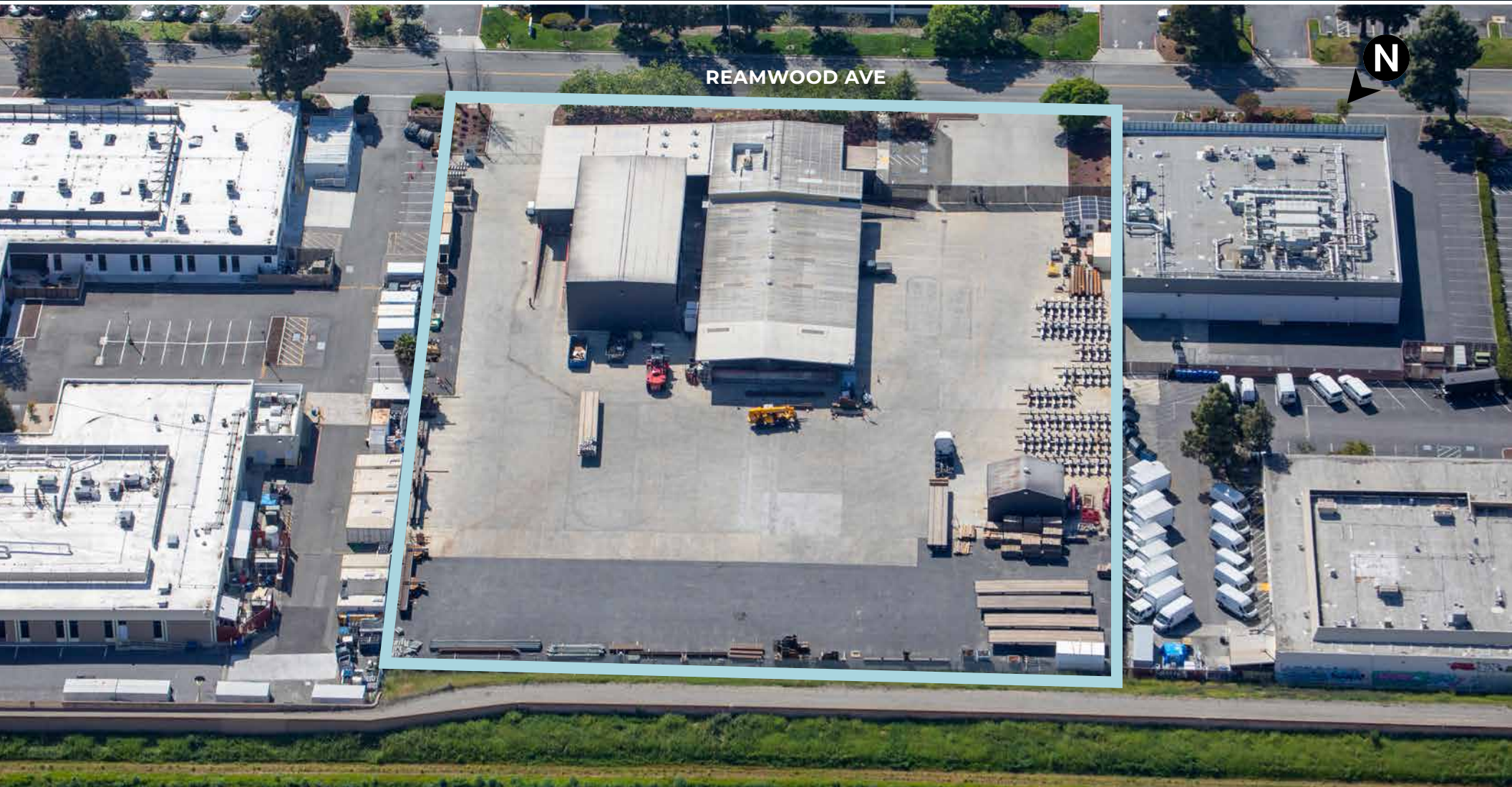


1276 REAMWOOD AVENUE

SUNNYVALE, CA



INVESTMENT SUMMARY



INFILL SILICON VALLEY IOS SITE | 3.09 ACRES (134,385 LSF) | 2,000 AMPS

Jones Lang LaSalle Americas, Inc. ("JLL"), California Real Estate License #01223413

THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 1276 Reamwood Avenue (the "Property") - an Outdoor Storage ("IOS")/ Industrial Service Facility ("ISF") site totaling 134,385 land square feet in the highly desirable Sunnyvale submarket in the Silicon Valley.

