

# FOR LEASE

720 Aldo Avenue  
SANTA CLARA, CALIFORNIA

4,600 SF FLEX INDUSTRIAL UNIT



EXCLUSIVELY  
LISTED BY

**RALPH BORELLI**

**Chairman**

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DRE # 00465691

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**Property Mgmt./Brokerage**

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DRE # 01838839

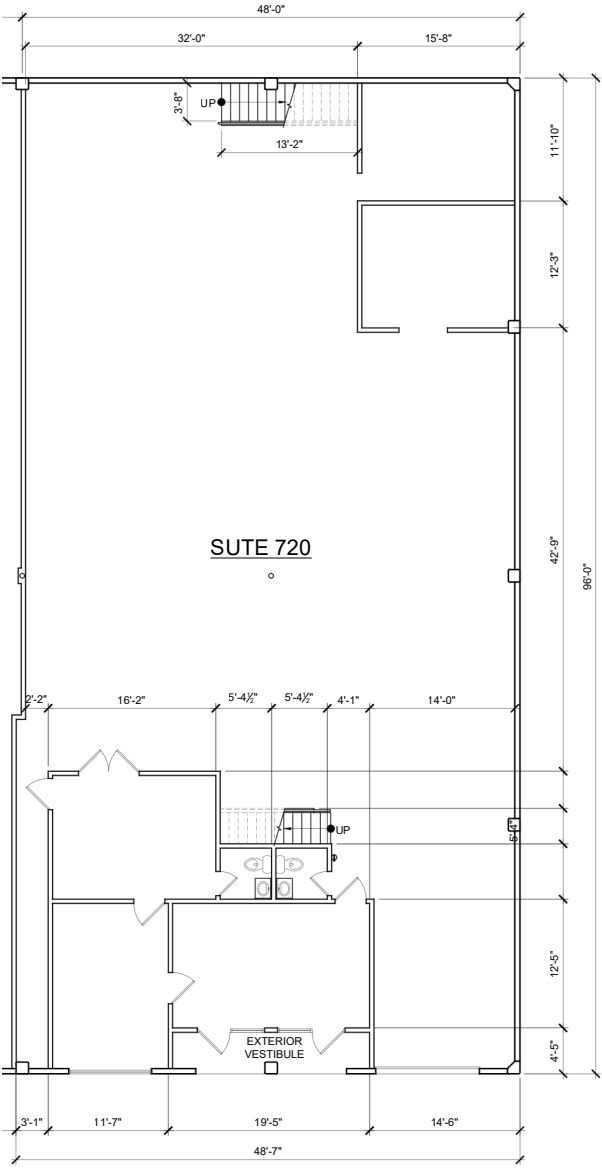
— Est. 1955 —

**BORELLI**  
INVESTMENT COMPANY

# SUMMARY

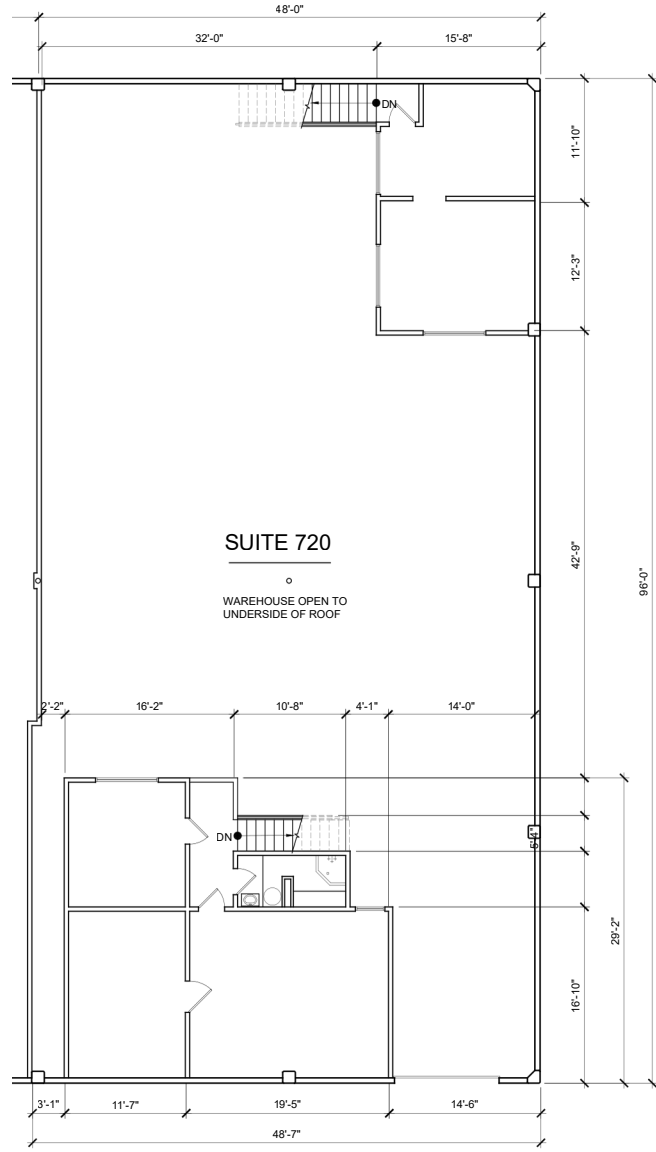
ADDRESS	720 ALDO AVENUE, SANTA CLARA, CA 95054
BLDG SF	4,600 SF
LEASE RATE	\$1.85/SF/MO. IG + \$0.26/SF/MO. CAM
TERM	3-5 YEARS PREFERABLE
OCCUPANCY	AVAILABLE 7/1/2026
FEATURES	<ul style="list-style-type: none"><li>• 1 GRADE LEVEL ROLL-UP DOOR</li><li>• RECEPTION AREA, CONFERENCE ROOM, 5 OFFICES, STORAGE, 3 RESTROOMS</li><li>• 2<sup>ND</sup> FLOOR MEZZANINE</li><li>• 75% WAREHOUSE</li><li>• EQUIPPED W/ 11.5 TONS OF HVAC CAPACITY</li><li>• ±18' CLEAR HEIGHT IN WAREHOUSE</li><li>• 400 AMPS 208V, 3 PHASE</li><li>• 2/1,000 PARKING</li><li>• NEW ROOF</li><li>• SKYLIGHTS</li><li>• SEISMIC RETROFIT (ROOF TO WALL TIES)</li><li>• SANTA CLARA UTILITIES</li><li>• CLOSE TO U.S. HIGHWAY 101</li><li>• LOCAL OWNERSHIP AND MANAGEMENT</li></ul>

