

# FOR LEASE - 420 Nelo & 415 Aldo Street, Santa Clara



**CHAD MARTIN**

**Senior Director**

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**CA – DRE Lic # 02106951**

- Rare +/- 2.4 Acre Site
- +/- 9,896 SF 2 Story Building 60% Warehouse 40% Office
- 2 +/- 16x16ft Rollup Doors with +/- 18ft Clear Height
- 2 Curb Cuts (Front and Rear of Property)
- Gas Station Pumps Available Onsite
- Large Fenced and Gated Area with Great Access



# DISCLAIMER

The information contained in this Lease Offering has been prepared to provide summary, unverified information to prospective purchasers. The information contained herein is not a substitute for a thorough due diligence investigation. Stetson Earhart, Inc. ("Stetson Earhart") has not made any investigations, and makes no warranties or representations, with respect to the income and/or expenses for the property or any future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, asbestos or lead based paint, the compliance with State and Federal regulations such as The Americans with Disabilities Act ("ADA") or California Title 24, the physical condition of the improvements thereon, or the financial condition of any tenant or their intentions to continue occupying the property or paying rent. The information contained in this Lease Offering has been obtained from sources we believe to be reliable; however, Stetson Earhart has not verified, and will not verify, any of the information contained herein, nor has Stetson Earhart conducted any investigations regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided herein. All tenants should undertake their own independent investigations, inspections and other measures to verify all of the information set forth herein.

