

3000 BOWERS AVE SANTA CLARA

±140,031 SF

ADVANCED MANUFACTURING

FOR LEASE NEW DEVELOPMENT
COMING SOON

VIDEO TOUR

SCAN
QR
CODE



SOBRATO
Real Estate

CBRE

PROPERTY HIGHLIGHTS



**±140,031 SF Advanced
Manufacturing Building**



**High Intensity Office &
R&D (HO-RD) Zoning**



**±7.19
Acre Site**



**4,000 Amps
@ 277/480V**



**±36' Clear
Height**



**±0.9 Miles
to Hwy 101**



**PV Ready for
Rooftop Solar**



**180 Parking Stalls (Including 126 EV
Capable Stalls) 232 Super Park Stalls**



**15 Dock High Doors
2 Grade Level Doors**



**±7,548 SF Spec Office With
Potential To Expand To ±16,000 SF**



**56' Typical
Column Spacing**



**1 Block from Santa
Clara Square**



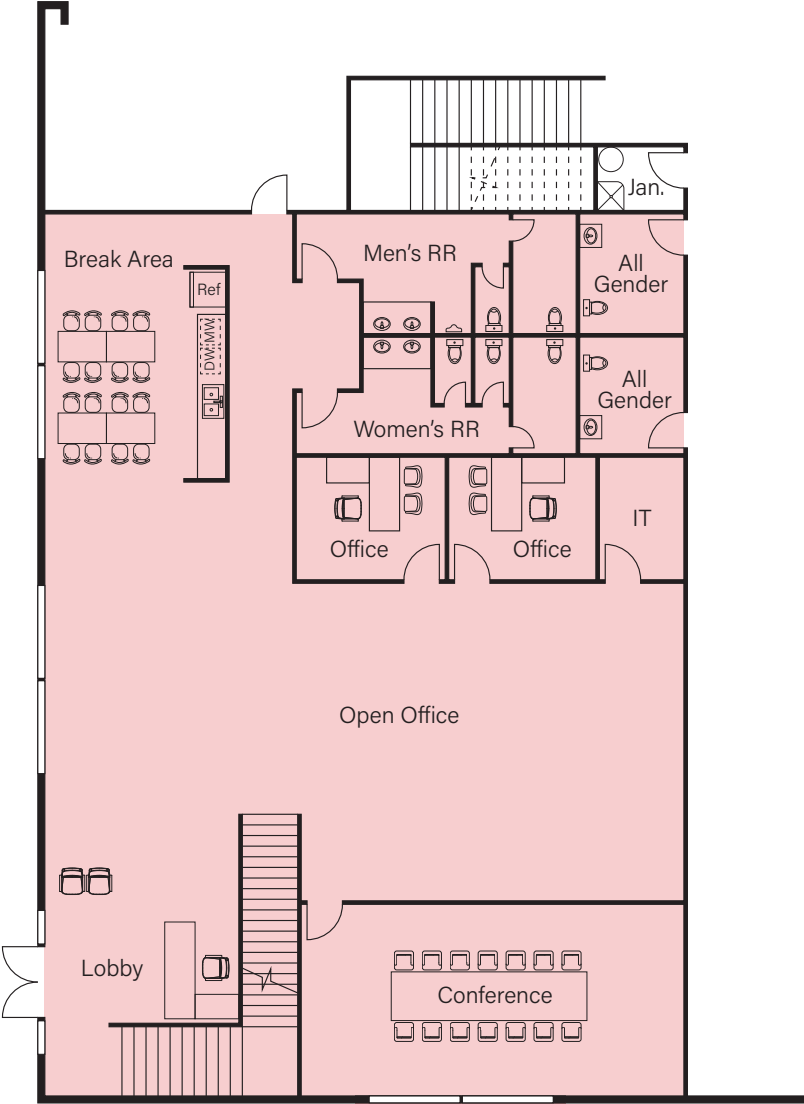
**±1.2 Miles to Lawrence
CalTrain Station**



