



±7,095 SF R&D FOR LEASE



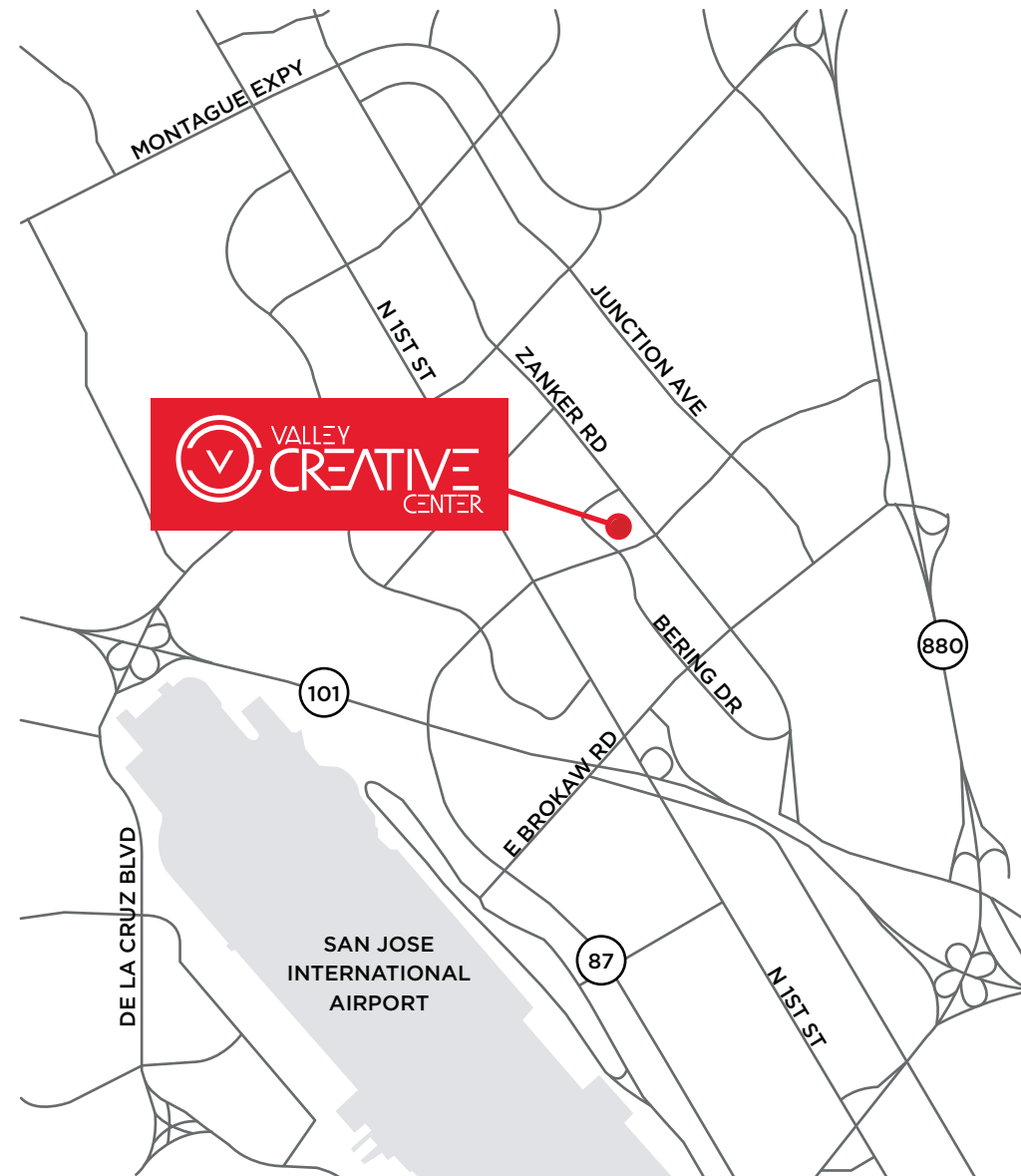
## 2370 BERING DRIVE

±7,095 SF

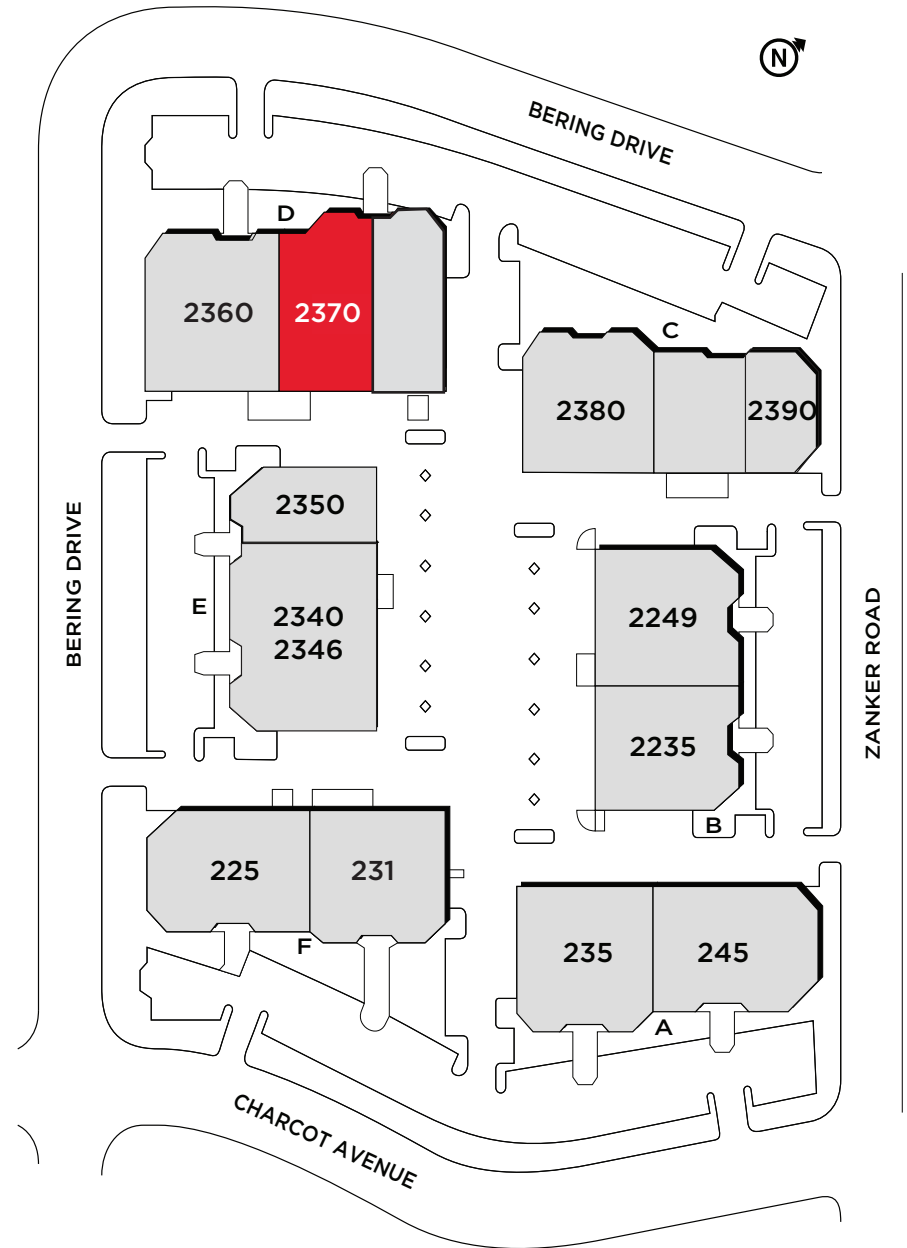
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## HIGHLIGHTS

- Single Story R&D Building with New Building Façade
- Market Ready, Move in Ready Interior