**\*\*ALL TOURS ARE BY APPOINTMENT ONLY\*\***

**PLEASE DO NOT CONTACT THE OWNERSHIP, TENANTS OR PROPERTY MANAGEMENT COMPANY.**

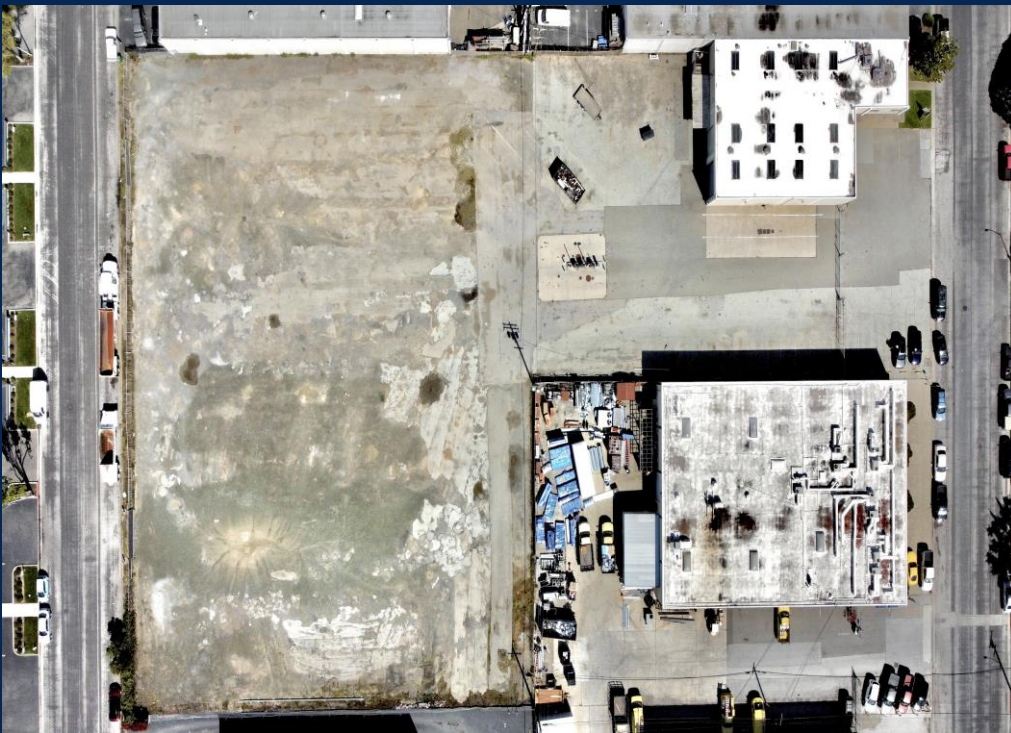