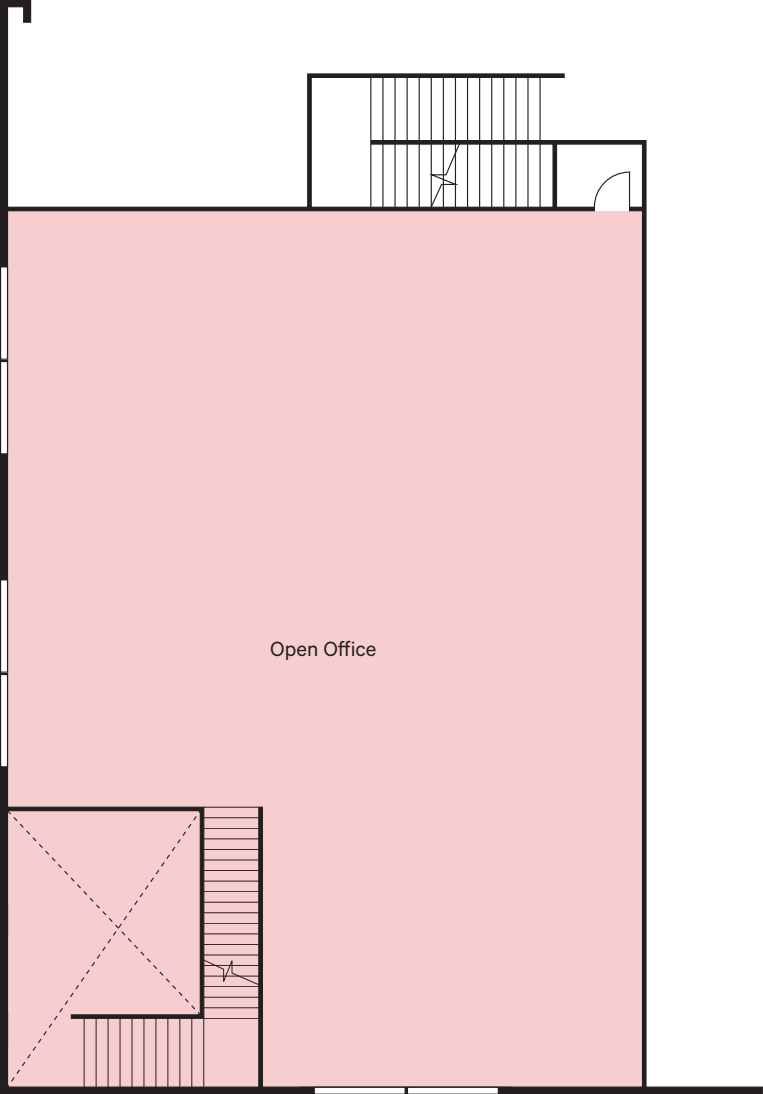
SITE PLAN



OFFICE PLAN

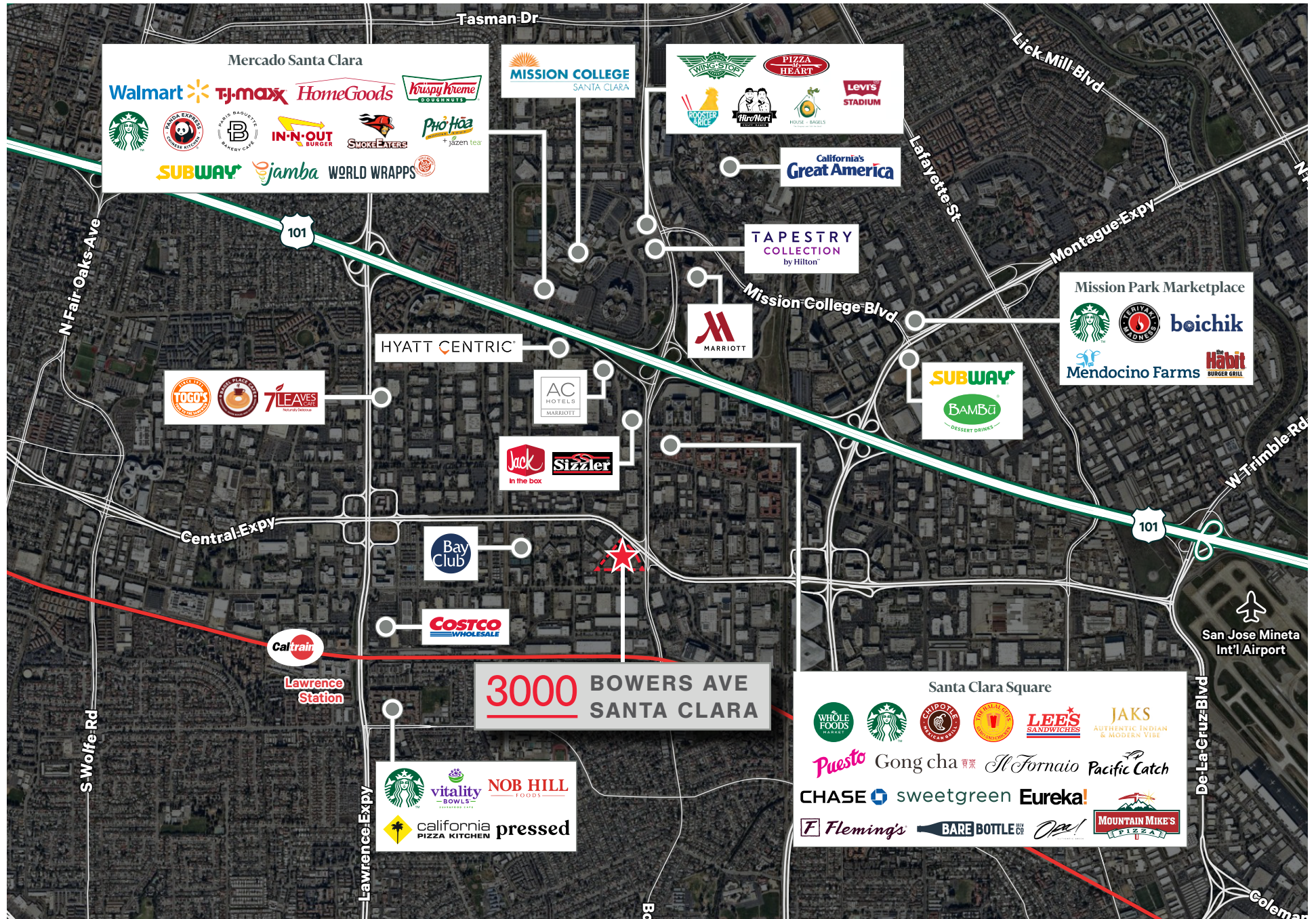


GROUND FLOOR OFFICE
±4,088 SF



MEZZANINE
±3,460 SF

NEARBY AMENITIES



CORPORATE NEIGHBORS



A map of the San Francisco Bay Area centered on San Jose. Concentric red circles represent distances from San Jose: 10 Miles, 20 Miles, 30 Miles, 40 Miles, and 50 Miles. The map includes labels for major cities such as Vallejo, Antioch, Concord, Stockton, Tracy, Livermore, Fremont, San Jose, Santa Cruz, Watsonville, Gilroy, Salinas, San Rafael, and Oakland. Major highways are shown with their respective shields (e.g., I-80, I-580, I-680, I-880, I-205, I-5, SR-99, SR-101, SR-17, SR-205, SR-152, SR-25). Airports are marked with airplane icons and labeled: Part of Oakland Int'l Airport (41.1 Miles), Oakland Int'l Airport (35.1 Miles), San Francisco Int'l Airport (31.1 Miles), and San Jose Mineta Int'l Airport (5.6 Miles). A specific location is highlighted with a red box and labeled "3000 BOWERS AVE SANTA CLARA".

50 MILES

5,959,810

\$146,222

3,270,422



3000 BOWERS AVE SANTA CLARA

FOR MORE INFORMATION, PLEASE CONTACT:

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