



**3400 BASSETT STREET, SANTA CLARA, CA**

**Semiconductor Manufacturing Facility for Sale**



Please direct all inquiries  
regarding this submission to:

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[www.cresa.com](http://www.cresa.com)

# Property Details



## Highlights

- Close proximity to public transportation
- San Jose Airport (3.4mi)
- San Francisco International Airport (30.6mi)
- Santa Clara Square Retail (2.5mi)
- Downtown San Jose (6.2mi)
- Levi's Stadium (2.5mi)
- Easy access to Highways 101 and 237, I-880

## Building and Property Specifications

Building Size:	+/- 10,688 SF	Parcel #:	104-51-001
Lot Size:	27,722 SF (0.52 acres)	HVAC:	6 Units (size & capacity TBD)
Year Built:	1982	Power:	2000 amps @480V (Buyer to confirm)
Parking:	9 (with ample street parking)	Fume Scrubber:	10,000 CFM capability
Zoning:	ML (light industrial)	Nitrogen:	Continuous N2 2" pipeline to building
FAR:	.47	Hydrogen:	4,500 gallon tank
Construction Type:	Concrete Tilt	Clean Rooms:	Two (2) class 100* *not currently certified

## Property Details (continued)

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The property is a very clean industrial building well located in Santa Clara with very convenient access to amenities, freeways, the San Jose International Airport, and the headquarters of numerous major technology companies. It also provides the substantial benefit of much lower cost and enhanced reliability with Silicon Valley Power as its electrical utility provider. With two (2) clean rooms in place, substantial supporting infrastructure, and well maintained building systems, this facility is well suited to support different aspect of semiconductor manufacturing.

At this time there is a successful coating business in place in the facility generating healthy revenue for the seller. The seller is willing to entertain selling the coating business and supporting equipment with the facility to the right buyer, and more details can be shared on the business & equipment if desired by a potential buyer.

# Interior Photos





# George Street



This is a detailed land use map of a city area, likely from a planning or zoning document. The map is color-coded to represent different land use zones and is labeled with various codes. Major roads shown include Highway 231, Central Expressway, De La Cruz Boulevard, and Scott Boulevard. The map is divided into numerous smaller parcels, each labeled with a code such as PD, MH, ML, R1-6L, R3-25D, etc. An inset map in the bottom left corner provides a zoomed-in view of a specific area marked by a red circle on the main map, showing a detailed view of the road network and land use patterns in that area.

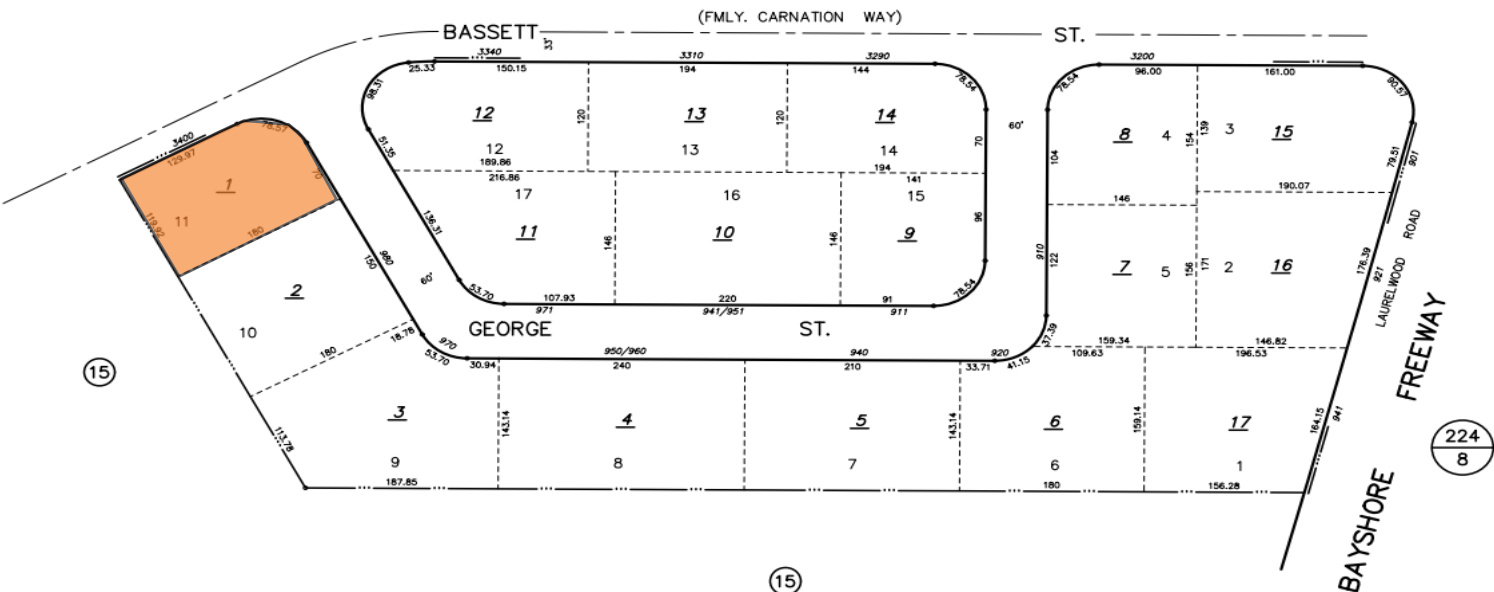
# Parcel Map

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 104 PAGE 51

101  
11

TRACT NO. 6264  
425-M-53



TMA DET. MAP 103  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2019-2020

# Neighboring Companies & Amenities



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