

FOR  
LEASE

1276

R M W

REAMWOOD AVENUE

1276 Reamwood Avenue, Sunnyvale, CA



Jones Lang LaSalle Real Estate License #01856260

Rare: ±3.085-Acre Powered Industrial Site for Lease  
9,000AMPS @ 480V – Approved upgrade for EV /  
Battery type uses with expected delivery in 2025



# 1276

## R M W

±3.085 Acres (±134,385 SF)



### SITE

**Size:** +/-3.085-Acres (+/-134,385 SF)

**Condition:** Paved, Fenced, Secured Access

**Parking:** 201 Parking Stalls

**Access:** Excellent access to US 101 and Highway 237

**Power:** The Property currently has one Main Switchboard electrical panel rated to 2000A for up to 600V 3 Phase electrical service. PG&E provides electricity to the site via one 150KVA rated transformer at 208V.

**Electrical Service Upgrade:** 8,000AMPS @ 480V – Approved upgrade for EV / Battery type uses with expected delivery in 2025



### EXISTING IMPROVEMENTS

**Total Size:** +/-21,413 SF

**Office Building:** +/-3,300 SF

**Shop Building:** +/-5,334 SF

**Raised Dock & Canopy:** +/- 12,000 SF

**Maintenance Shed:** +/-779 SF



### USE

**Zoning:** The property is zoned M-S – Industrial and Service. Permitted uses include R&D, Manufacturing, Office and Warehousing, with specific limits. The property has an active Conditional Use Permit which authorizes outdoor truck storage and truck washing 'as of right'. Please do not contact the City regarding zoning issues without written permission of Owner and/or leasing team.

