



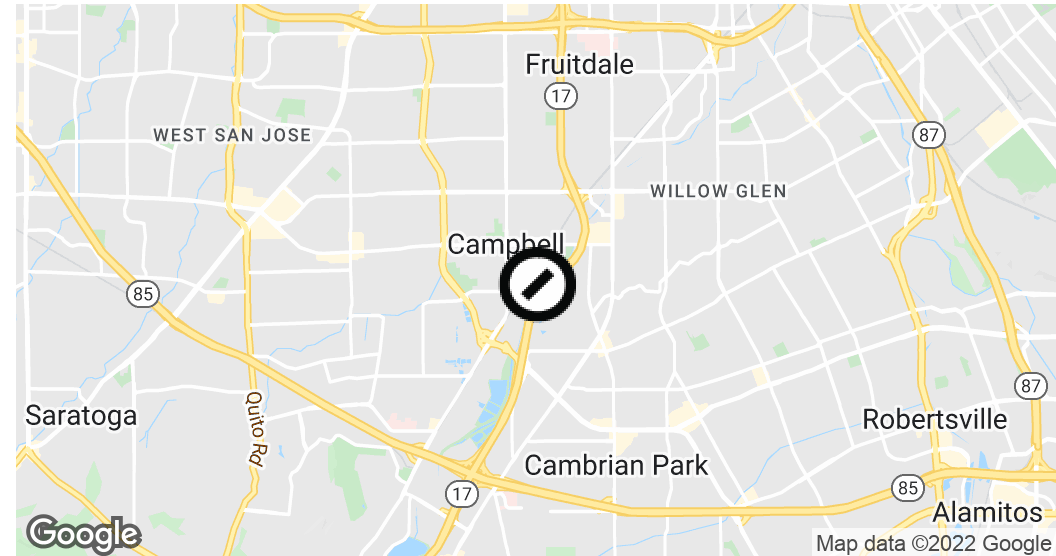
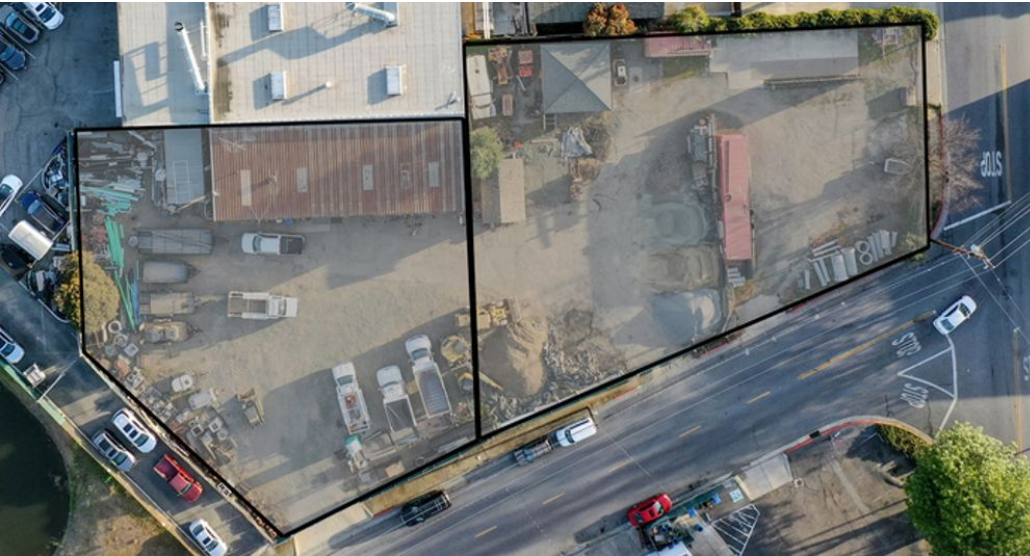
FOR SALE // INDUSTRIAL BUILDINGS & LAND IN THE HEART OF THE SILICON VALLEY

260 & 266 E. McGlinchy Lane // Campbell, California 95008

Get in touch

Jonathan G. Hanhan
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CalDRE #01800203

Executive Summary



Sale Price

\$3,750,000

Offering Summary

Building Size:	2,890 SF
Lot Size:	32,250 SF
Number of Structures:	Three (3)
Year Built:	1960
Zoning:	M1 (Light Industrial)
Market:	San Francisco Bay Area
Submarket:	Silicon Valley

Property Overview

COMPASS x Hanhan Commercial Group is pleased to offer an extraordinary opportunity to acquire one of the most highly sought-after commercial assets in the Silicon Valley. Available for the first time in over half a century, the current tenant is on a month to month lease, and can vacate or remain in possession of a portion of the site. These ideally situated industrial land parcels are located in the McGlinchy Lane corridor within the City of Campbell.

