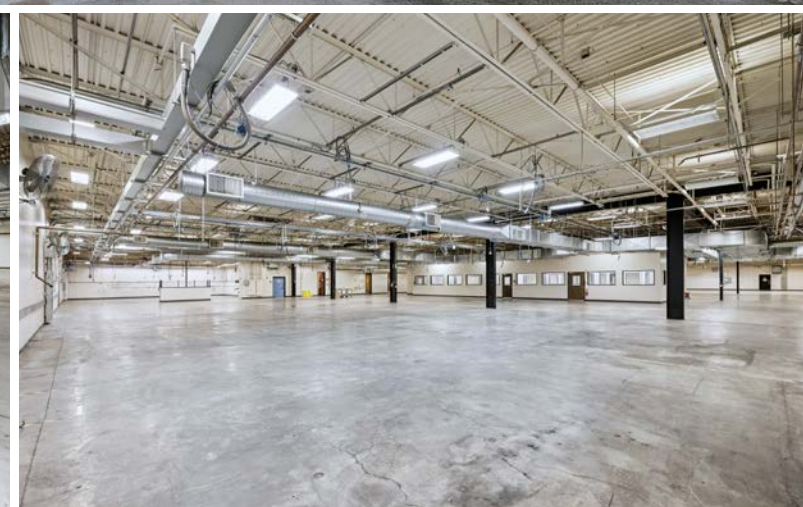
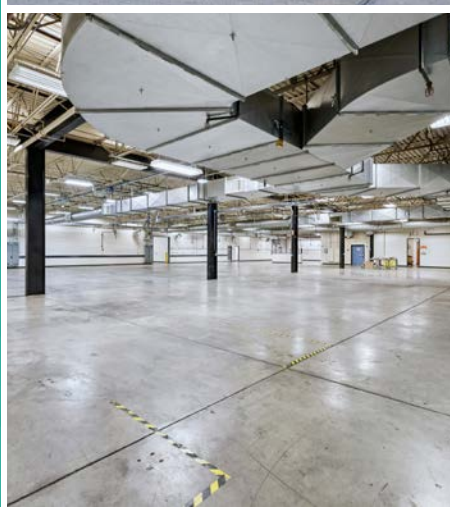
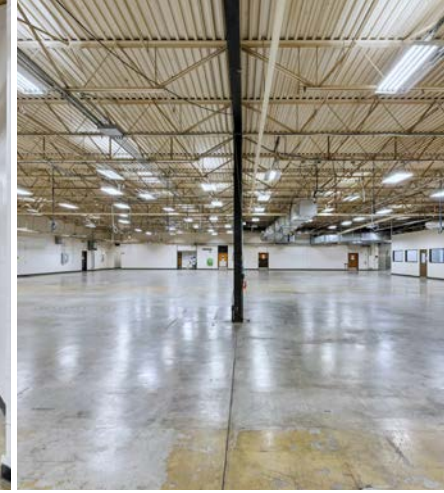
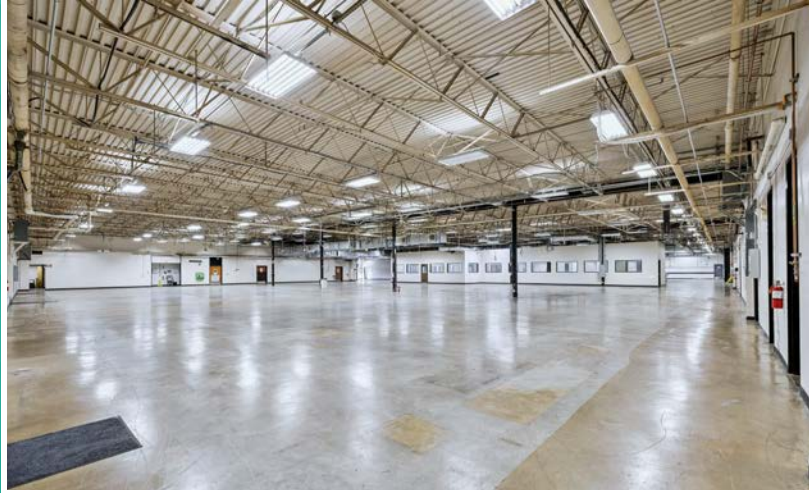