**CUP:** Commercial Fleet Parking (Active)

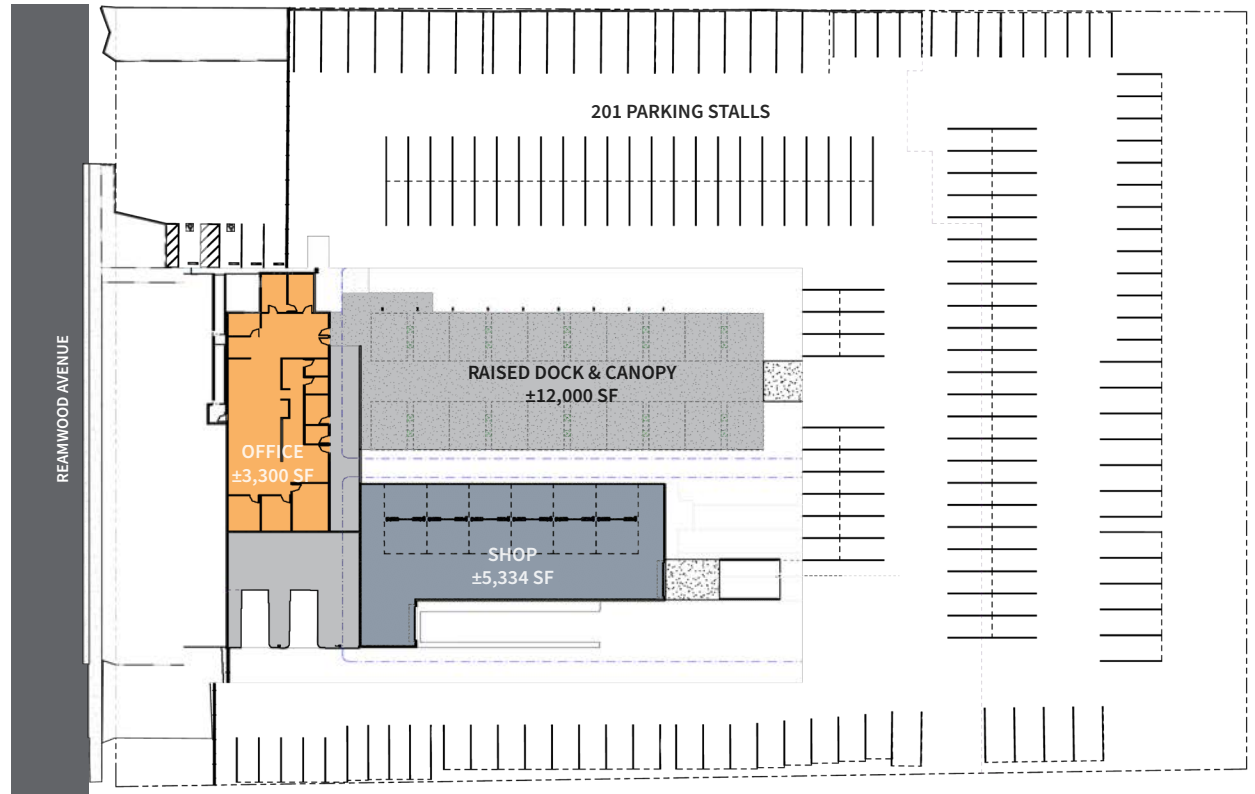


### PRICING/TOURING

**Asking Rate:** Call for Pricing

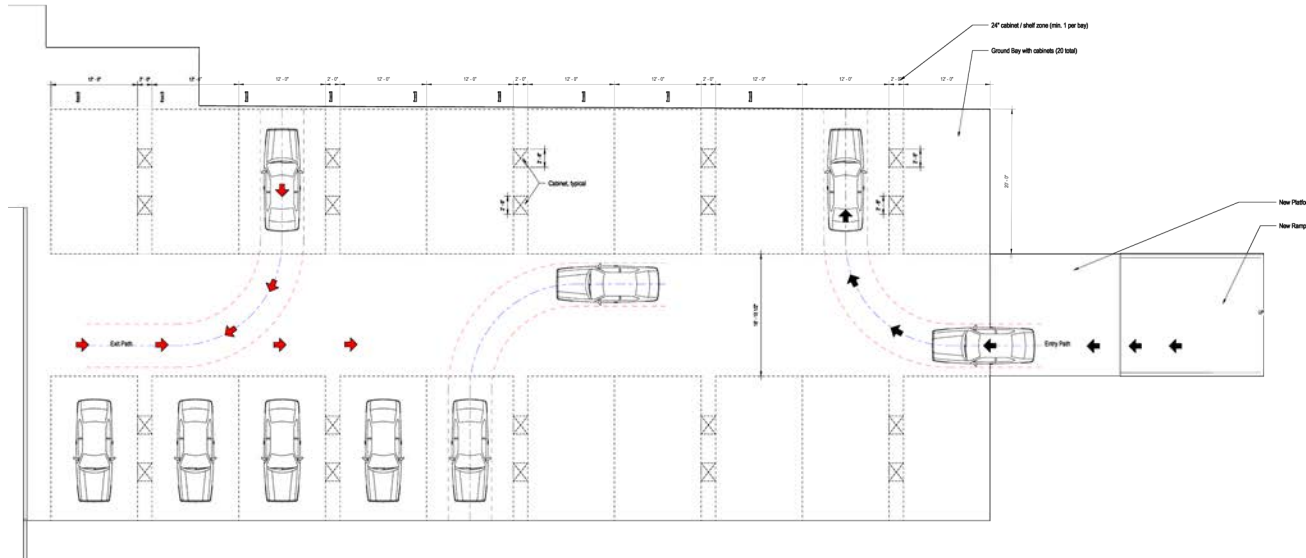
**OPEX:** +/- \$0.17/SF

**Touring:** Call to Tour

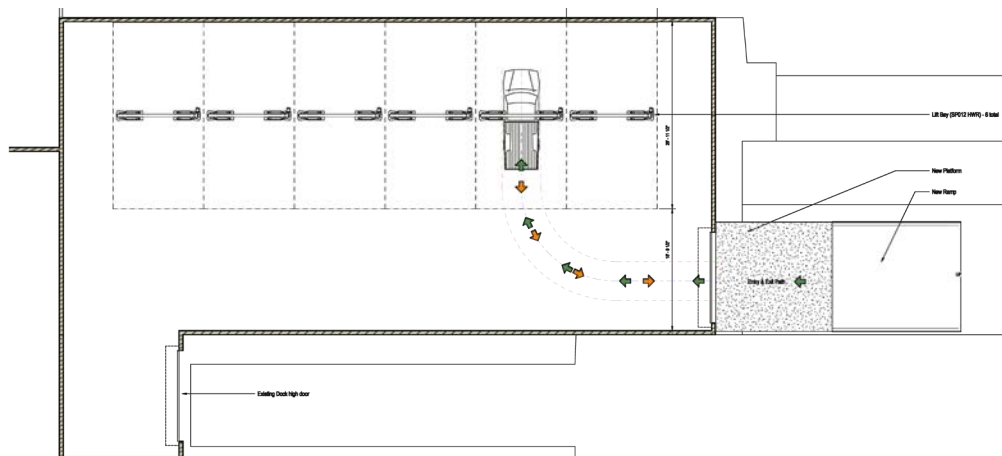


## RAISED DOCK - DETAILED VIEW

**1276**  
RMW



## SHOP - DETAILED VIEW



Plan illustrates potential auto-related use, showing the flexibility for an Adaptive Reuse of existing structures



