



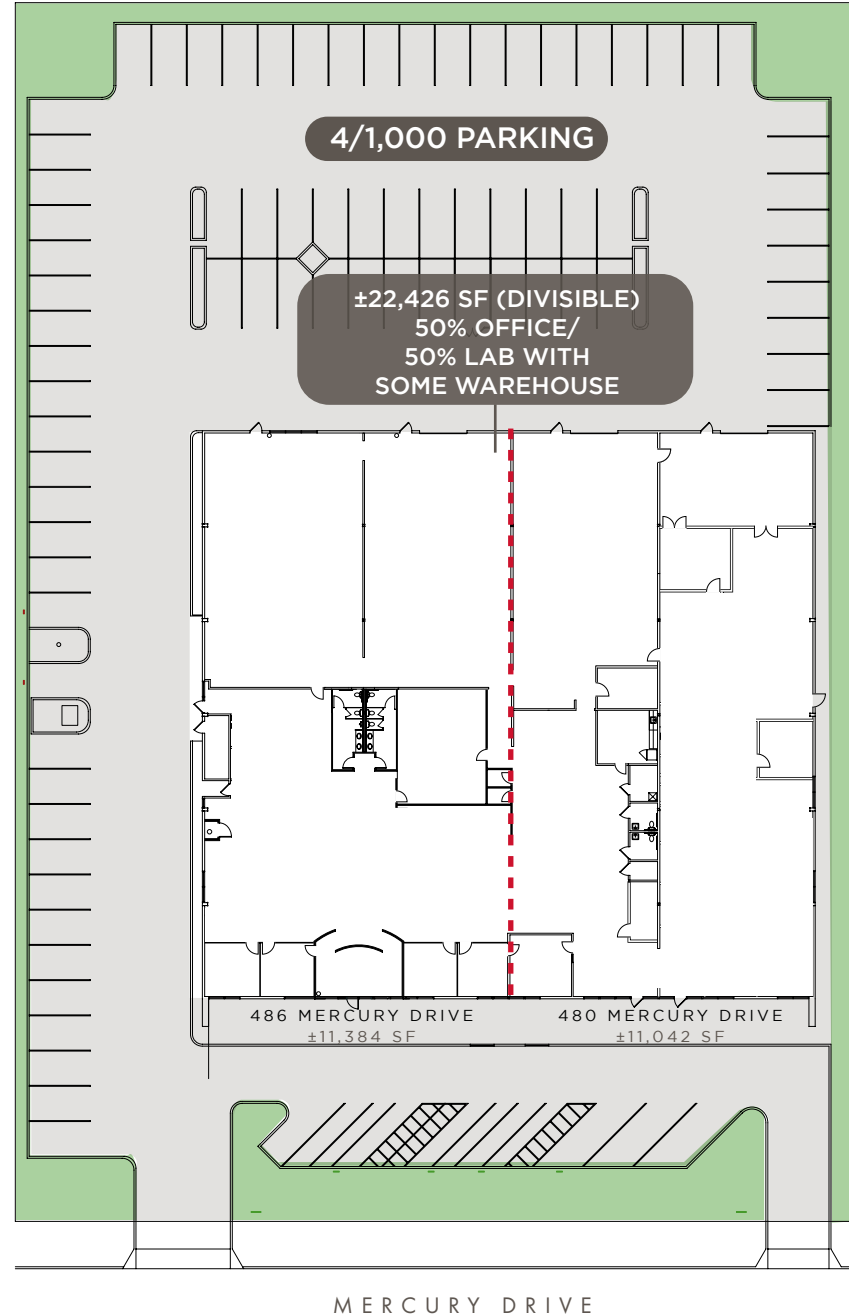
480-486 MERCURY DRIVE

SUNNYVALE | CALIFORNIA

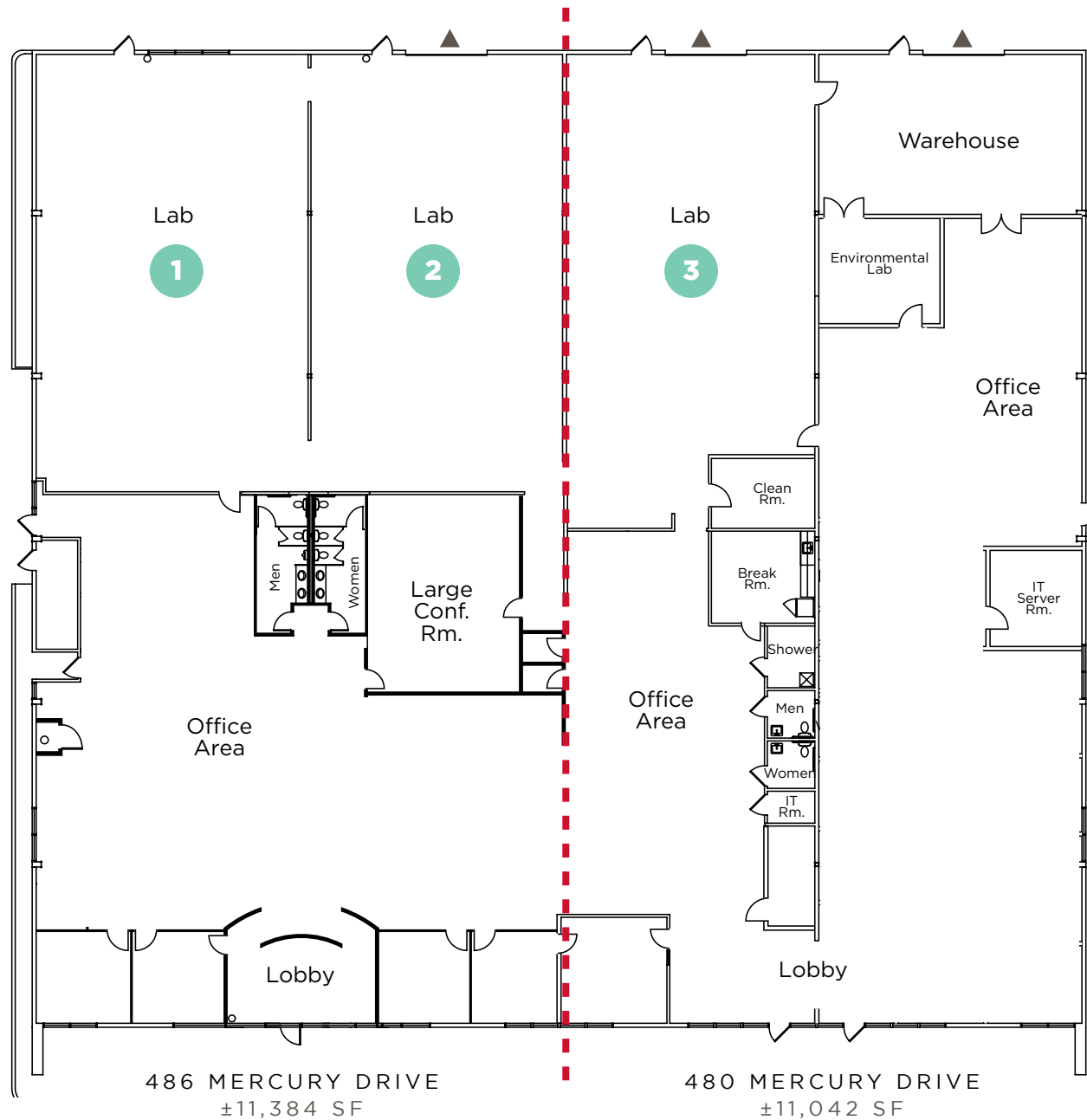
±22,426 SF FLEX/R&D LEASE/SUBLEASE
(DIVISIBLE TO ±11,042 SF)

Highlights

- Now available on a Direct Basis
- New Market ready improvements underway
- 50% office/50% lab with some warehouse
- Building freshly painted and new landscape
- Small clean room
- 1400 Amps @120/208, (please verify)
- 3 grade level doors
- 4/1000 parking
- Local, responsive ownership
- TI \$ available
- Divisible in half
- Contact Listing agents to tour



FLOORPLAN



LEGEND:

1

- Drop Ceiling
- Tile Floor
- Compress Air Connections

2

3

- High Ceiling in Lab 3
- Wired with Electrical Benches
- Compress Air Connections
- Roll Up Door to Bring in Large Equipments

- ▲ Grade Level Roll-Up Door

480-486 MERCURY DRIVE

AERIAL MAP

MERCADO SHOPPING CENTER
(2.8 MILES)



SJC
5.7 MILES

SUNNYVALE

480-486
MERCURY
DRIVE

E Arques Ave

SANTA CLARA SHOPPING CENTER
(2 MILES)



Central Expwy

kifer rd

SANTA CLARA



1.3 miles to lawrence
caltrain station



LEGEND:
🍴 RESTAURANTS



480-486

MERCURY DRIVE

SUNNYVALE, CA

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