- ±15-15.5 Foot Clear Height
- Open Office with Lab and Warehouse
- ±3.63/1,000 Parking
- Grade Level and Dock Loading
- Monument Signage Available
- On-site Expansion from ±7,095-166,928 SF



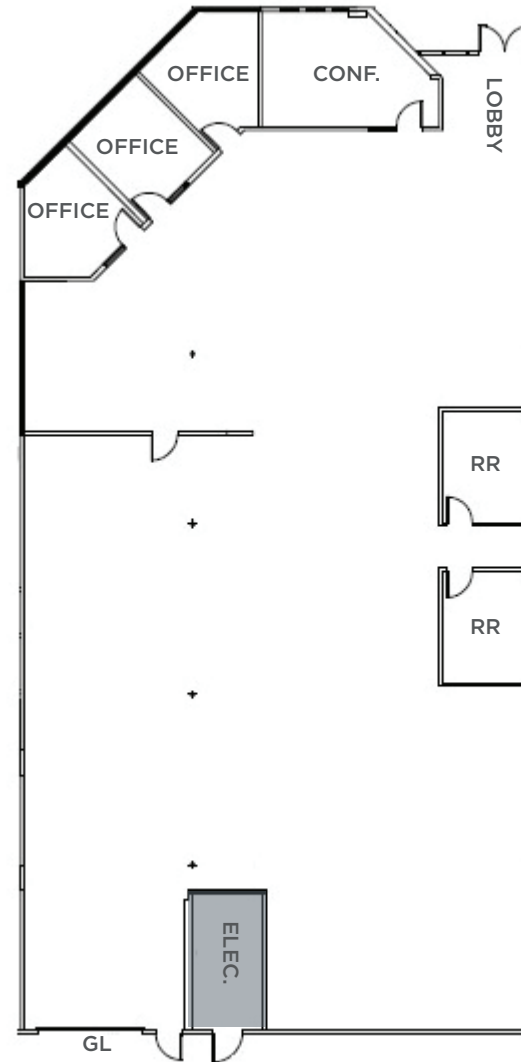
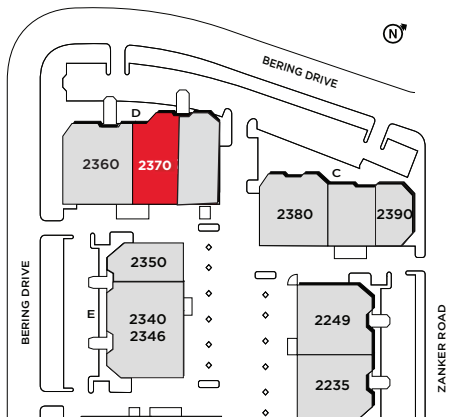
## SITE PLAN



