



# FOR LEASE

## Plug & Play Lab and Office

2424 WALSH AVE, SANTA CLARA, CA



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


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# Plug & Play Lab and Office

2424 WALSH AVE, SANTA CLARA, CA

-  HVAC Lab Space
-  Open Ceiling
-  100% HVAC Office



FLOOR PLAN NOT TO SCALE

## PROPERTY FEATURES

±30,131 SF

40% office; 60% lab

2,500 Amps at 480V

Immediate access to Hwy 101,  
Central Expy & San Tomas Expy

Asking Rate: \$1.99 PSF, NNN

## SECURED FACILITIES PAD WITH SPECIALIZED EQUIPMENT

Acid neutralization system (ANS)

HF disposal system

Compress dry air (CDA)

DI water system

Process cooling / chilled water system

Diesel emergency generator

Process gas piping

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