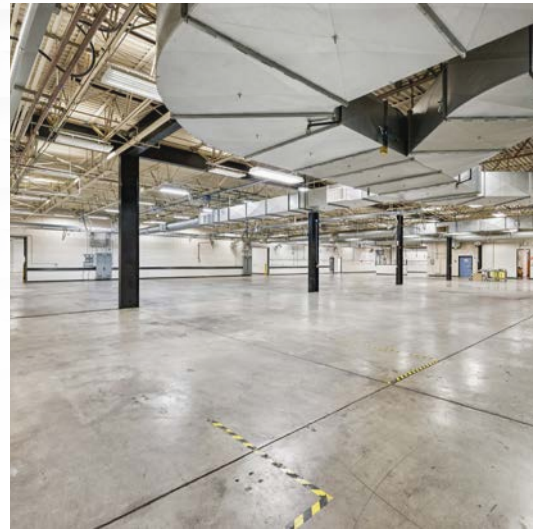
1551 DELL AVENUE

CAMPBELL, CALIFORNIA



Confidential Offering Memorandum

PROPERTY HIGHLIGHTS



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



OVER 200 ON-SITE
PARKING STALLS



HEAVY ONSITE POWER:
2000 AMPS @ 277/480V



RARE CENTRAL
CAMPBELL LOCATION



EXCELLENT VISIBILITY
ALONG DELL AVENUE



ZONED RD - RESEARCH
& DEVELOPMENT



MINUTES TO THE
PRUNEYARD AND
DOWNTOWN LOS GATOS



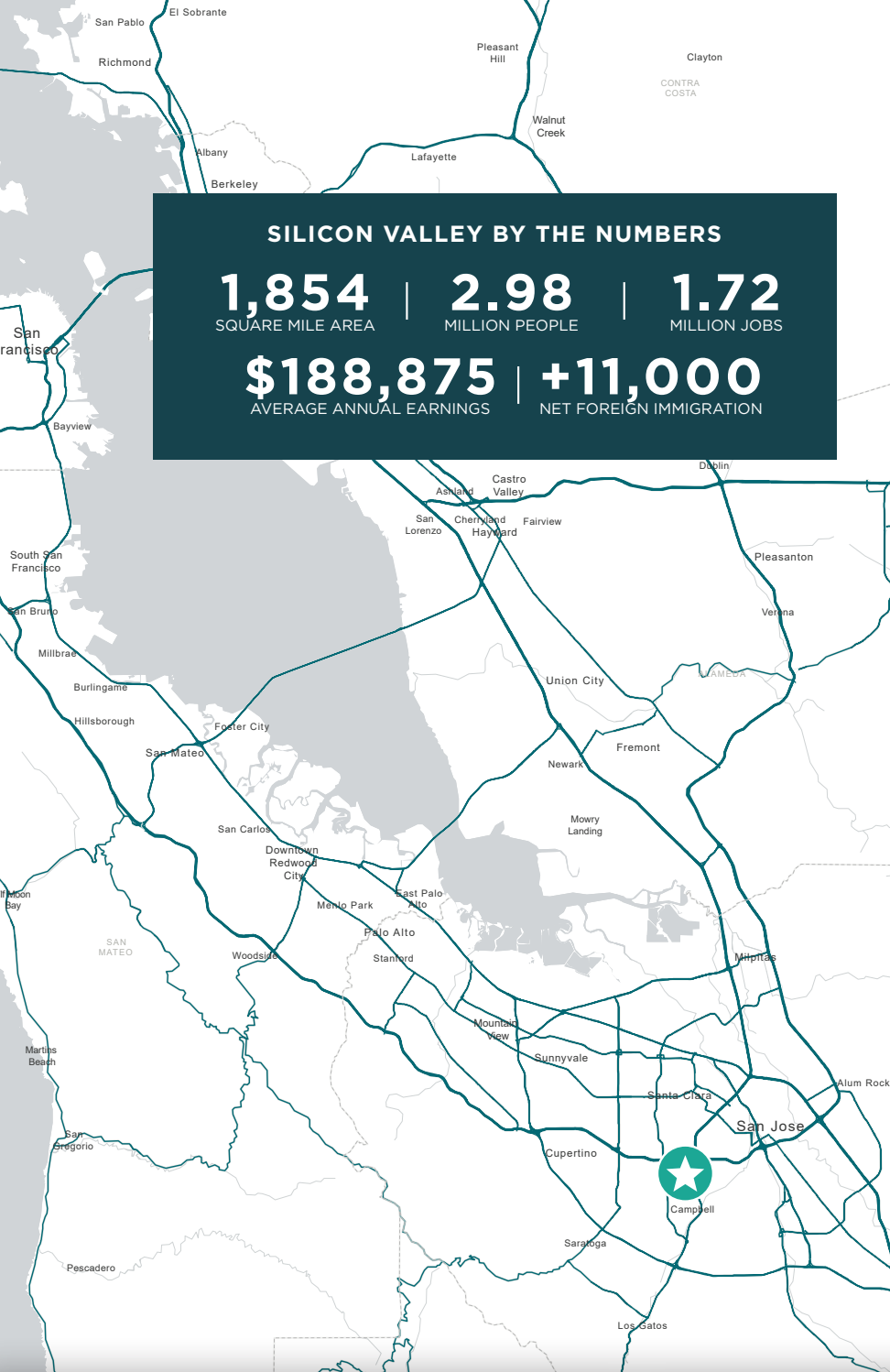
DIRECT ACCESS HWY 17/880,
I-280, SAN TOMAS EXPY,
AND NEARBY LIGHT RAIL



