



# FOR LEASE

McGLINCY BUSINESS CENTER  
710 E McGlincy Lane, Bldg B, Ste 107, Campbell, CA 95009

**AVAILABLE 1,728 SF Flex/Industrial Condo**

**\$TBD/Gross**



## FEATURES

|                           |                         |
|---------------------------|-------------------------|
| Available Square Footage  | 1,728                   |
| Land Square Footage       | Part of Larger          |
| Total Office              | ±616                    |
| Parking                   | 2 Reserved              |
| Dimensions                | Verify                  |
| Loading                   | 1 Ground Level Door     |
| Minimum Ceiling Clearance | 18'                     |
| Power                     | 200A, 120/208v, 3P      |
| Sprinklers                | Verify                  |
| Year Built                | 2006                    |
| Construction              | Framed                  |
| Zoning                    | C-PD / Light Industrial |

## ACCESSIBILITY

### MILES TO

|                                |     |
|--------------------------------|-----|
| The Pruneyard                  | 1   |
| Downtown Campbell              | 1.7 |
| San José International Airport | 7.7 |

### IMMEDIATE ACCESS TO

Highways 17 and 85

## HIGHLIGHTS

Well-Maintained Flex/Light Industrial Park  
2 Restrooms, 1 has shower  
HVAC in Office



### DIMITRI PETRAKIS

Cal DRE Lic# 02208946

 **310.620.8770**

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

 **310.719.1585** // [www.lareminc.com](http://www.lareminc.com)  
**165 Savarona Way, Carson, California 90746**

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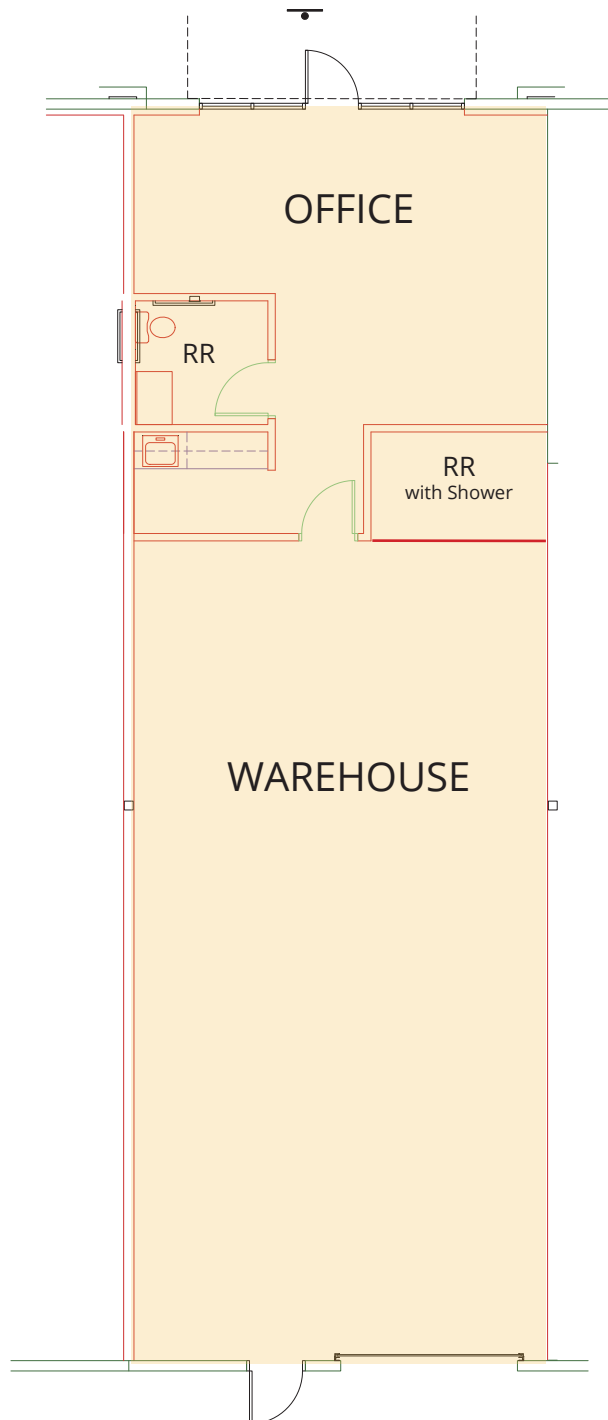


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## FLOOR PLAN



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### SITE PLAN



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