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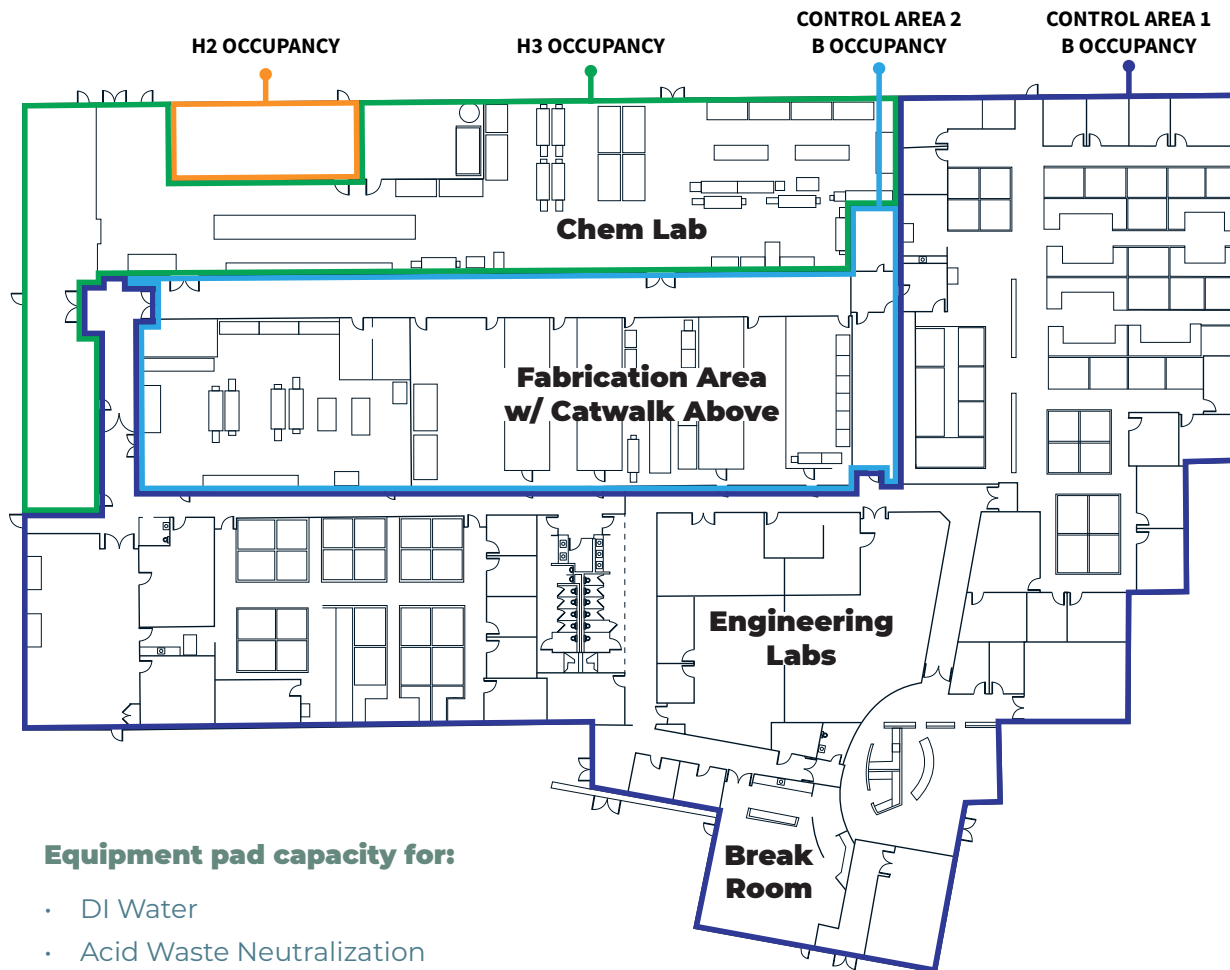
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Office/Lab/R&D Space For Sublease
60,482 RSF Total Available
(Sublease LED: 12/31/27)



60,482 SF (Sublease)



Equipment pad capacity for:

- DI Water
- Acid Waste Neutralization
- Bulk Hydrogen
- Bulk Nitrogen
- Bulk Oxygen
- CDA Systems
- Hazmat Storage
- Two Chillers
- Diesel Generators

Building Highlights



2 dock doors |
1 grade level door



350kW Cummins
generator w/500 gallon
above ground diesel tank



Power:
8,000 AMP 480/277V



Clear height:
22'-24'



HVAC:
60 ton and 70 ton units



Exhaust:
(2) at 50,000 CFM each



Solvent
Exhaust: 10,000 CFM



Air Handlers:
(2) 25,000 CFM



(2) Dual head
EV chargers



70 GPM PCW
System



Air Products: Nitrogen
pipeline feeding building



2,500 SF class
10K cleanroom

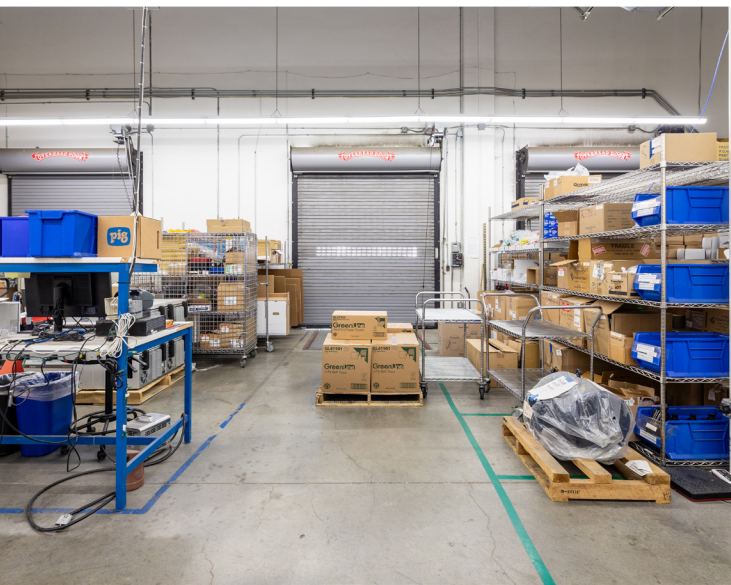


Nearby Amenities:

- | | | | |
|----------------------------|------------------|-----------------------|-------------------------------------|
| Safeway | Starbucks | Nothing Bundt Cakes | El Torito |
| CVS | Peet's Coffee | Yoshi Sushi | Crumbl-Milpitas |
| Staples | Chick-fil-A | Cheese Steak Shop | Giorgio's Italian Food and Pizzeria |
| BevMo! | Wingstop | Mountain Mike's Pizza | IHOP |
| Marina Grocery | Panda Express | Poki Run | Mikonos Grill |
| 24 Hour Fitness | Noah's NY Bagels | McDonald's | |
| Kaiser Permanente Pharmacy | Red Lobster | | |

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Power capacity may vary and should be independently verified. Users are advised to consult with a qualified electrician or engineer to confirm power requirements and availability for specific applications.

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