Property Highlights

- Two Parcels Totaling 32,250 (per County)
- Prime Industrial Redevelopment Opportunity
- Ingress/Egress on Two Streets Providing Ease of Development
- Tenant on a Month to Month Lease
- M-1 Industrial Zoning Allows for a Wide Array of Uses
- Three Existing Structures: 2,490sf warehouse; 400sf Garage; Small Shed

Aerial Photo



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Complete Highlights

COMPASS COMMERCIAL



Location Information

Property Title & Overview	Industrial Buildings & Land in the Heart of the Silicon Valley
Street Address	260 & 266 E. McGlinchy Lane
City, State, Zip	Campbell, CA 95008
County	Santa Clara
Market	San Francisco Bay Area
Sub-market	Silicon Valley
Cross-Streets	Curtner Avenue
Road Type	Paved
Market Type	Large
Nearest Highway	17, 85, 280 and San Tomas Expressway
Nearest Airport	San Jose Mineta International Airport

Building Information

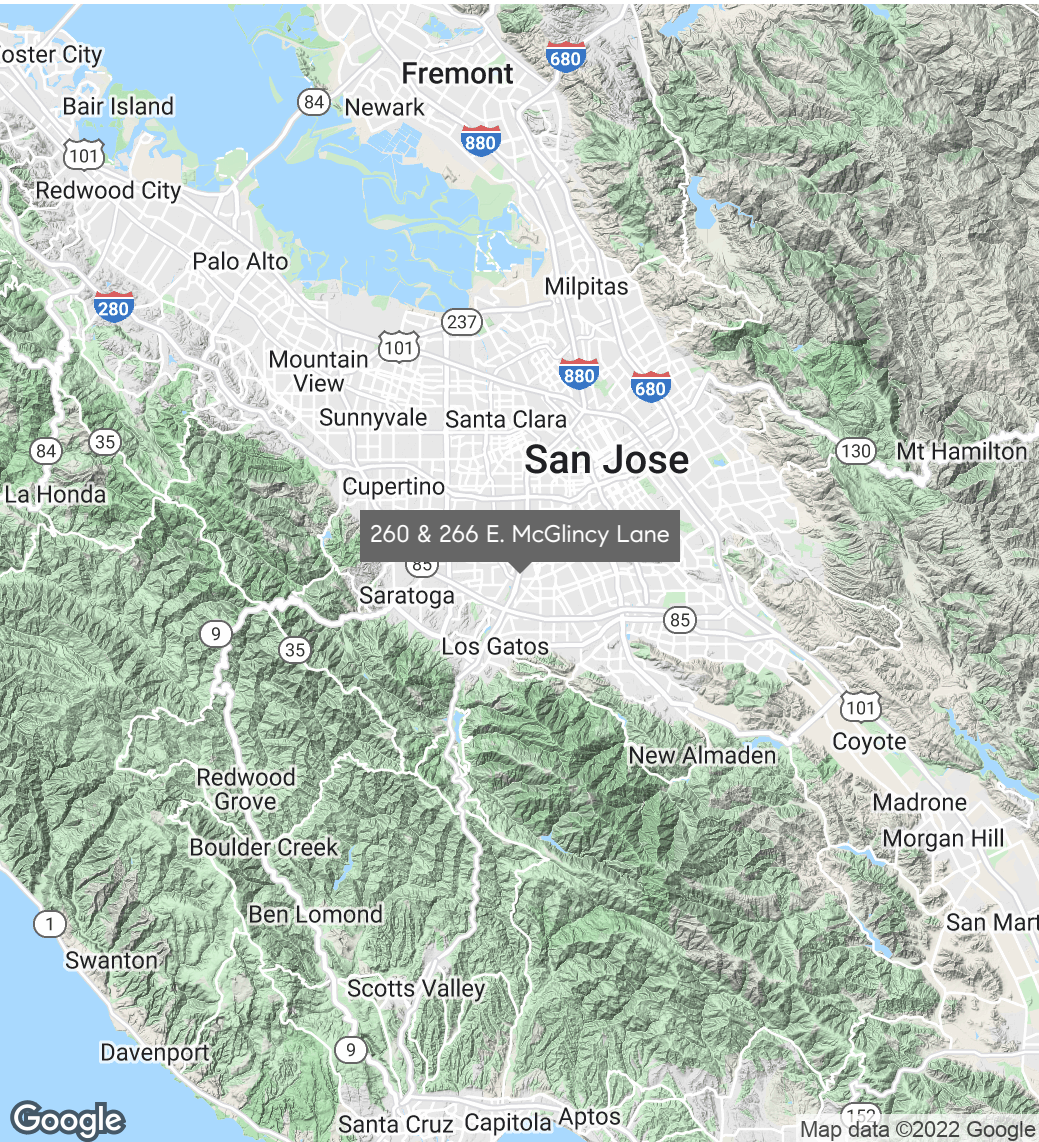
Year Built	1960
Free Standing	Yes
Number of Structures	3

