

# AVAILABLE INDUSTRIAL PROPERTIES

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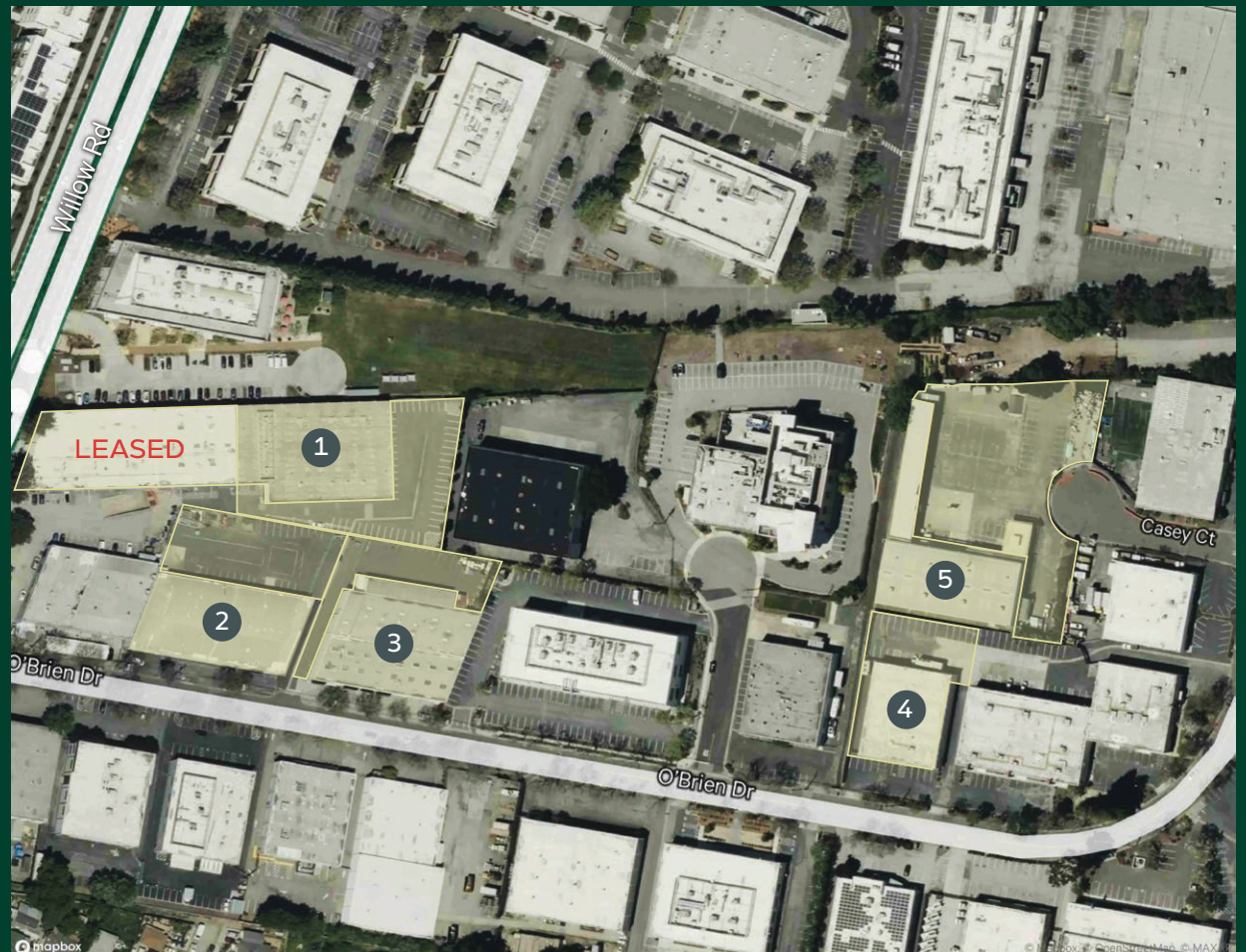


# Available Properties

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- 1 1320 Willow Road, Suite B
- 2 985 O'Brien Drive
- 3 1001-1015 O'Brien Drive
- 4 1105 O'Brien Drive
- 5 1 Casey Court

