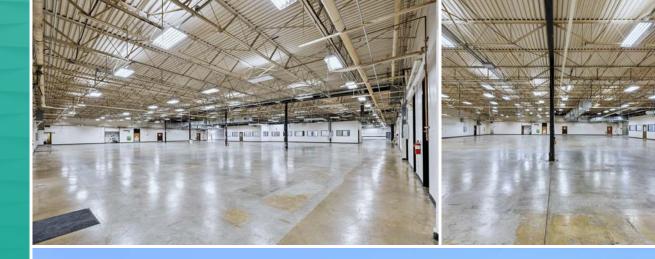
DELL AVENUE

CAMPBELL, CALIFORNIA

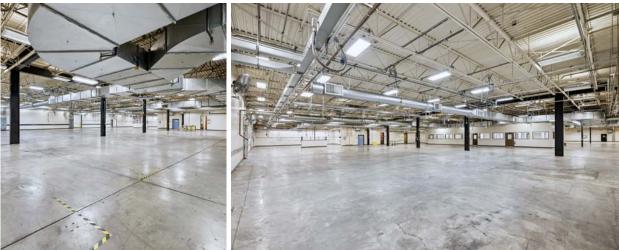




Confidential Offering Memorandum



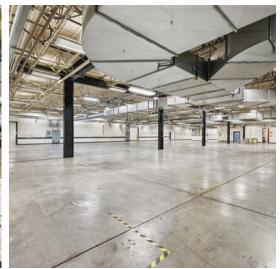




PROPERTY HIGHLIGHTS











±4.8-ACRE SITE WITH EXISTING ±67,891 SF SINGLE-STORY FACILITY



ZONED RD - RESEARCH



OVER 200 ON-SITE PARKING STALLS



HEAVY ONSITE POWER: 2000 AMPS @ 277/480V



RARE CENTRAL **CAMPBELL LOCATION**



EXCELLENT VISIBILITY ALONG DELL AVENUE



& DEVELOPMENT



MINUTES TO THE PRUNEYARD AND **DOWNTOWN LOS GATOS**



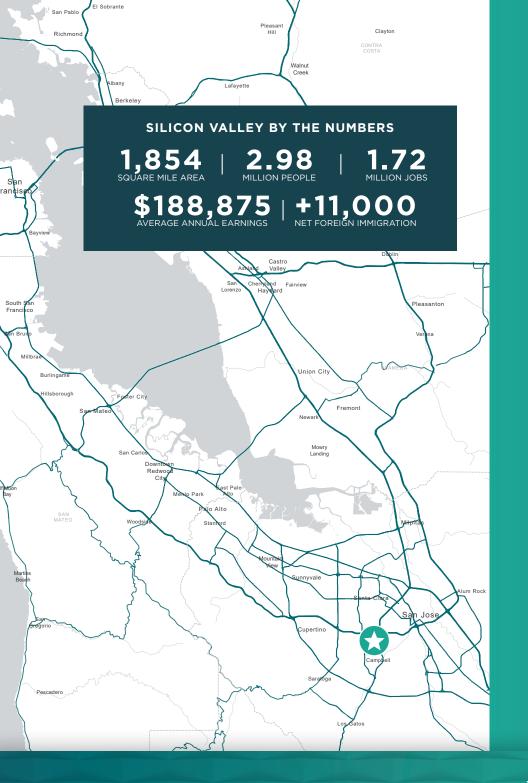
DIRECT ACCESS HWY 17/880, I-280, SAN TOMAS EXPY, AND NEARBY LIGHT RAIL



3 DOCKS & 3 GRADE LEVEL DOORS



CLEAR HEIGHT UP TO 18.5'



LOCATION OVERVIEW

CAMPBELL IS LOCATED IN THE HEART OF SILICON VALLEY, CA

Campbell is strategically positioned in the heart of Silicon Valley, just southwest of San Jose with immediate access to Highway 17 & 85. The property offers exceptional regional connectivity— only 7 miles from Downtown San Jose, 15 minutes from San Jose International Airport, and approximately 45 minutes from San Francisco International Airport. This central location provides companies with seamless access to Silicon Valley's highly skilled workforce while also being surrounded by some of the Bay Area's most desirable residential communities, including Saratoga and Los Gatos. The result is an unparalleled balance of professional accessibility and lifestyle appeal, making Campbell one of the most attractive submarkets in the region.

THE MARKET

Silicon Valley is home to the largest concentration of technology expertise in the world with more than 6,600 technology companies, employing more than 350,000 people. These companies include:



PROPERTY OVERVIEW

BUILDING FEATURES

ADDRESS	1551 Dell Avenue, Campbell, CA
BUILDING SIZE	±67,891 SF
SITE SIZE	4.8 Acres
BUILT	1968
APN	424-33-112
ZONING	RD - Research & Development
POWER	2,000 AMPS @ 277/480V
CLEAR HEIGHT	13' to 18.5'
DOCKS	2 Recessed, 1 Enclosed Dock
GRADE LEVEL DOORS	Three (3) Roll-Up Doors
PARKING	±207 Parking Stalls







RETAIL AMENITIES & TRANSPORTATION

LOS GATOS



VASONA STATION LOS GATOS



DOWNTOWN CAMPBELL







CAMPBELL







DRIVE TIMES

Downtown Campbell 5 Mins

Downtown Los Gatos 6 Mins

Downtown San Jose 10 Mins

San Jose International Airport 12 Mins

San Francisco Airport 38 Mins

THE PRUNEYARD

























1551 DELLAVENUE

CAMPBELL, CALIFORNIA

LISTING CONTACTS

CLARK STEELE

License: #01995379 Direct: +1 408 436 3653 clark.steele@cushwake.com

TRISH FORSMAN

License: #01343309 Direct: +1 408 859 9145 trish@trishforsman.com





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