Mountain View City Hall









San Jose Airport



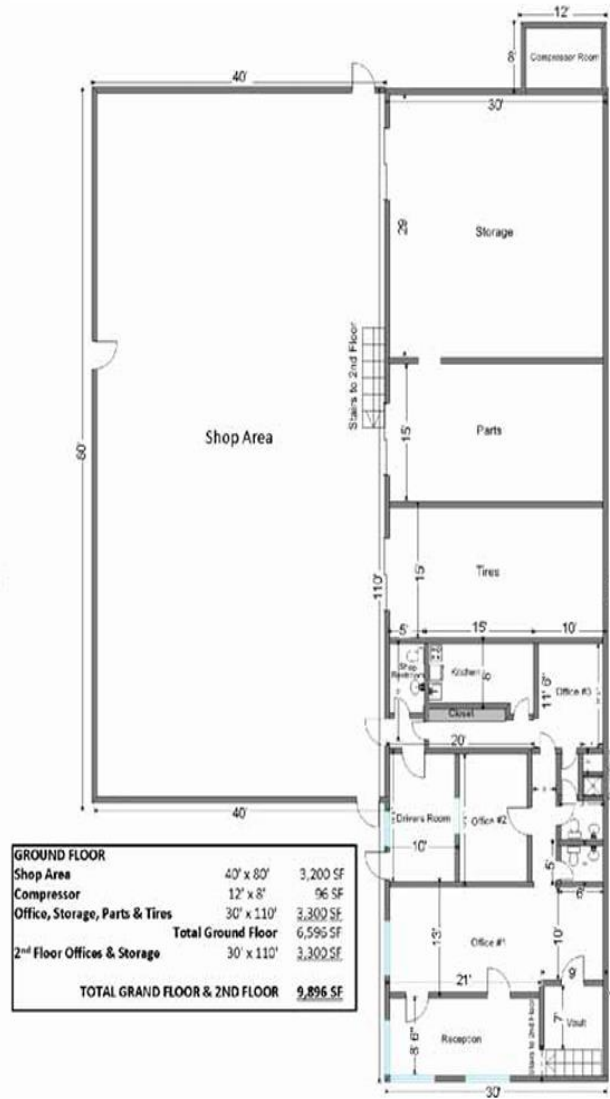
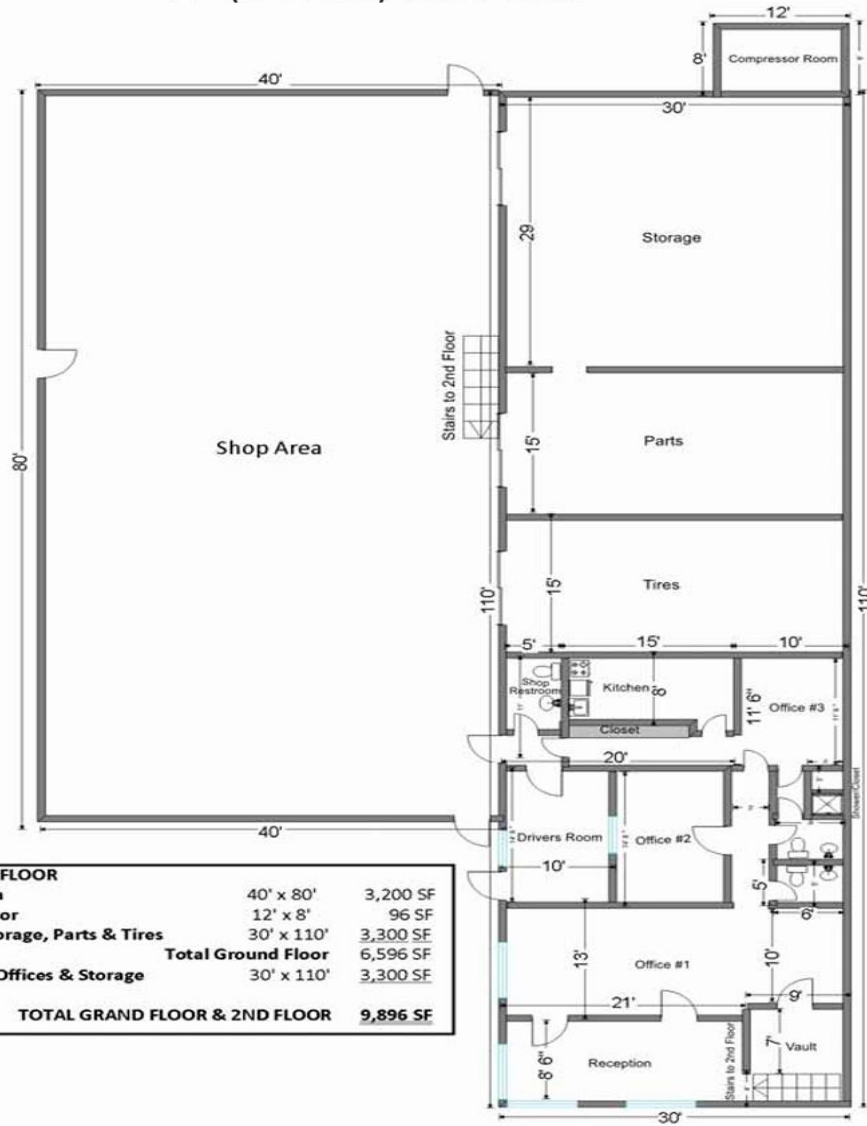
FEDEX