COMMISSION PAID ON  
BASE RENT AND OPEX



# 1320 Willow Road

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± 24,044 sq. ft. Warehouse Building

± 6,000 sq. ft. Office (can be removed upon request)

(2) Drive-in Doors

± 17'-19' Clear height (TBC)

± 20,000 sq. ft. Secured Yard

Power: 1200A @ 277/480V  
(to the entire building)

Sprinklers

Lighting – Updated LED warehouse lighting

24/7 Roaming Security Guard

Rental Rate: \$1.00/SF/Month NNN  
OPEX: \$0.74/SF/Month





# 985 O'Brien Drive

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± 20,044 sq. ft. Warehouse Building  
Currently demised in (2) ± 10,000  
sq. ft. spaces

± 1,350 sq. ft. Office (fully conditioned)  
Open office, breakroom, (2) privates,  
men's and women's restrooms

(4) Drive-in Doors

Bow & Truss Roof  
± 18' Clear height to low beam up to  
± 32' to top

± 18,400 sq. ft. Secured Yard (fenced,  
paved, lit rear yard)

Power: (2) electrical services of 200  
Amps @ 120/208V

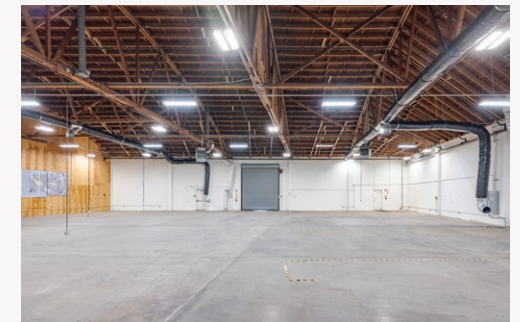
Sprinklers

Warehouse heaters

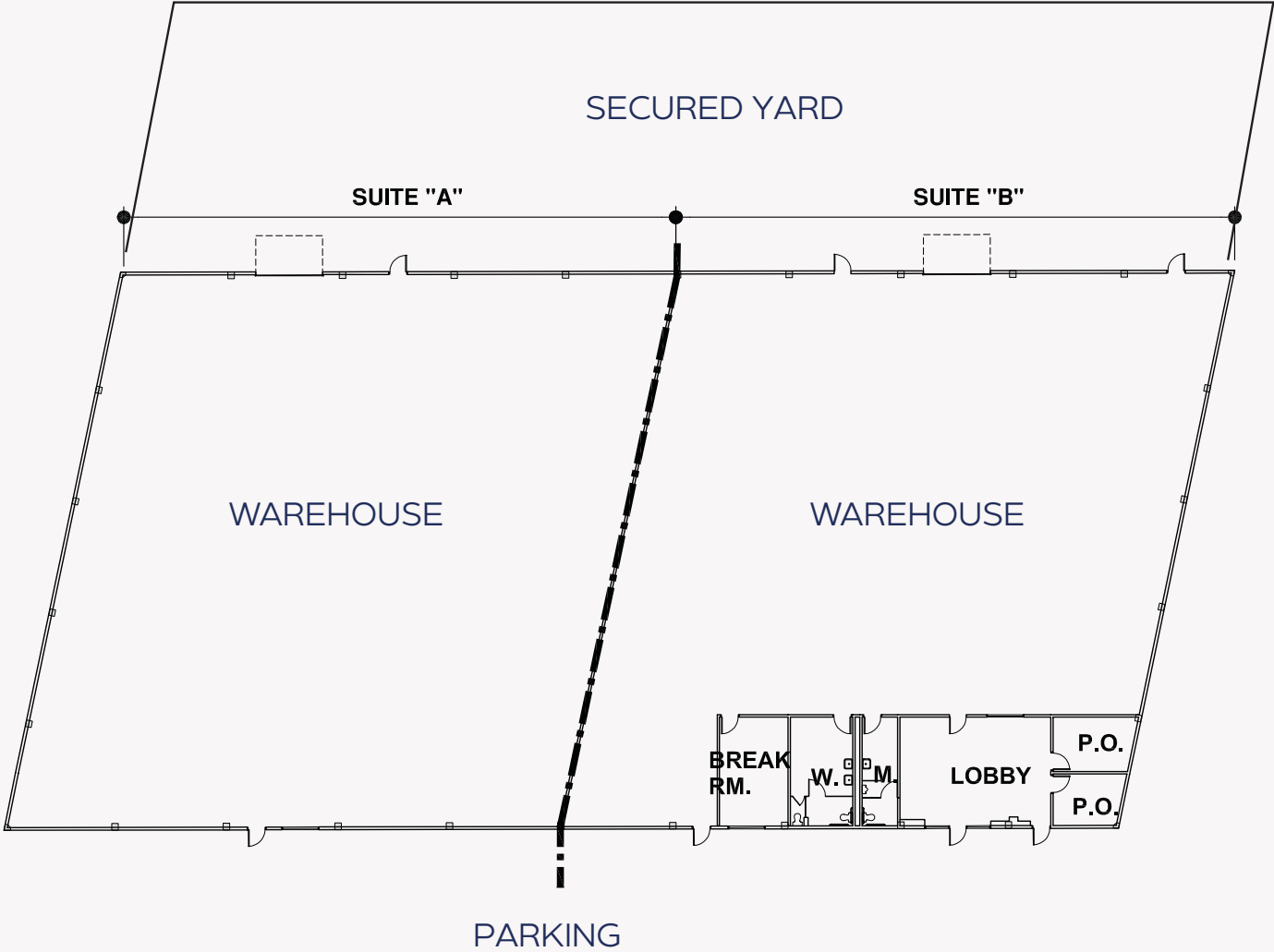
LED Warehouse lighting

24/7 Roaming Security Guard

Rental Rate: \$1.00/SF/Month NNN  
OPEX: \$0.92/SF/Month



# 985 O'Brien Drive



# 1001-1015 O'Brien Drive

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± 23,311 sq. ft. Industrial Building

Divisible to ± 16,425 sq. ft. and ± 6,886 sq. ft.  
Open office, breakroom, (2) privates,  
(5) restrooms, with HVAC

(5) Drive-in Doors

± 15' 6"-17' Clear height

± 12,410 sq. ft. Secured Yard (fenced, paved,  
lit and partially covered)