1276 Reamwood Avenue features a 21,413 square feet warehouse on 134,385 land square feet (0.16 FAR). It is 100% leased to D&G Construction, a home construction company, through May 2026. This investment offers investors short-term cash flow, with mark-to-market upside upon D&G Construction's lease expiration in a sought-after industrial market.

The Site offers investors immediate scale in the emerging IOS/ISF sub-asset type, which is a rapidly growing component of the global supply chain and is highly desired by users. Located in the infill Core Bay Area market, the Property represents an exceptional opportunity to acquire a IOS/ISF site in one of the top performing industrial markets. The site is strategically located minutes from CA-237, US 101, Highway 880, intermodal rail yards, and San Jose Mineta International Airport, providing superior connectivity to the Western U.S. and global economy.



CALIFORNIA
237



MOUNTAIN VIEW - ALVISO RD



APPLE

SoundHound

SHOCKWAVE
MEDICAL INC

APPLE

QUICK FACTS

Address	1276 Reamwood Avenue
City, State	Sunnyvale, CA
Warehouse SF	21,413 SF
Site SF	134,385 LSF
Land Acres	3.085 AC
Parking Stalls	70 trailer parkings
Building FAR	0.16
Power	2,000 AMPS (application in to increase to 4,000 AMPS)



LOCATED IN ONE OF SILICON VALLEY'S STRONGEST SUBMARKETS

Given the presence of a diverse array of world leading innovators, Sunnyvale has remained one of the Bay Area's top performing submarkets. Industry giants such as Google, Meta, Amazon, Apple and Synopsys have maintained a presence in Sunnyvale due to its convenient access to major transportation routes, venture capital, and world-class talent.

- Google
- Juniper Networks
- Meta
- Apple
- Amazon
- Alibaba
- Nokia
- Abbott
- Synopsys





KEY SUNNYVALE MARKET DRIVERS

Proximity to Leaders
of Innovation,
Including Google,
Meta, Amazon, Apple
and Synopsys

Diverse Base of
Technology Tenants

High Concentration
of Venture Capital
Funding

Continued Job
Growth for Tech
Focused Employees

Proximity to
Executive Housing

INVESTMENT SUMMARY

PROPERTY HIGHLIGHTS

♦ Rare Opportunity in a Prime Silicon Valley Submarket

- » The Property is located minutes from Moffet Park and numerous high value HQ's in one of the nation's most supply constrained markets. As of Q1 2025, the Silicon Valley industrial market recorded vacancy at 6.3%, with the Sunnyvale submarket hitting an all-time low of 0.5%, one of the lowest vacancies within the market.

♦ IOS/ISF Product

- » Emerging Asset Sub-Class: Recognized as a key component of the global supply chain, and developing into a \$200+ billion asset class according to Globest, IOS/ISF has been one of the most sought-after real estate opportunities by institutional capital in recent years. IOS provides higher risk-adjusted returns with lower capital expenditure requirements compared to traditional industrial properties.

♦ Power Upgrades

- » Current ownership has started the process to upgrade the power to 4,000 amps. High powered IOS sites are highly sought after by users given their diminishing availability. The potential of additional power will drive market rent and value for the Site.