## TRAILER PARKING

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INTERIOR & EXTERIOR PHOTOS

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82

101

Lawrence Expressway

Tasman Dr

**1276**  
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237

Great America Pkwy

Lafayette St

1276 REAMWOOD AVENUE

6

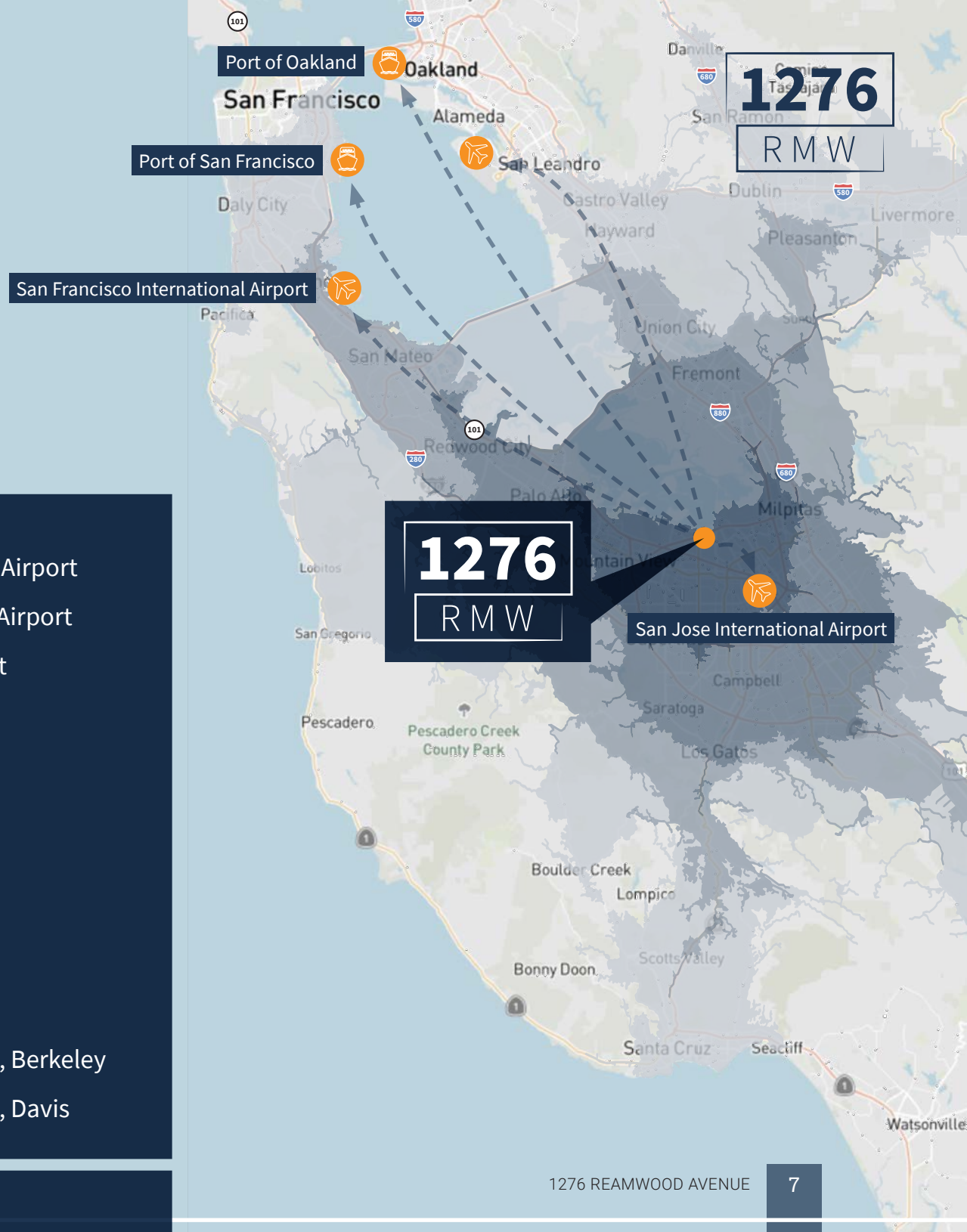




