



FOR SALE

1246 Birchwood Dr

SUNNYVALE, CA



Industrial Building with $\pm 10,004$ SF Available

RODNEY MORESCHINI
408.588.2305
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LIC N° 01257858

**Kidder
Mathews**

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Site Aerial



PROPERTY HIGHLIGHTS

±10,004 SF available

2 UNITS

±24,089 SF parcel size

2 ground level doors

POWER two separate services of 400Amps - 3 phase

APN 104-29-014

REQUIRED Ownership requires 1-2 year Leaseback for half of the building

ASKING PRICE \$4,800,000

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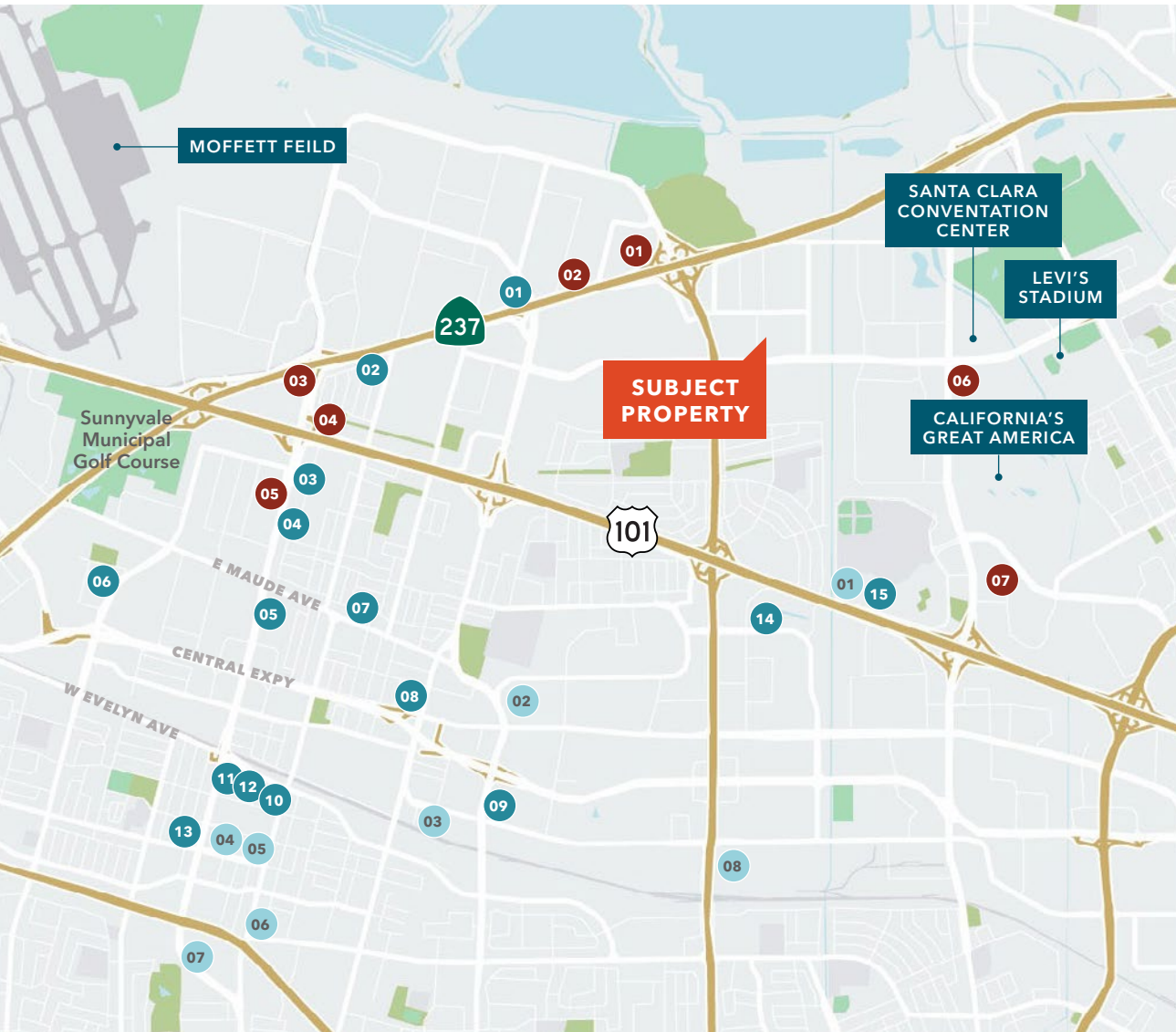
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EAT + DRINK

- 1 Togo's Sandwiches
- 2 Lados
- 3 Denny's
- 4 McDonald's
- 5 Starbucks
- 6 Little India Cafe
- 7 Pho Lovers
- 8 Lopez Taqueria
- 9 Taco Bell
- 10 Downtown Sunnyvale
Off The Rails Brewing Co
Shosha
Burma Taste
Coffee & More
Metro City
DishDash
Fibar MaGees
Ramen Seas
Tao Tao
Shosha
Fuego
- 11 Vitality Bowl
- 12 Philz Coffee
- 13 Urban Plates
- 14 Faultline Brewing Company
- 15 In-n-Out

GROCERY + SHOPPING

- 1 Walmart
- 2 Lowe's
- 3 Home Depot
- 4 Whole Foods
- 5 Target
- 6 Sprouts
- 7 Tarder Joe's
- 8 Costco

HOTELS

- 1 Rasisson Hotel
- 2 Extended Stay
- 3 Days Inn
- 4 Comfort Inn
- 5 Hilton Garden Inn
- 6 Hilton Santa Clara
- 7 Santa Clara Marriott

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