

Marcus & Millichap

FOR LEASE

3401 Bayshore Blvd.

BRISBANE, CA

BAYSHORE BLVD

MACHINERY & EQUIPMENT co.

Exclusively Listed By:

Evan Rose LIC CA: 01957217
(415) 625-2152 ERose@mmreis.com

- 2.18 +/- acres of lightly covered industrial land
- First time on the market in over 61 years—an exceptional and rare opportunity

3401

BAYSHORE BLVD

PROPERTY HIGHLIGHTS



HWY 101



SAN FRANCISCO AIRPORT 5.7 MI >



CALTRAIN STATION

13,300 SF

MASONRY INDUSTRIAL BUILDING

3,900 SF

SINGLE STORY OFFICE BUILDING WITH MEZZANINE



2.18 +/-

ACRES OF INDUSTRIAL LAND

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INDUSTRIAL LAND EXCELLENT FOR WAREHOUSING & LIGHT OUTDOOR STORAGE USE

With limited industrial outdoor storage inventory across the Peninsula, 3401 Bayshore Blvd presents a compelling solution for companies that require **secure, covered, and centrally located yard space**—particularly those supporting the infrastructure behind today's digital and AI-driven economy.

Property Description:

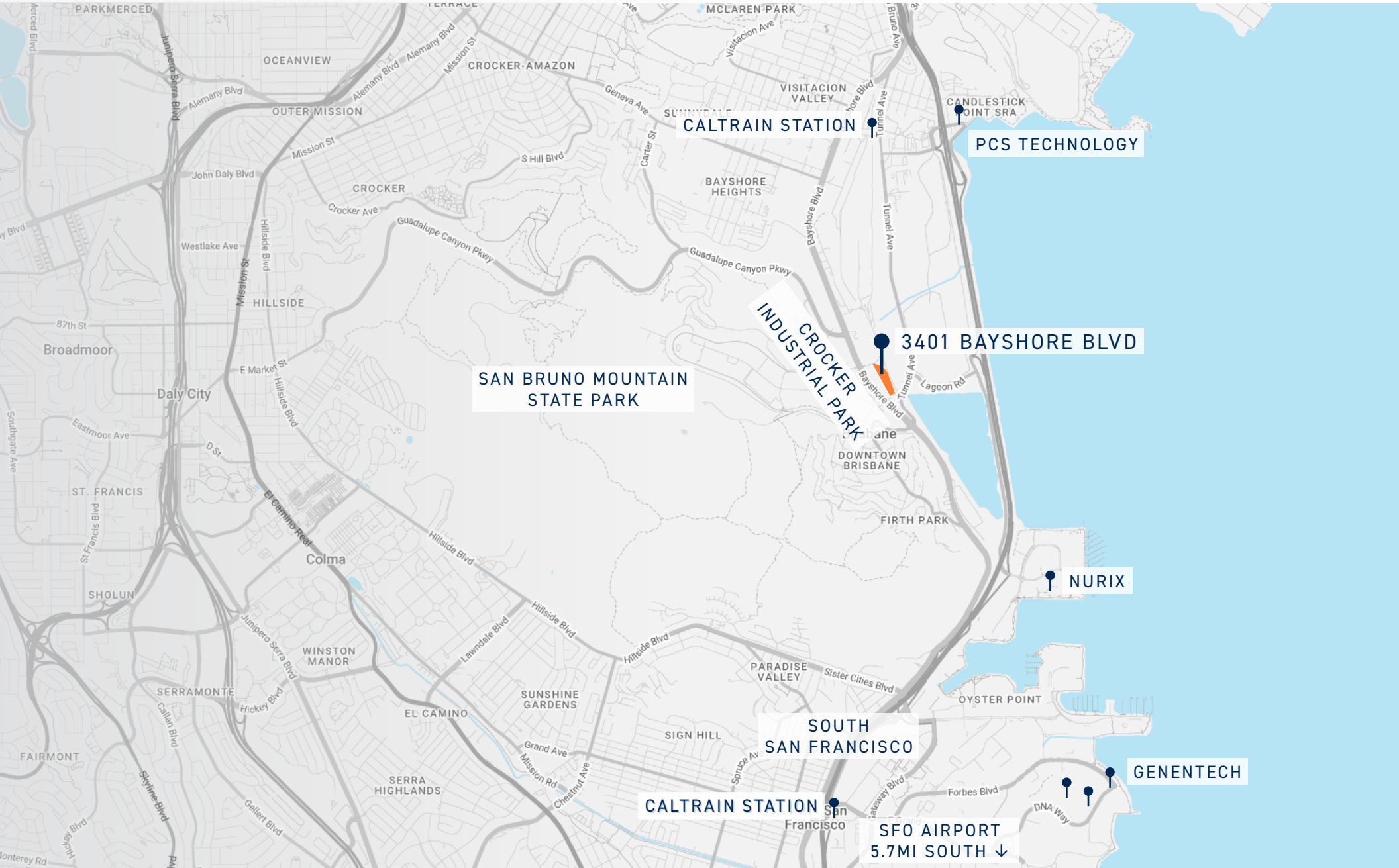
- 2.18 +/- acres of industrial land excellent for warehousing and light outdoor storage uses. Property is 107 feet wide at its southern end and measures 716.01 feet along the southwest property line.
- Access to the site is via an asphalt paved road easement, approximately 30 feet wide by 1,200 feet long, that extends to Tunnel Avenue.
- Fully fenced with an 8 foot cyclone fence.
- Improvements at the subject property include an 8 foot tall cyclone fence around the perimeter of the site, a truck scale, asphalt paving and concrete aprons.