# Floor Plans (Not to Scale)

## 1<sup>st</sup> (Ground) Floor Plan



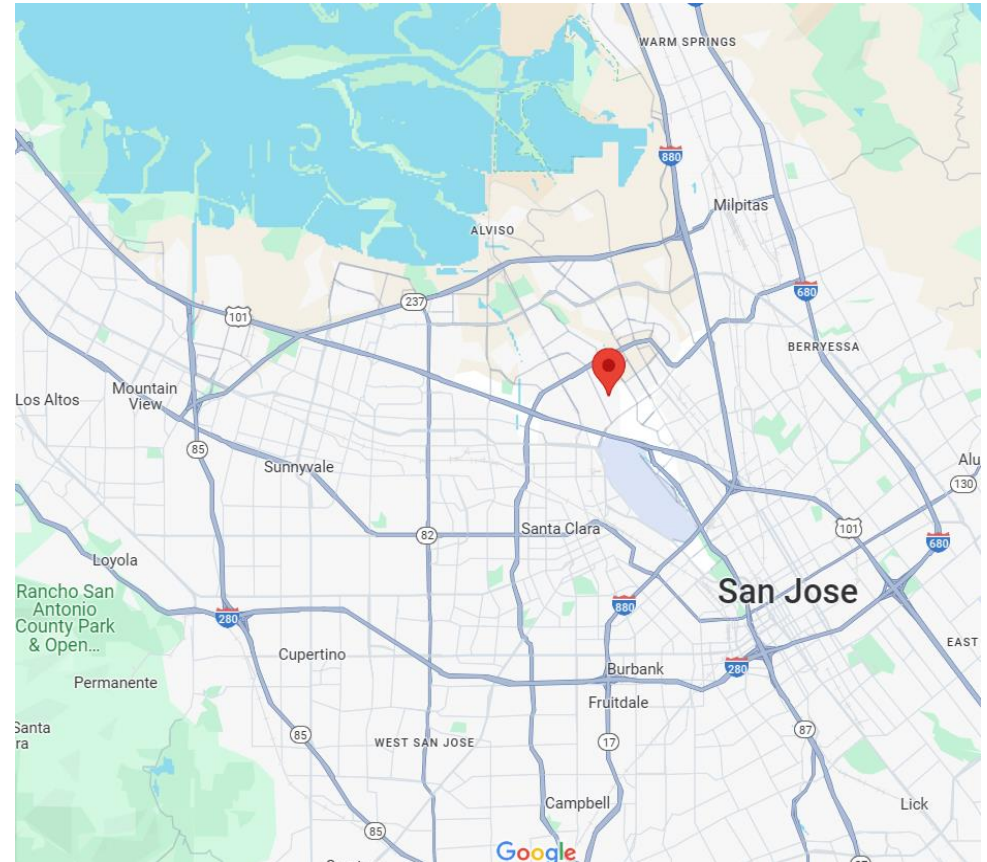
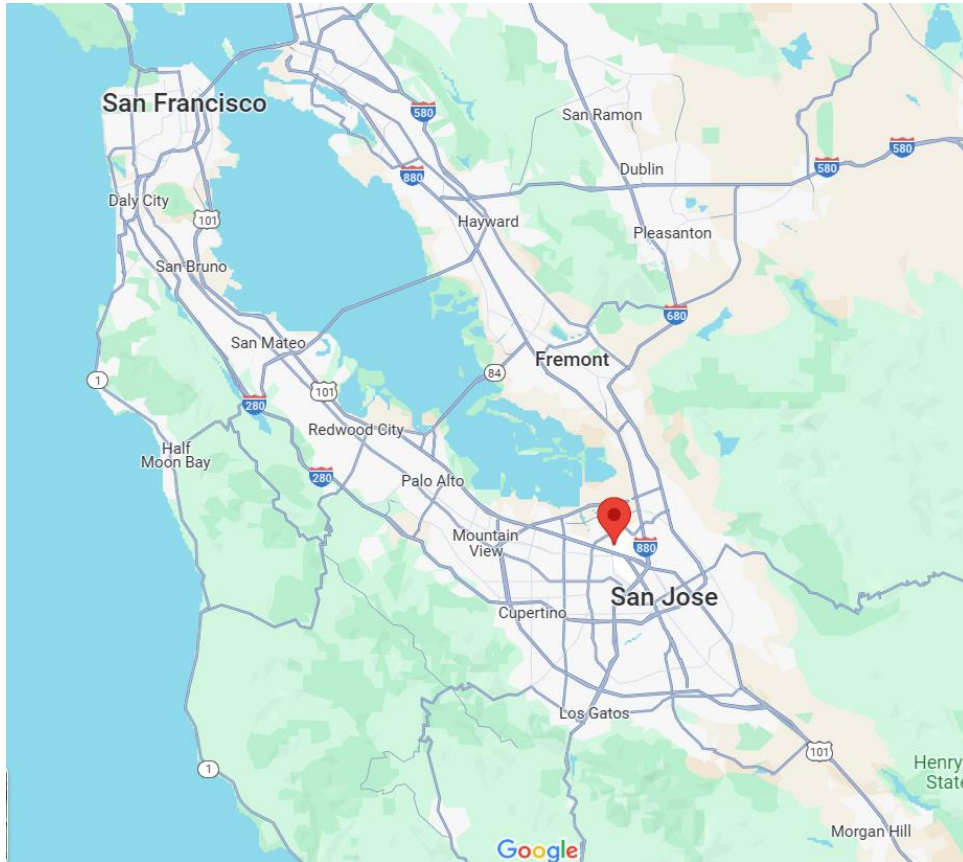
2<sup>nd</sup> Floor  
Offices & Storage



2<sup>nd</sup> Floor interior improvements not shown

# SANTA CLARA

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- Close to Major Highways / Freeways | 280 | 880 | 680 | 237 | 101 |
- Centrally located to serve the entire Bay Area
- Easy access for transit and logistics





EXCLUSIVELY LISTED BY

**CHAD MARTIN**

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