

**FOR LEASE OR
FOR SALE**

1276

RMW

REAMWOOD AVENUE



Jones Lang LaSalle Real Estate License #01856260

1276 Reamwood Avenue, Sunnyvale, CA
Rare: ±3.085-Acre Powered Industrial Site
4,000AMP @ 480V upgrade in process

INTERIOR & EXTERIOR PHOTOS

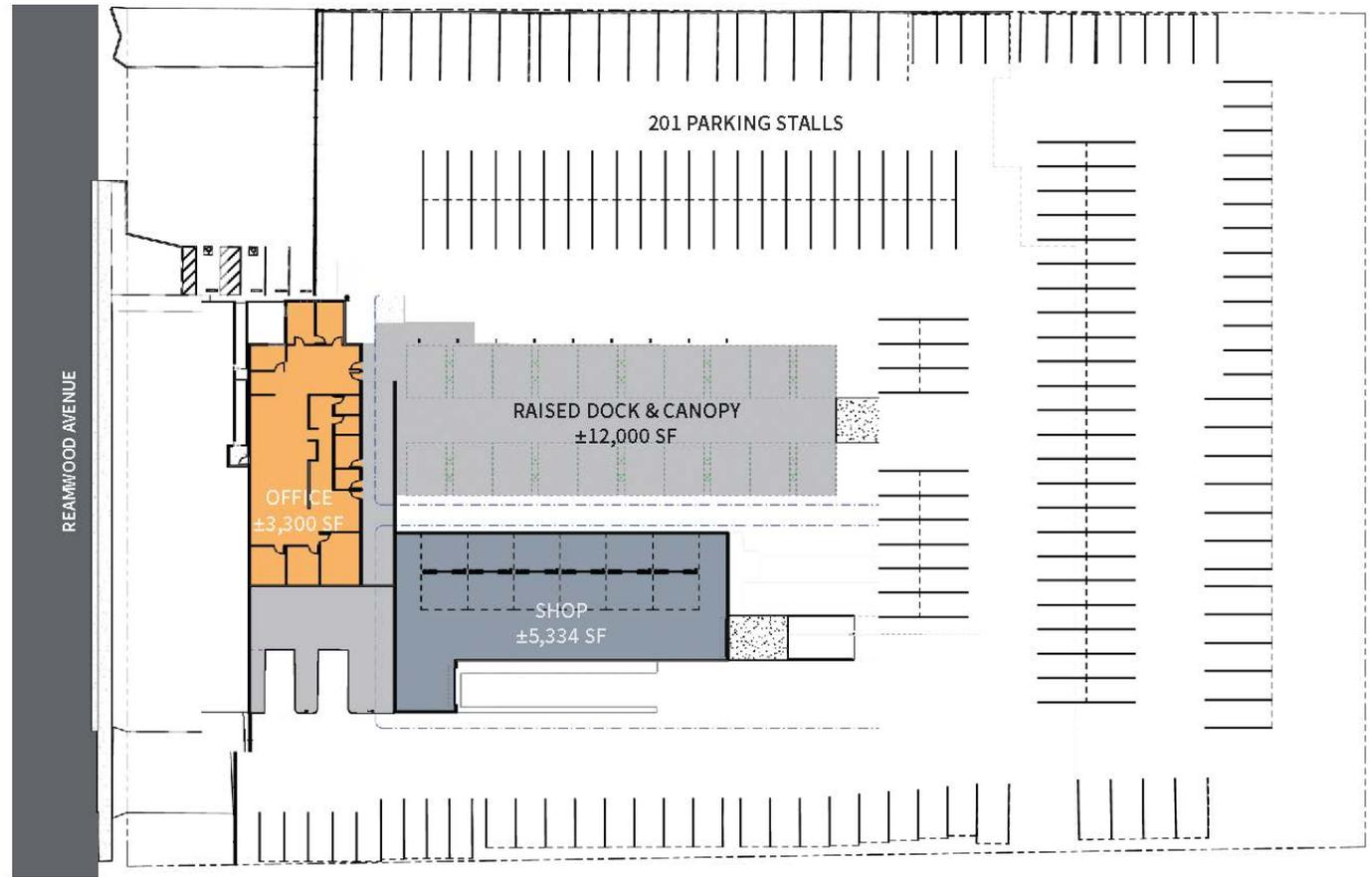
1276
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±3.085 Acres
(±134,385 SF)



