

FOR LEASE

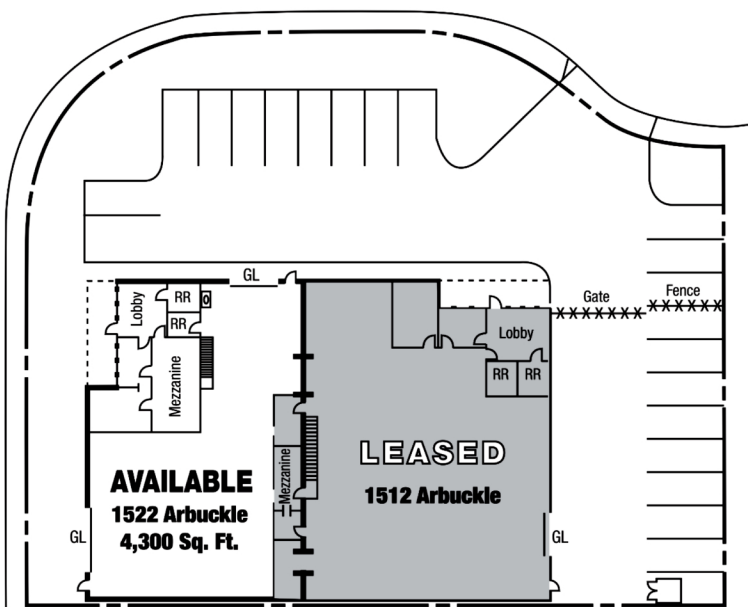
Santa Clara Industrial Building

1522 Arbuckle Ct.
Santa Clara, CA 95054



PROPERTY SUMMARY

Located on a quiet cul-de-sac with immediate access to Highway 101 and Central Expressway, this $\pm 4,300$ sq. ft. concrete tilt-up industrial building is well-maintained. The space features 400 Amps of low-cost Silicon Valley power with extensive distribution, optimized for a Precision Machine Shop, Sheet Metal Shop, Mechanical Contractor, Manufacturing, or General Contractor. Recent infrastructure upgrades include a new roof (2025), a 2017 HVAC unit, and a freshly painted interior/exterior with sealcoated asphalt (2022). The unit offers a 14'-16' 6" clearance, two (2) grade-level doors, and ± 600 sq. ft. of HVAC offices plus a bonus storage mezzanine.



Space Available	$\pm 4,300$ SF
Availability	Immediate
Lease Rate	\$1.97/sf + \$0.19 CAM
Construction	Concrete Tilt-Up
HVAC	Office A/C & Heat + Shop Heater
Parking	2/1000
Clearance Height	14' - 16' 6"
Power	400 amps
Restrooms	2 Private Restrooms
Grade Level Doors	2
Lighting	100% LED interior & exterior



WESSDEL I, LLC

2010 EL CAMINO REAL #2121
SANTA CLARA, CA 95050

FOR FURTHER INFORMATION, PLEASE CONTACT:

Cam Vaughan
Asset Manager, WESSDEL I, LLC

925.895.7447
cmrvaughan@gmail.com