# STRATEGIC LOCATION



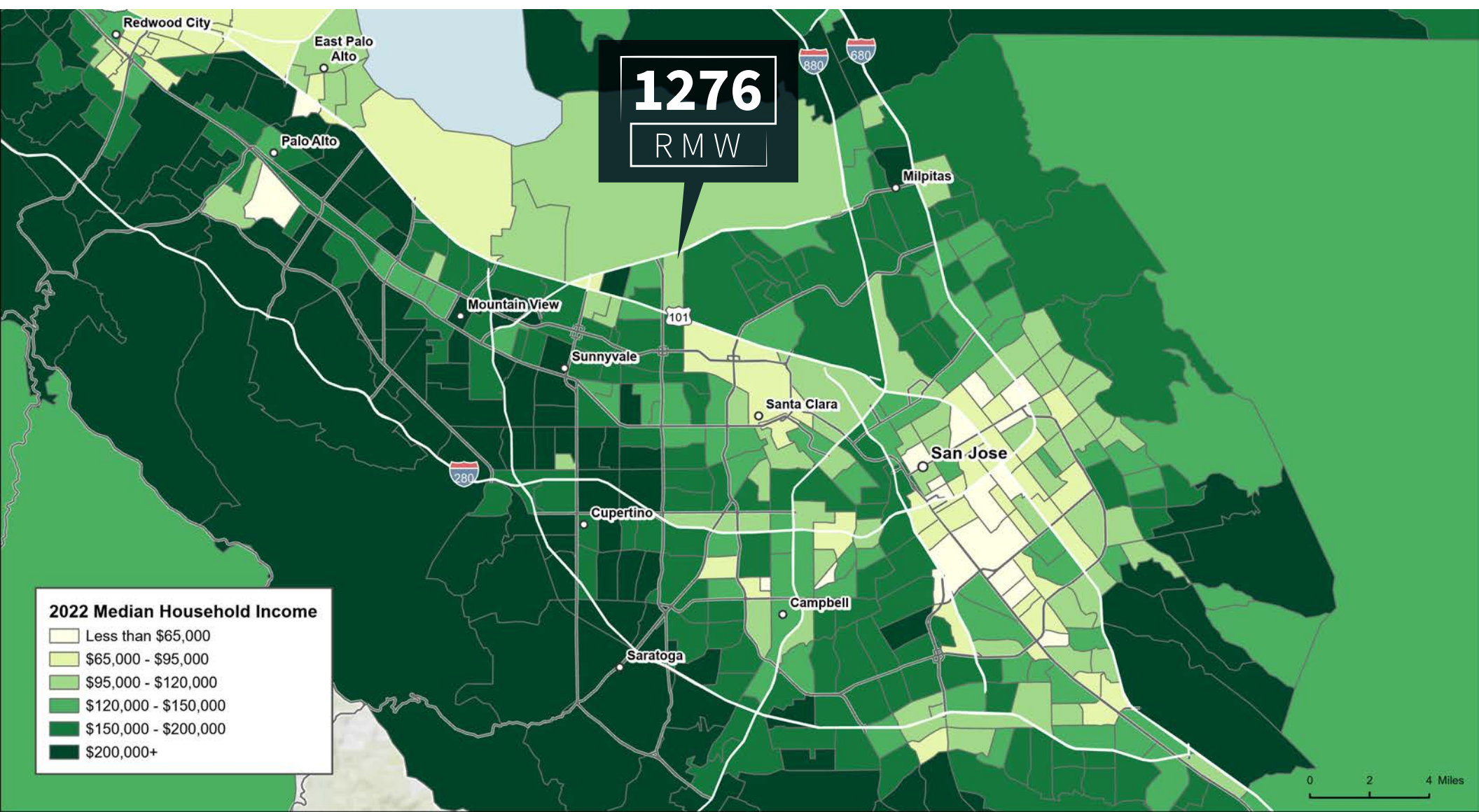
7 MI	San Jose International Airport
34 MI	Oakland International Airport
30 MI	SF International Airport
9 MI	San Jose
40 MI	Oakland
42 MI	San Francisco
16 MI	Port of Redwood City
40 MI	Port of Oakland
42 MI	Port of San Francisco
12 MI	Stanford University
45 MI	University of California, Berkeley
100 MI	University of California, Davis



