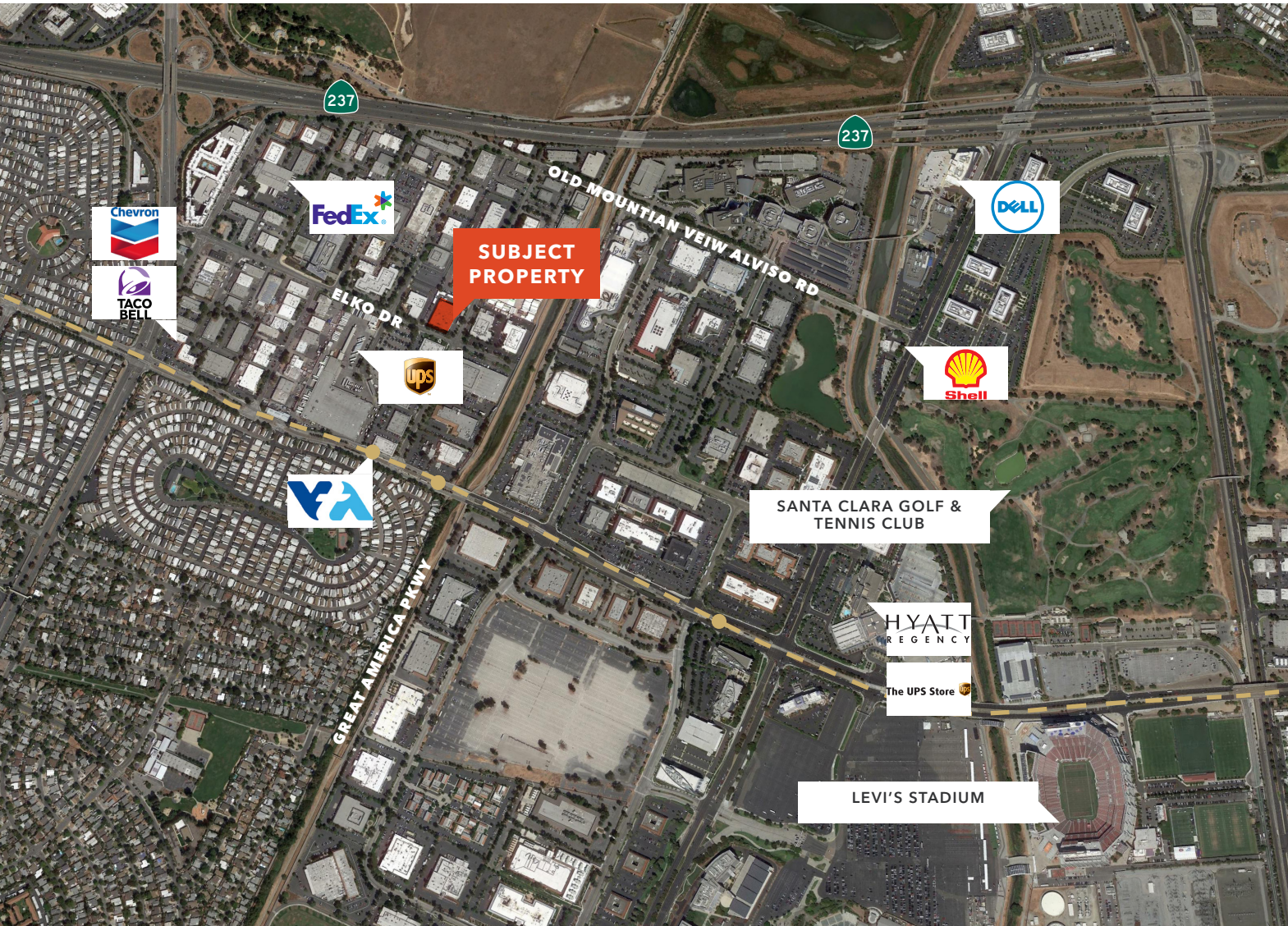
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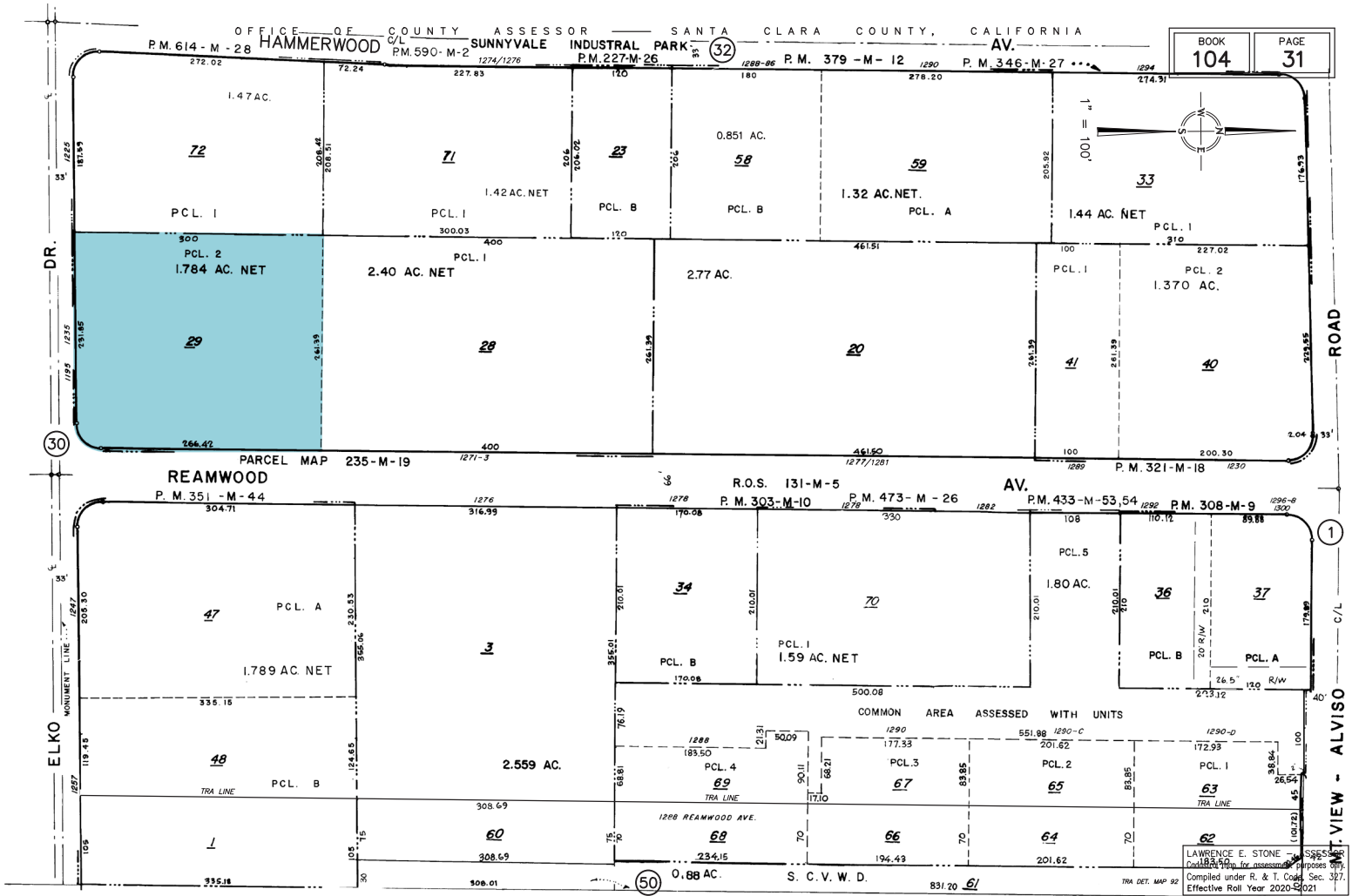
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Plat Map



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