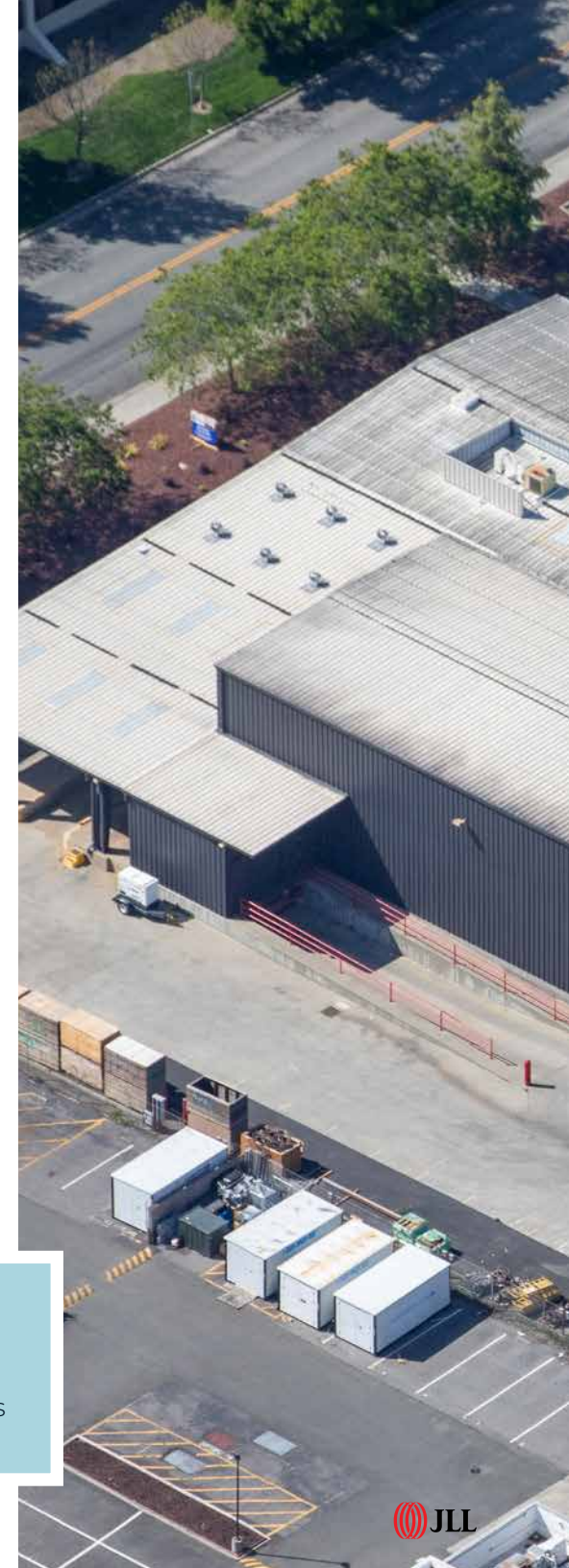
♦ Key Physical Upgrades


- » Concrete Yard
- » Fully secured and upgraded fencing
- » Renovated Office with breakroom, polished concrete floors
- » New HVAC
- » Renovated office and warehouse restrooms
- » New Landscaping
- » New painting and skylights
- » 4 dock high loading positions
- » 2 UPS loading docks
- » 201 auto parking stalls or 70 truck trailer parking stalls

TENANCY HIGHLIGHTS

♦ 100% leased to D&G Construction with 0.91 Years of Remaining Term

- » With no renewal options, D&G Construction is a definite hard vacate upon their roll. D&G Construction is currently below market, allowing investors a mark to market opportunity soon after acquisition.





LOCATION HIGHLIGHTS

♦ Core Bay Area Location

- » Since 2000, the Sunnyvale submarket has seen a massive reduction in industrial product to office and multifamily conversions. The asset is a rare opportunity for institutional owners to acquire a workhorse yard.
- » Its Sunnyvale location provides exceptional access to Moffett Park and numerous high-value HQs, offering a strategic advantage in an area where industrial properties are becoming increasingly scarce amidst the growing demand for high-value real estate.



0.5%

Sunnyvale Vacancy Rate
*One of the lowest across the
Silicon Valley industrial
market*