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

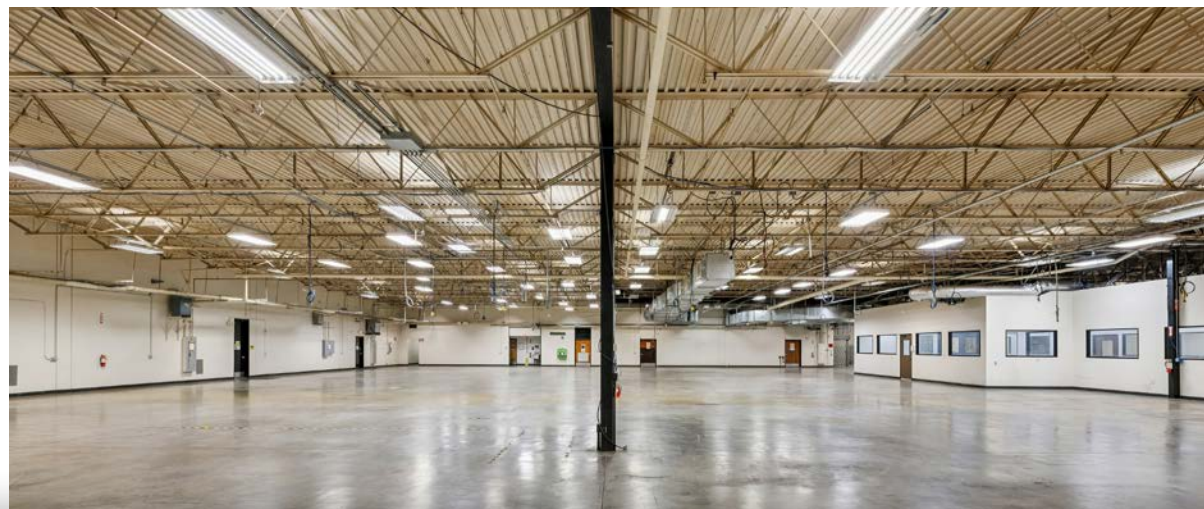
Silicon Valley is home to the largest concentration of technology expertise in the world with more than 6,600 technology companies, employing more than 350,000 people. These companies include:



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

17

CAMPBELL AVE

HAMILTON AVE



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



TO DOWNTOWN
SAN JOSE



1551 DELL AVENUE

CAMPBELL, CALIFORNIA

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