



## FOR LEASE ~~\$1.75/sf~~ \$1.50/sf NNN

2800 Bowers Ave, Santa Clara, CA | APN 216-28-087

± 10,658 square feet | Light Industrial (ML) zoning

Potential Assembly, Religious, Indoor Recreational/Sports Usage

\* Tenant to verify usage with City of Santa Clara



THE IVY GROUP  
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Cal DRE# 01784630

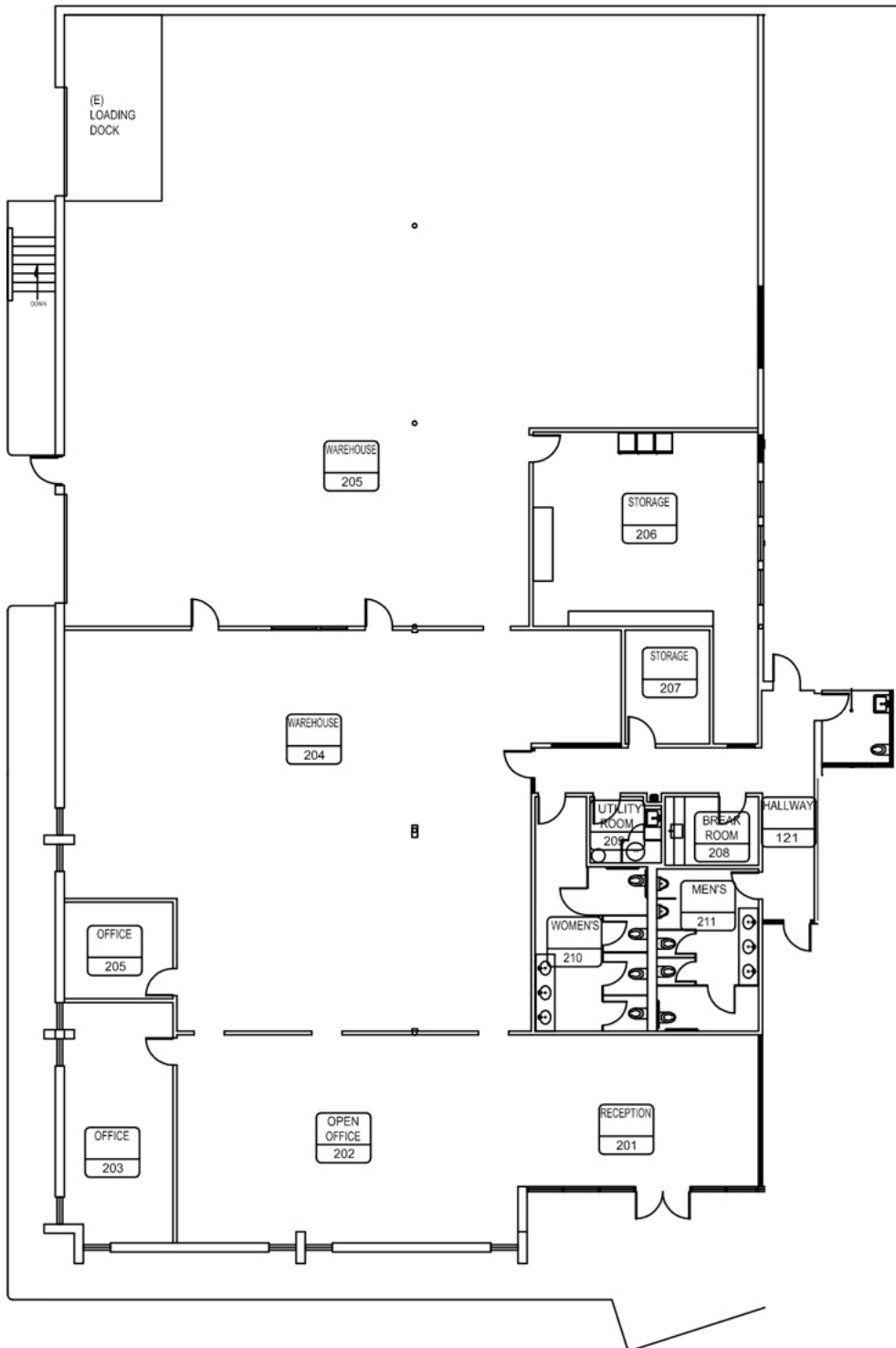


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# Property Highlights