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

Condition: Paved, Fenced, Secured Access

Parking: 201 Parking Stalls or 70 Trailer 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: 4000AMPS @ 480V in process



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)

Available Date: 6/1/2026



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



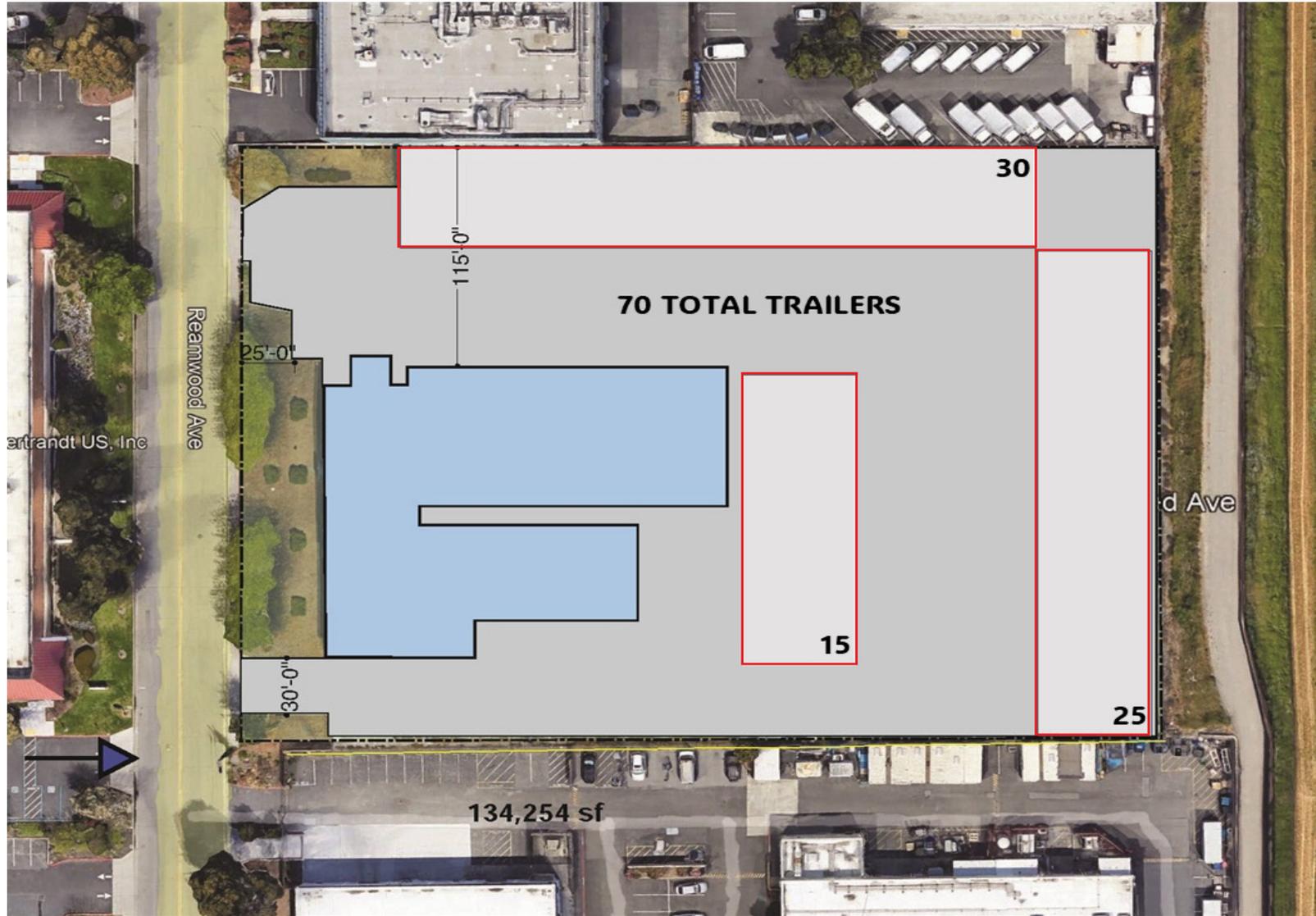
Asking Rate: Call for Pricing

OPEX: +/- \$0.17/SF

Touring: Call to Tour

TRAILER PARKING STUDY

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BUILD-TO-SUIT OPPORTUNITY

Proposed Building

Office: 3,335 SF
Warehouse: 20,000 SF
Total Size: 23,335 SF

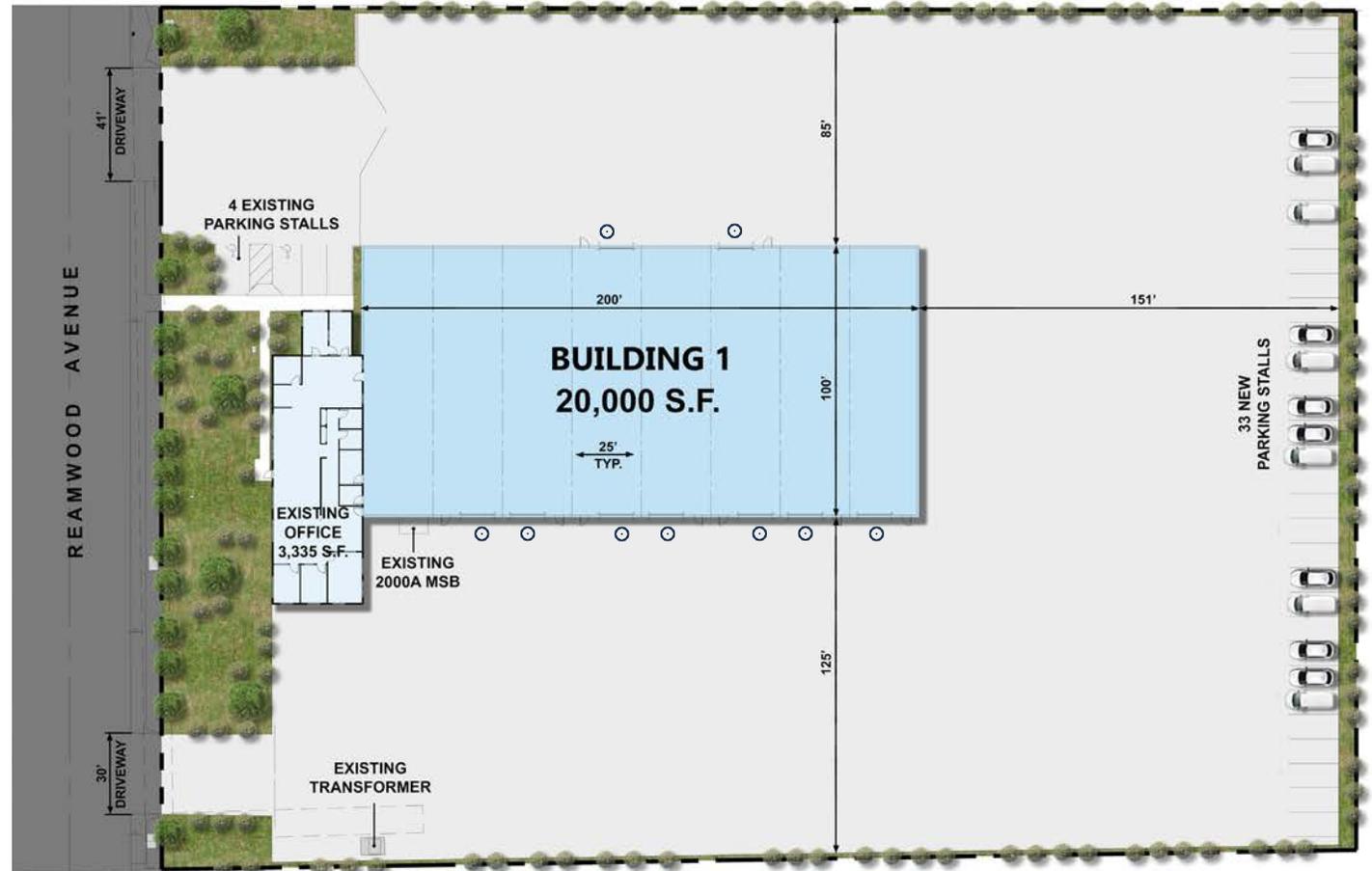
Clear Height: Planned 18' - 20'

