

### AVAILABLE FOR LEASE

# 3381 Edward Avenue

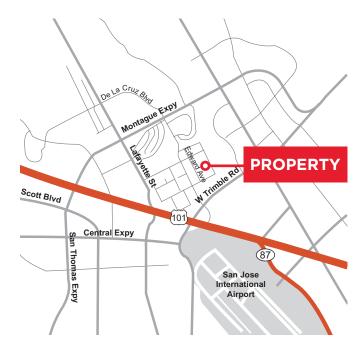
Santa Clara, CA



# ±12,340 SF INDUSTRIAL/MANUFACTURING FOR LEASE

#### **PROPERTY HIGHLIGHTS**

- ±12,340 SF Industrial/Manufacturing Space
- Front Unit Edward Avenue Exposure
- ±2,500 SF Office Downstairs
  & ±2,500 SF Bonus Mezzanine Office Upstairs
- 100% HVAC
- 2 Grade Level Doors
- 1 Dock High Door
- 600 Amps 240 Volt, Distributed Throughout
- 2/1000 Parking
- ±17' Clear Height
- Available Now
- Call to Tour



#### **TOM SNIDER**

**Executive Managing Director** 

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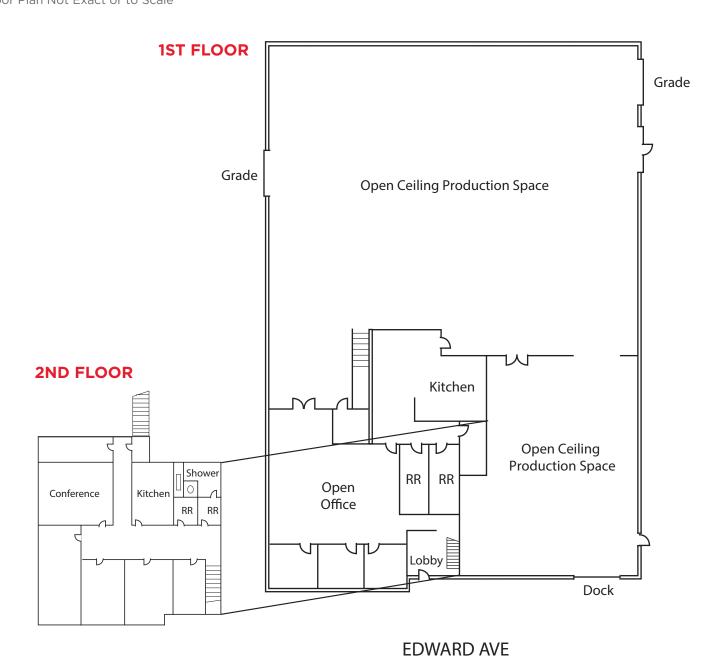
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### **FLOOR PLAN**

Floor Plan Not Exact or to Scale



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