- 3,900 square foot single story office building with mezzanine
- 13,300 square foot masonry industrial building which includes a cube portion originally built to store ice.
- Utilities: Electricity is 3-Phase and is provided by PG&E.
- Excellent outdoor areas outside of and contiguous with the warehouse that can be used for outside storage.

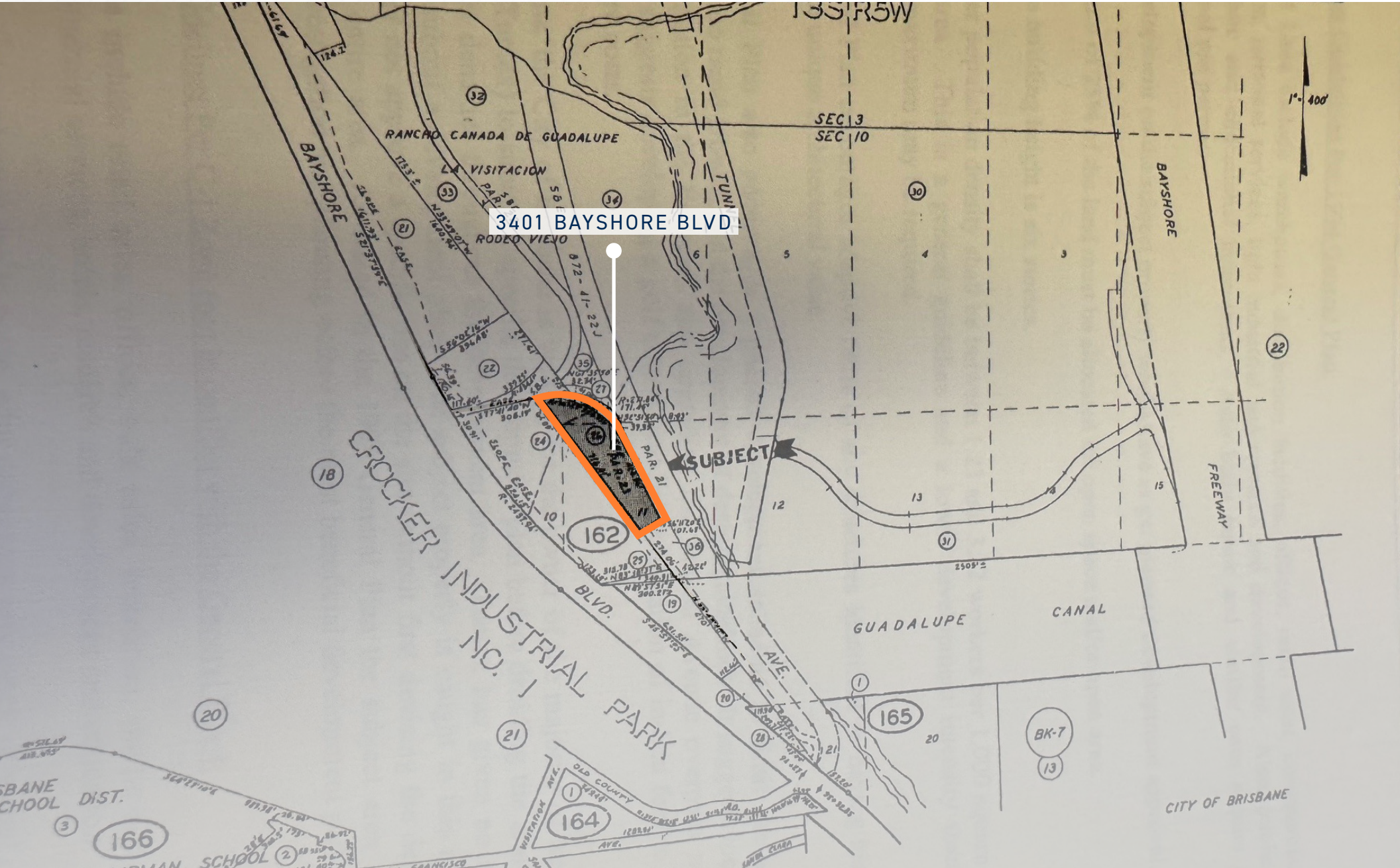
Property Sits In Strategic Location:

- Irreplaceable location with immediate access to US 101 with strong connectivity to South San Francisco, the broader Peninsula, and Silicon Valley.
- Proximity to San Francisco tech ecosystem and South San Francisco Life Sciences Hub.
- Central node for AI, biotech, and advanced manufacturing distribution.

REGIONAL MAP BAYSHORE, CA



3401 BAYSHORE BLVD PARCEL



PROPERTY GROUND PHOTOS



ZONING DESCRIPTION PERMITTED USES



PERMITTED USES ON THE SITE INCLUDE WAREHOUSING.

Per the City of Brisbane, warehousing is defined as follows:
17.02.790 - Warehousing.

“Warehousing” means an establishment engaged in the storage, wholesale and distribution of manufactured products, supplies or equipment. Warehousing does not include warehousing of cannabis or cannabis products. See Section 17.02.109(C), Cannabis warehousing.

With the final review and acceptance of the Baylands Specific Plan, uses under consideration include:

- Equipment rental yard
- Food Production
- Media Studio
- Printing