Power: (2) electrical services of 400 Amps  
@ 120/240V

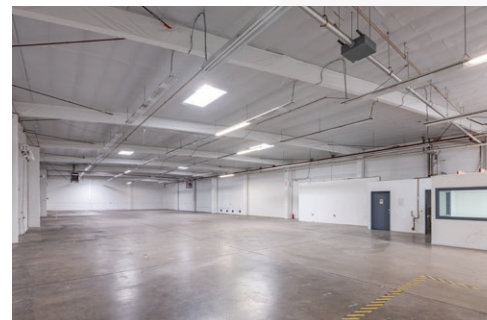
No Sprinklers

Updated LED lighting

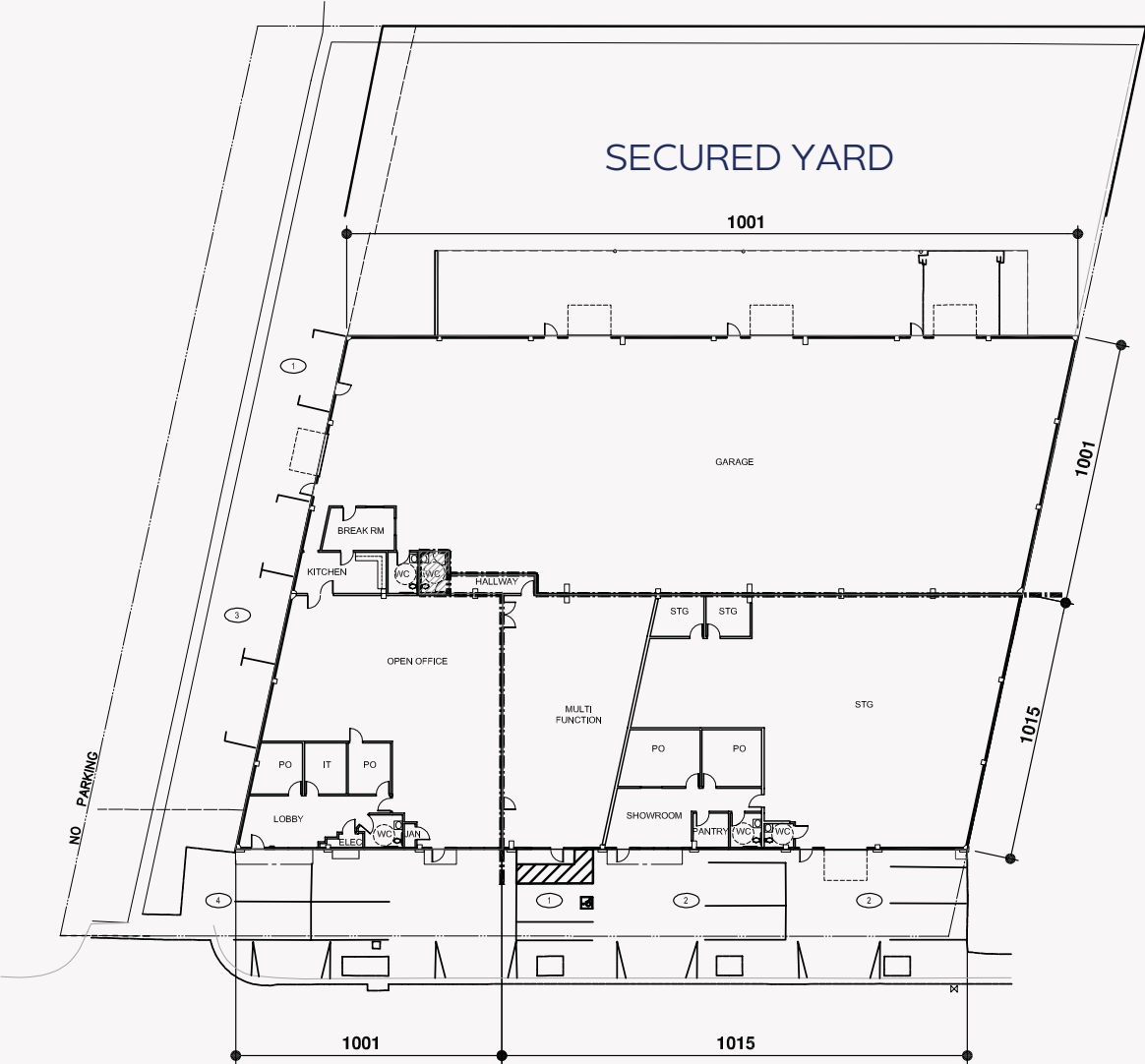
Skylights

24/7 Roaming Security Guard

Rental Rate: \$1.50/SF/Month NNN  
OPEX: \$0.82/SF/Month



# 1001-1015 O'Brien Drive



# 1105 O'Brien Drive

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± 12,000 sq. ft. Freestanding R&D Building

± 3,000 sq. ft. Open Office, new carpet, paint

Fully Conditioned

(2) Drive-in Doors

± 17' 8" Clear height

± 8,775 sq. ft. Secured Yard (fenced, newly paved, lit rear yard), plus ± 2,400 sq. ft. Secured Side Yard