# FLOOR PLAN



PLAN NORTH  

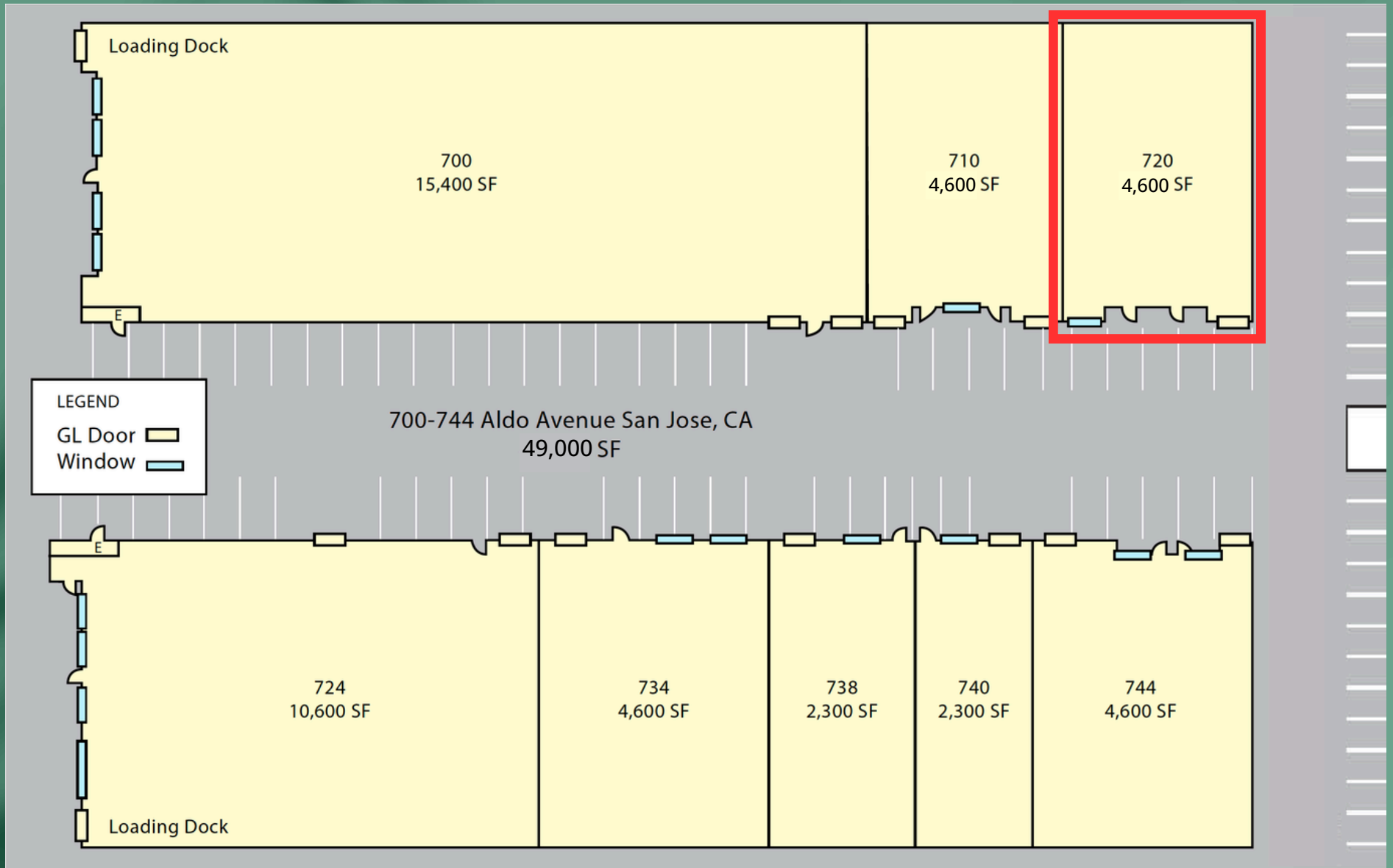
**LOWER FLOOR PLAN**



PLAN NORTH  

**UPPER FLOOR PLAN**

# SITE PLAN



# LOCATION



724 Aldo Avenue



# LOCATION



**SAN FRANCISCO**

**OAKLAND**

OAKLAND INTERNATIONAL AIRPORT

SAN FRANCISCO INTERNATIONAL AIRPORT

**PALO ALTO**

SAN JOSÉ MINETA INTERNATIONAL AIRPORT

**SUBJECT PROPERTY**

**SAN JOSE**

— Est. 1955 —

**BORELLI**

INVESTMENT COMPANY

2051 Junction Ave., STE 100, San Jose, CA 95131

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