PROPERTY OVERVIEW

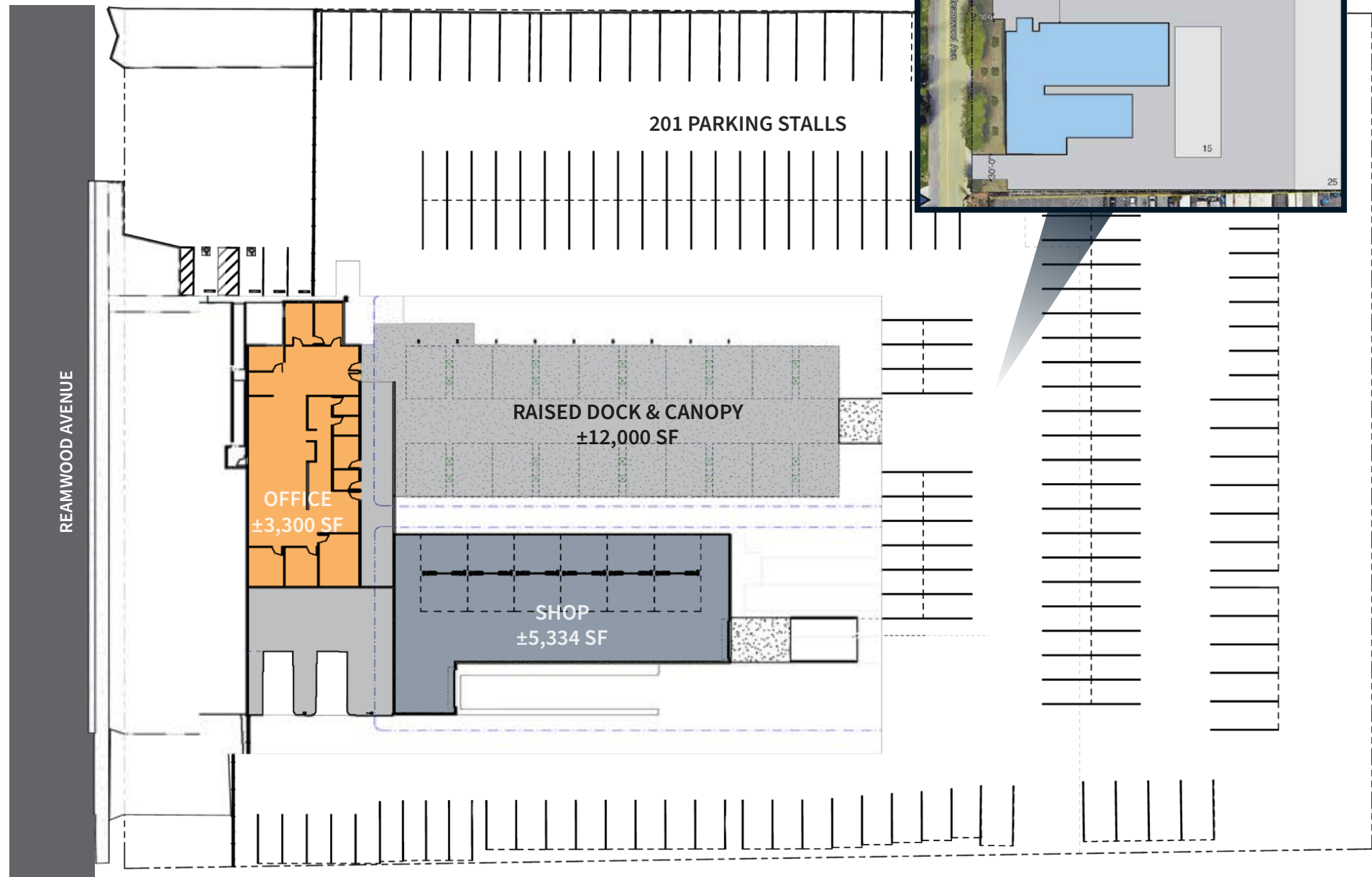
Situated within a 30-minute radius of Moffett Park, Mountain View, Cupertino, and Palo Alto, 1276 Reamwood Avenue offers exceptional local and regional access to the greater Bay Area, with access to a population of over 8.3 million individuals within 50 miles. The asset's strategic location places it in close proximity to numerous high-value corporate headquarters and cutting-edge R&D nodes, particularly in Moffett Park, which has emerged as a premier tech and innovation hub. This positioning provides unparalleled connectivity to Silicon Valley's most influential companies and research centers, enhancing its value and potential for future opportunities

PROPERTY SUMMARY

Address	1276 Reamwood Avenue Sunnyvale, CA
Land (Acres)	3.085
Product Type	IOS
Submarket	Sunnyvale
Occupancy	100%
Tenancy	D&G Construction LEX May 2026
Term Remaining	0.91 Years (As of July 2025)
Rentable Land SF	134,385
Zoning	Industrial and Service District (M-S)
Parcel Numbers	104-31-003, 104-31-060
Building FAR	0.16
Year Built / Renovated	1969 / 2024
Clear Height	Warehouse 20'
Power	2,000 AMPS (application in to increase to 4,000 AMPS)
Construction	Metal



Existing Site Plan



1276 REAMWOOD AVENUE

SUNNYVALE, CA



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