Power: 4,000AMPS @ 480V

Loading: Flexible 6 to 8 Grade-level Doors (and potentially more to suit)

Site: 3.085 Acres. 100% fenced, paved and lit site

Available Date: TBD



VICINITY MAP



NORTH

1276

RMW

82

101

Lawrence Expressway

Tasman Dr

1276

RMW

237

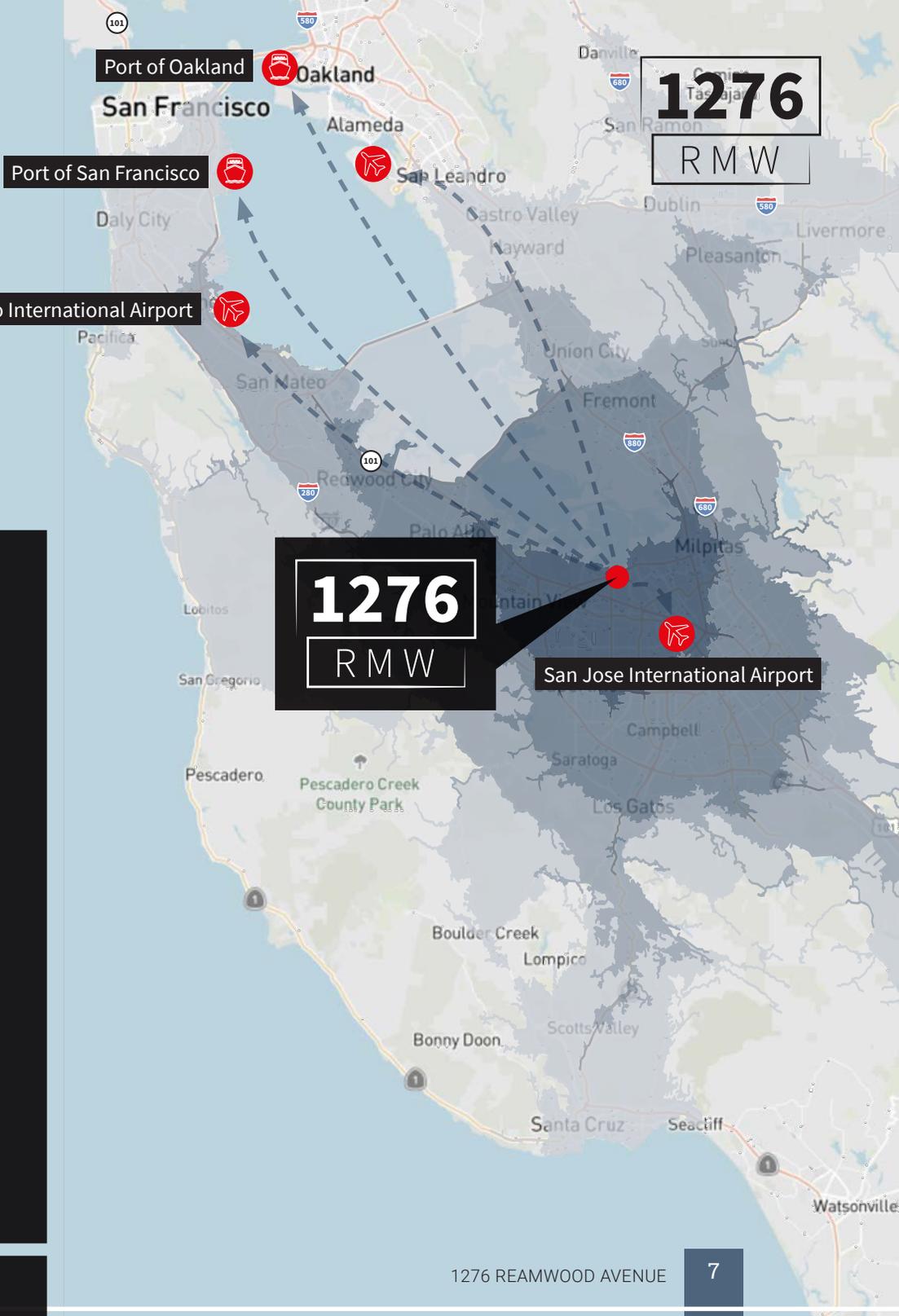
Great America Pkwy

Lafayette St



STRATEGIC LOCATION