**Available Size:** ± 10,658 square feet

**Office / warehouse balance:** 50% office / 50% warehouse

**Loading Dock:** one

**Grade Level Door:** one roll up door

**Power:** 600 amps, 208 volts, 3 phase, shared with existing tenant

**Ceiling Height:** ± 18 feet

**Year Built:** 1974

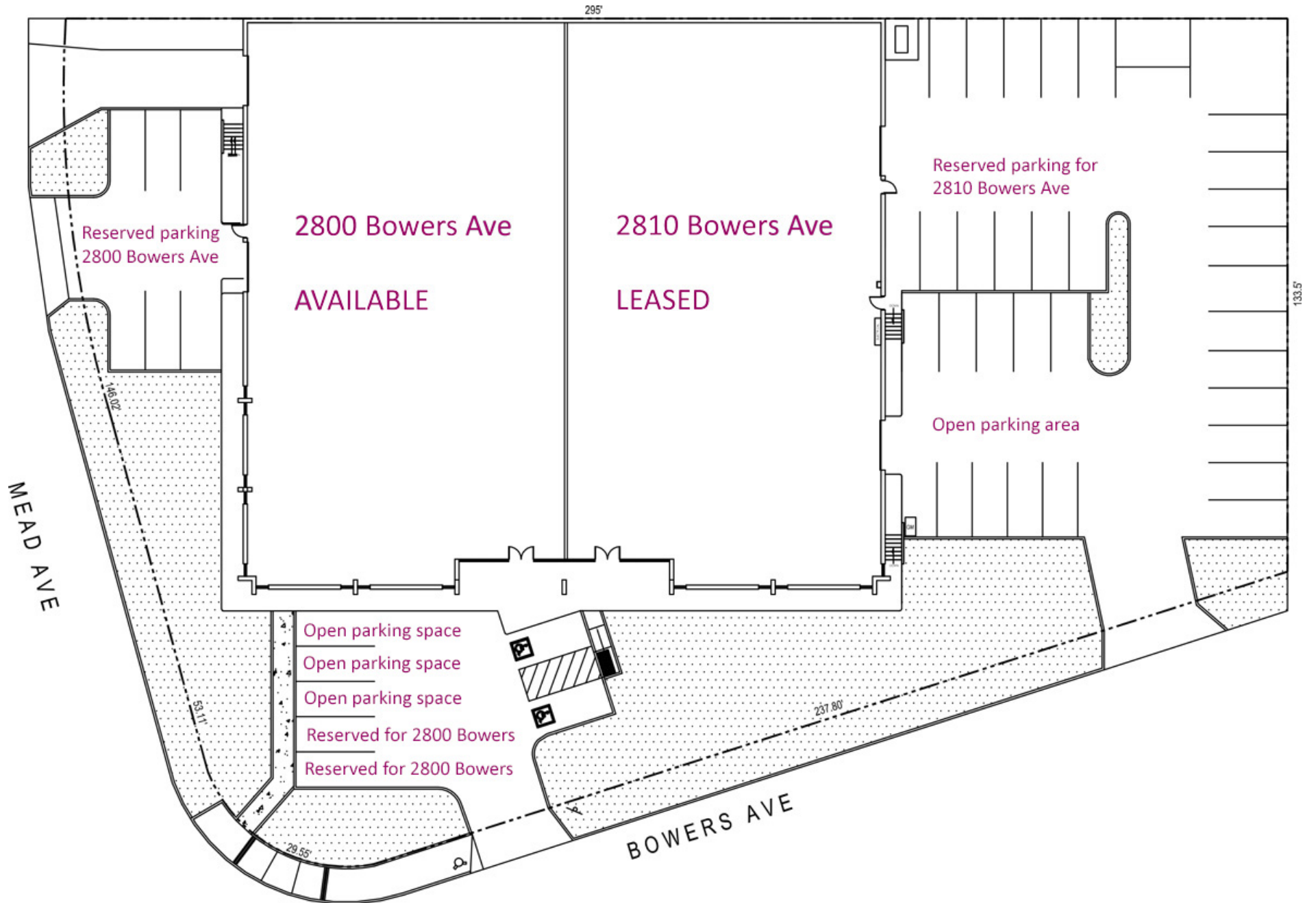
**HVAC:** heating / air conditioning in dropped ceiling areas

**Fire Sprinkler:** fully sprinklered

**Zoning:** ML (Light Industrial)

**Parking:** 8 reserved spaces onsite, plus additional unreserved & street parking

# SITE MAP



# PHOTOS





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