# ACCESS TO CONSUMERS

1276

R M W





# ACCESS TO TALENT

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#1 in Northern California for the Most Engineering Resident Workers with over 15,370 residents



Over 39,000 Engineers within a 30-minute drive time



The heart of Silicon Valley with over 400 start-ups HQ'ed in San Jose since 2015



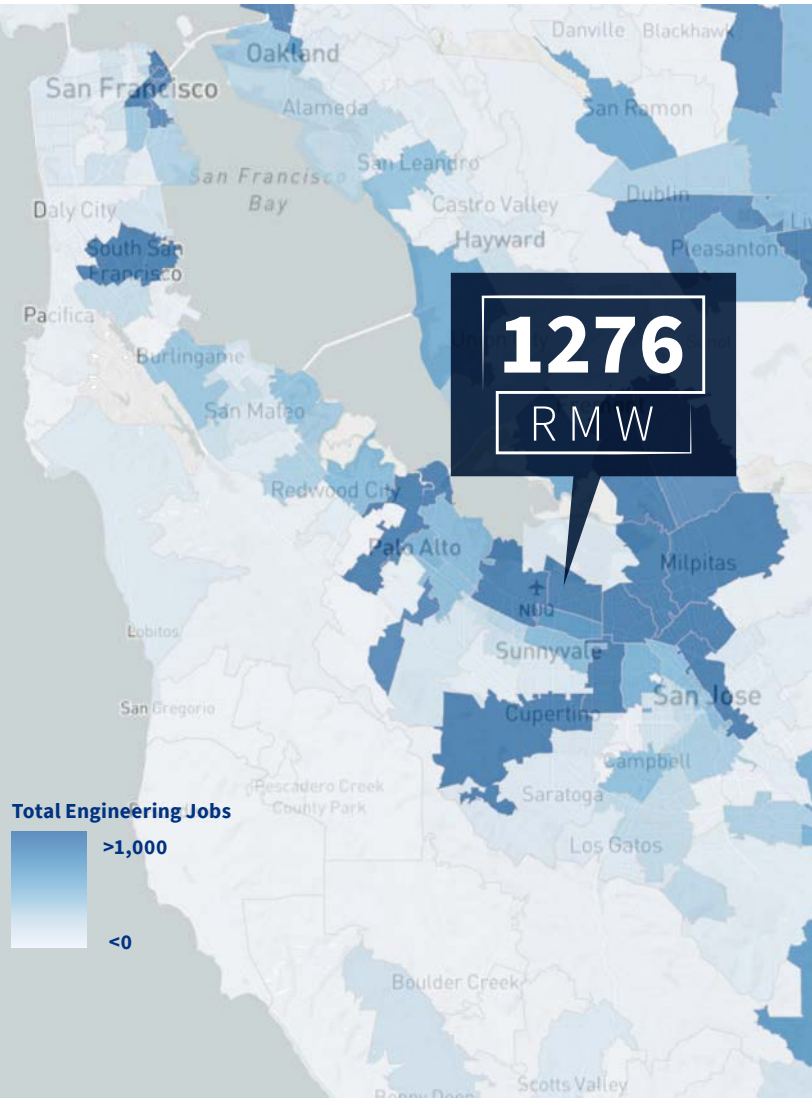
The most innovative city in Northern California with over 76,000 patents



One of the highest educated regions with over 170,000 residents with a STEM degree

## SAN JOSE LABOR STRENGTH

Total Engineering Jobs, March 2023



## ENGINEERING TALENT IN SANTA CLARA COUNTY

Santa Clara County (2022)