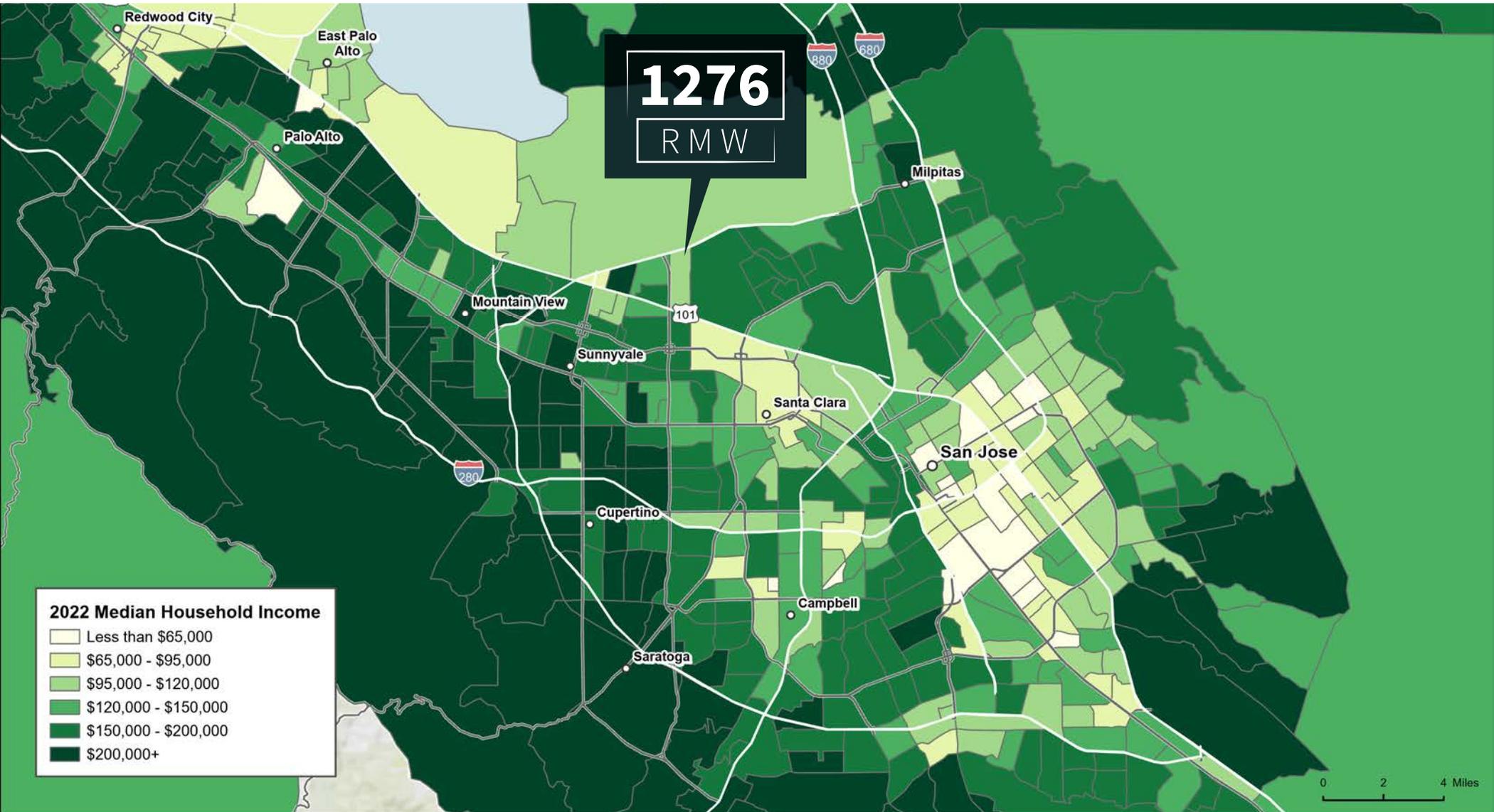
	7 MI	San Jose International Airport
	34 MI	Oakland International Airport
	30 MI	SF International Airport
	9 MI	San Jose
	40 MI	Oakland
	42 MI	San Francisco
	16 MI	Port of Redwood City
	40 MI	Port of Oakland
	42 MI	Port of San Francisco
	12 MI	Stanford University
	45 MI	University of California, Berkeley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