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Additional Photos



Regional Map

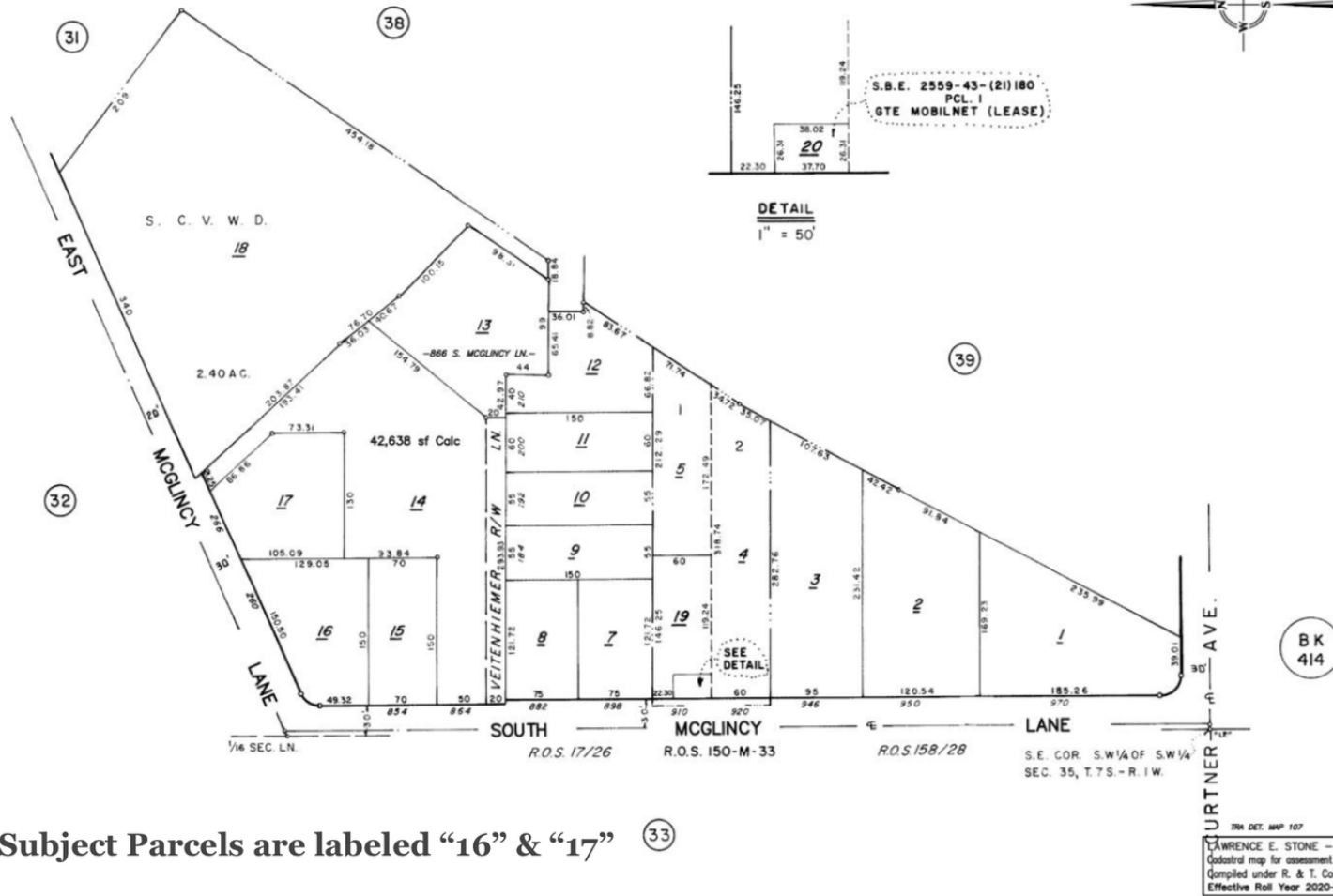


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Plat Map

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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Subject Parcels are labeled “16” & “17” (33)

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LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2020-2021