3.3 times

the national average of Bioengineers & Bio-medical Engineers



13.1 times

the national average of Computer Hardware Engineers



3.5 times

the national average of Electrical Engineers



1.7 times

the national average of Industrial Engineers



3.6 times

the national average of Materials Engineers



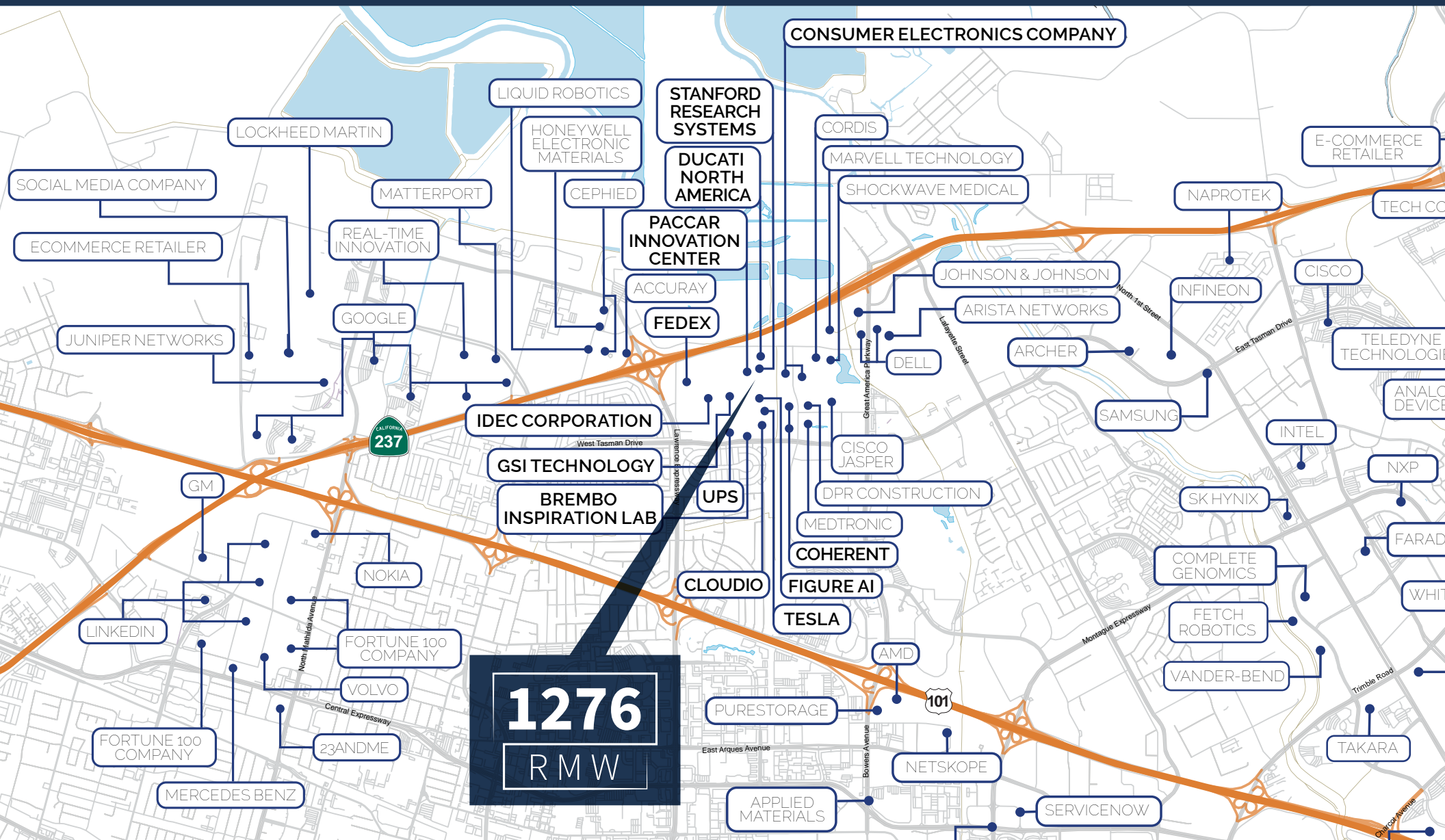
2.2 times

the national average of Mechanical Engineers



# CORPORATE NEIGHBOR MAP

RMW





# 1276

## R M W

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