ACCESS TO CONSUMERS

1276

RMW



ACCESS TO TALENT

1276
R M W



#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



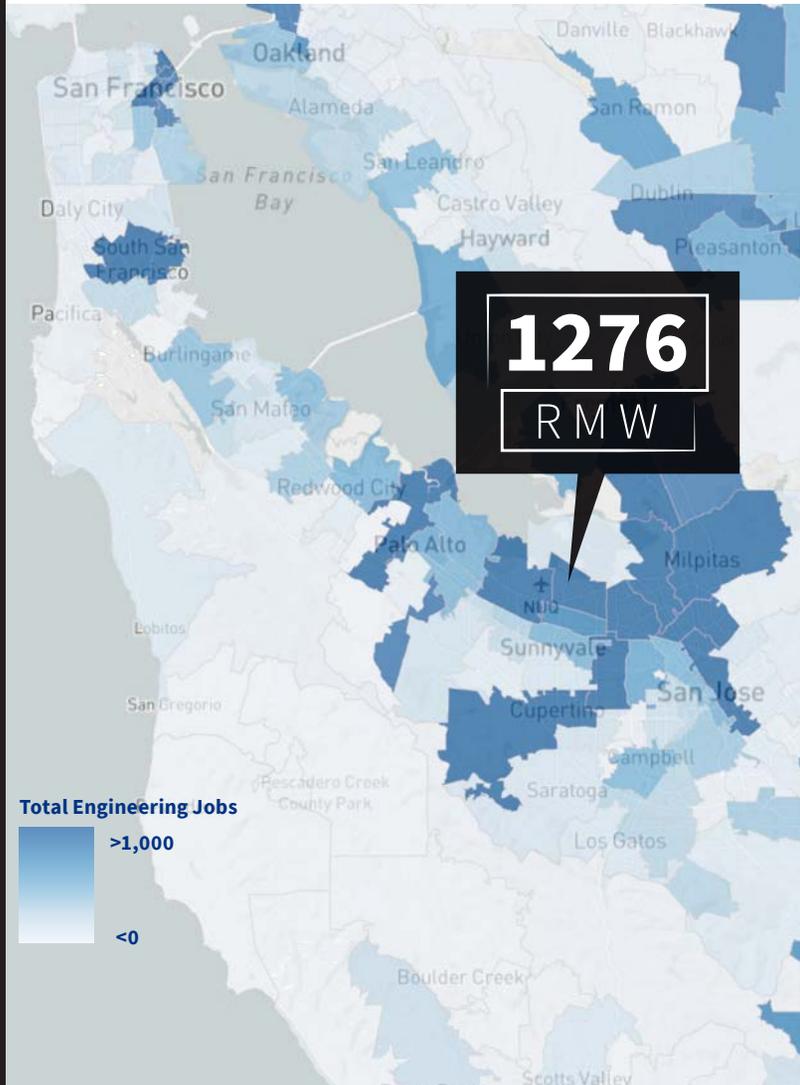
The most innovative city in Northern California with over 76,000 patents