## 2370 BERING DRIVE

±7,095 SF

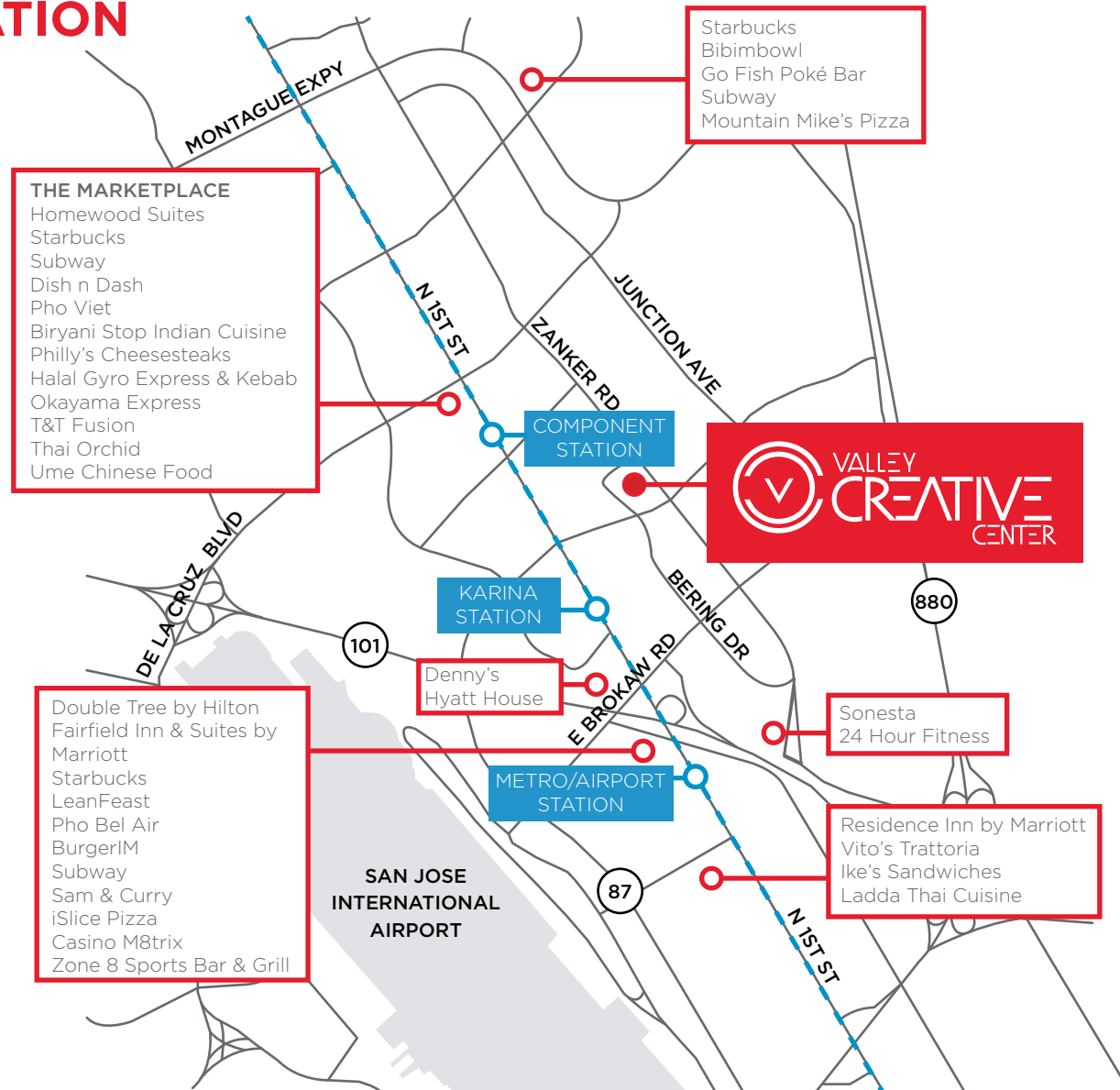
- 3 Private Offices
- 1 Conference Room
- Grade Level Loading
- Power: 400 Amps @ 480V



## AMENITIES & TRANSPORTATION

14 MINUTE WALK TO  
COMPONENT FROM VALLEY  
CREATIVE CENTER

8 MINUTE RIDE TO BAYPOINTE  
STATION VIA VTA LIGHT RAIL  
BLUE LINE





**2370 BERING DRIVE**

**±7,095 SF**

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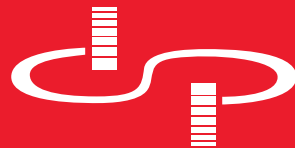
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*DOLLINGER PROPERTIES*



**CUSHMAN &  
WAKEFIELD**