

# ±64,992 SF R&D/MANUFACTURING SPACE

3301-3311 LEONARD COURT - SANTA CLARA, CA 95054



PSBUSINESSPARKS.



*Divisible into suites of ±32,640 SF and ±32,352 SF*

## OVERVIEW

This ±64,992 SF R&D/Manufacturing space in Santa Clara offers immediate access to Highway 101, San Tomas and Montague Expressways. This facility provides ±40% of office space, while the balance is R&D and manufacturing space. Call to schedule a tour!

## FEATURES

- Ample Power
- Lower Cost Private Utilities (Silicon Valley Power)
- ±19' Clear Height in Warehouse
- 4 Grade Level Loading Doors with a Dock Well
- ±3.75/1,000 Parking
- Small Fenced Pad Area
- Available January 1, 2020

## GET IN TOUCH

Kevin Lazzini  
Leasing Director  
T 408.453.9921  
F 408.453.8238  
klazzini@psbusinessparks.com

Janet Yin  
Associate Leasing Director  
T 408.453.9921  
F 408.453.8238  
jyin@psbusinessparks.com

## LOCATION



psbusinessparks.com  
| industrial | flex | office |

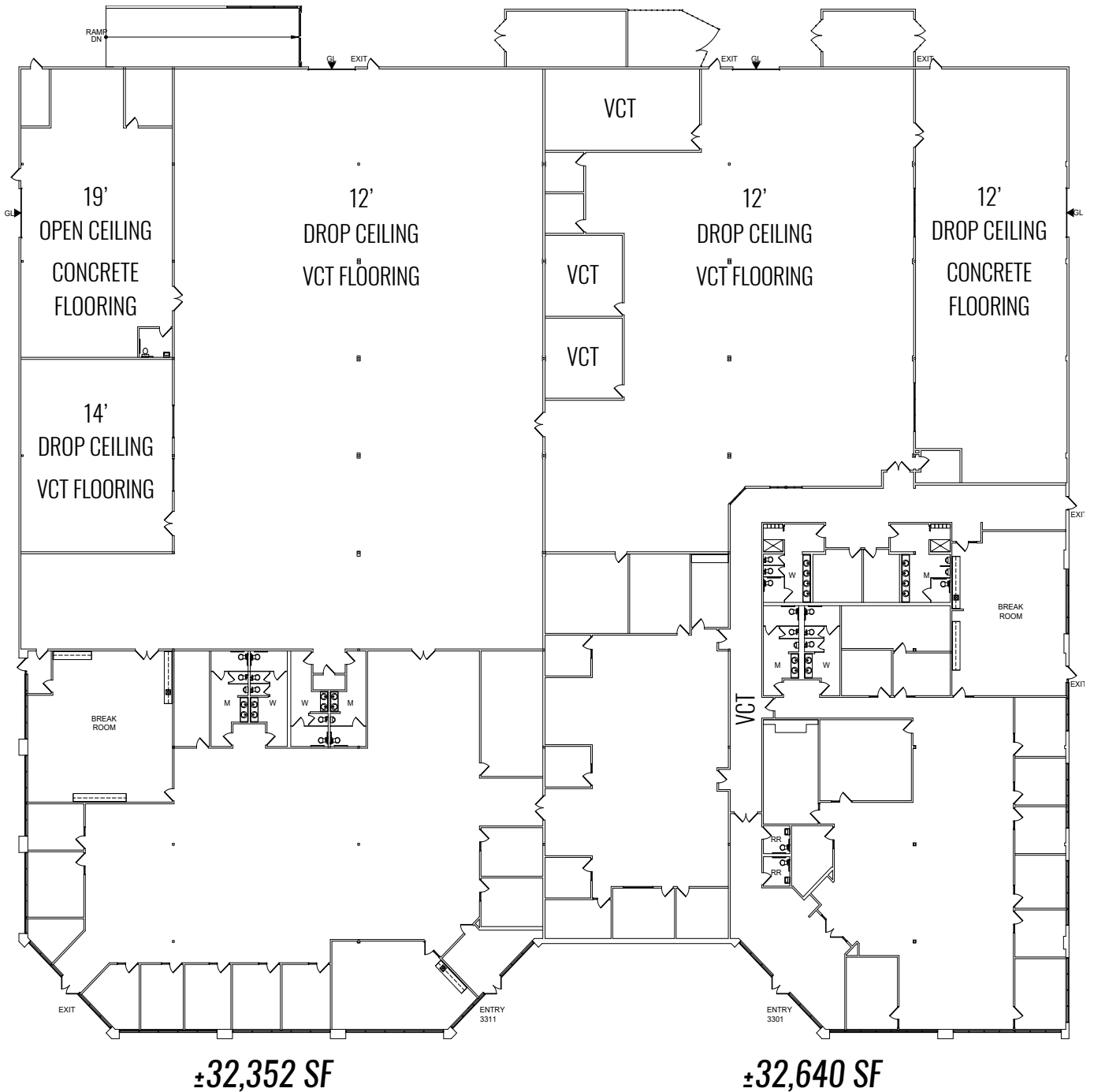
# ±64,992 SF R&D/MANUFACTURING SPACE

3301-3311 LEONARD COURT - SANTA CLARA, CA 95054



PSBUSINESSPARKS.

## FLOOR PLAN



## GET IN TOUCH

Kevin Lazzini  
Leasing Director  
T 408.453.9921  
F 408.453.8238  
klazzini@psbusinessparks.com

Janet Yin  
Associate Leasing Director  
T 408.453.9921  
F 408.453.8238  
jyin@psbusinessparks.com

follow us on social media