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

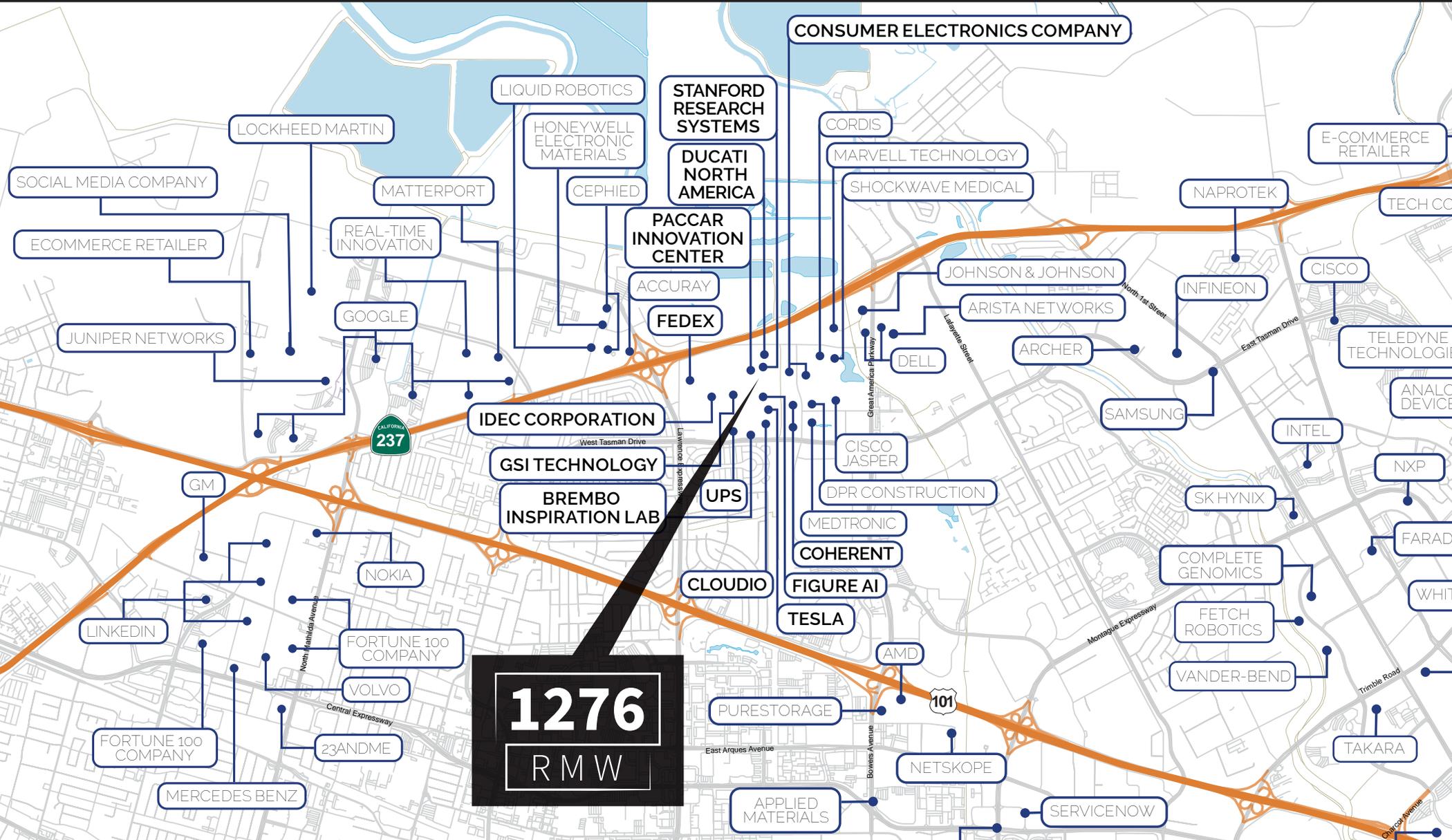


2.2 times

the national average of Mechanical Engineers

CORPORATE NEIGHBOR MAP

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