

SANTA CLARA, CA 95054

820 COMSTOCK ST

*Industrial Space Available For Lease
in a Desirable Santa Clara Location*

$\pm 8,060$ SF
TOTAL AVAILABLE

$\$2.20$ PSF
NNN LEASE RATE

$\pm 1,735$ SF
OFFICE SPACE

2/16/2027
AVAILABLE

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Mathews

FOR LEASE



PROPERTY HIGHLIGHTS

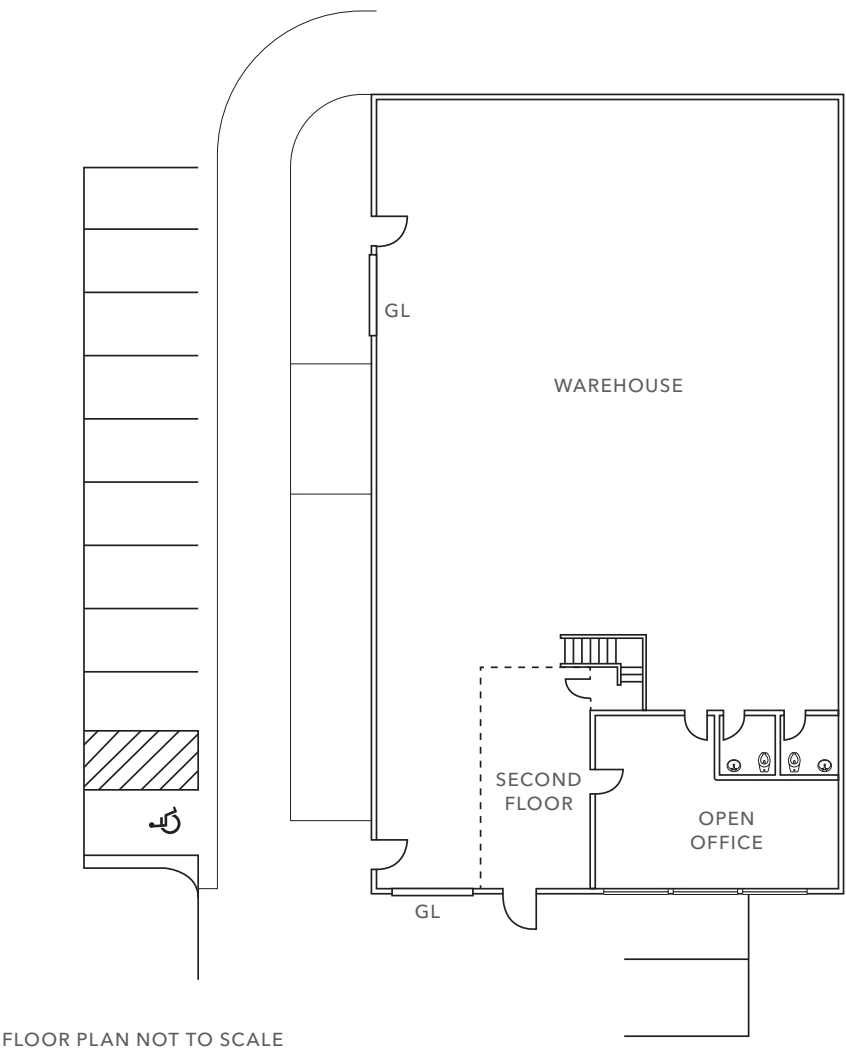
- Excellent machine shop space
- Silicon Valley Power $\pm 26\%$ cheaper than PG&E
- Great access to Hwy 101, 880, and 87
- 400 amps, 480 volts, 3 phase power (tenant to verify)
- Clear height 14'-19'
- Loading 2 grade-level doors
- Insulated warehouse with space heater
- Two separate restrooms
- Parking $\pm 2.0/1,000$ SF
- New exterior metal panels
- Zoning Heavy Industrial
- Call to tour

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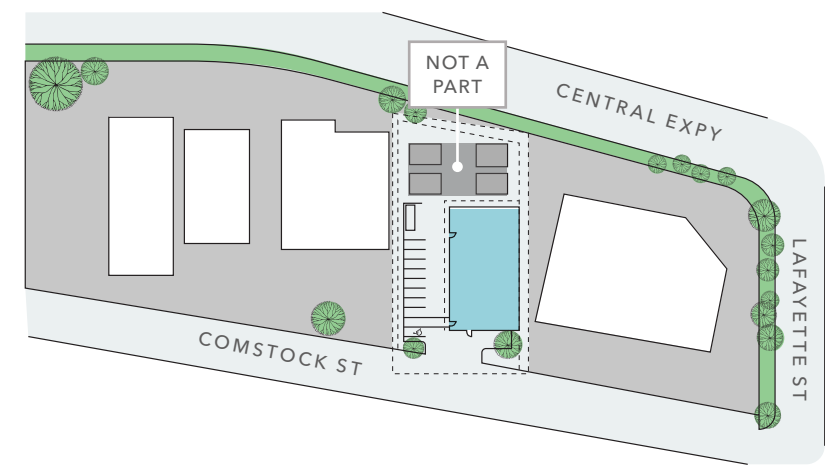


FLOOR PLAN



FLOOR PLAN NOT TO SCALE

SITE PLAN



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FOR LEASE

9 MIN

SAN JOSE INTN'L AIRPORT

13 MIN

DOWNTOWN SAN JOSE

SUBJECT
PROPERTY



SAN JOSE INTN'L AIRPORT

SANTA CLARA

SAN JOSE

CUPERTINO

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