Power: 800 Amps @ 120/208V, with 480V step-up transformer

Power drops, air & water lines throughout

(2) EV Chargers

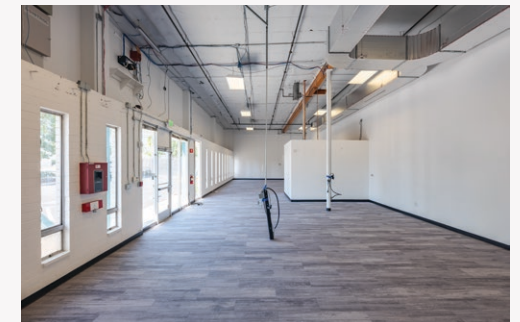
Sprinklers

LED Lighting

24/7 Roaming Security Guard

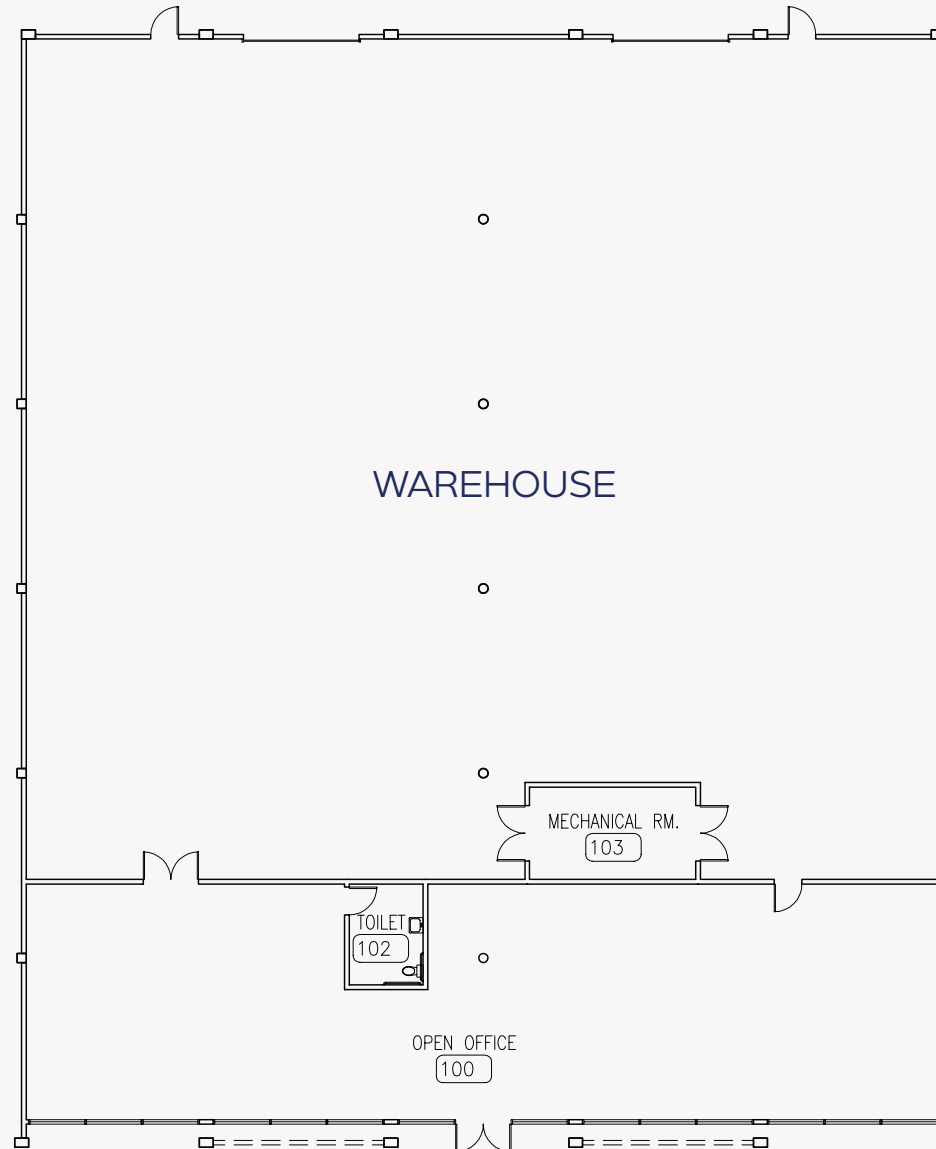
Rental Rate: \$1.65/SF/Month NNN

OPEX: \$1.11/SF/Month



# 1105 O'Brien Drive

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# 1 Casey Court

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± 15,500 sq. ft. Industrial Building on approximately 1.68 acre (73,181 sq. ft. parcel)

± 2,000 sq. ft. Office area

(3) Drive-in Doors

± 24' Clear height

Insulated Warehouse

Efficiently Shaped Secured Yard (fenced, paved, lit)

Power: 400 Amps @ 277/480V

Sprinklers

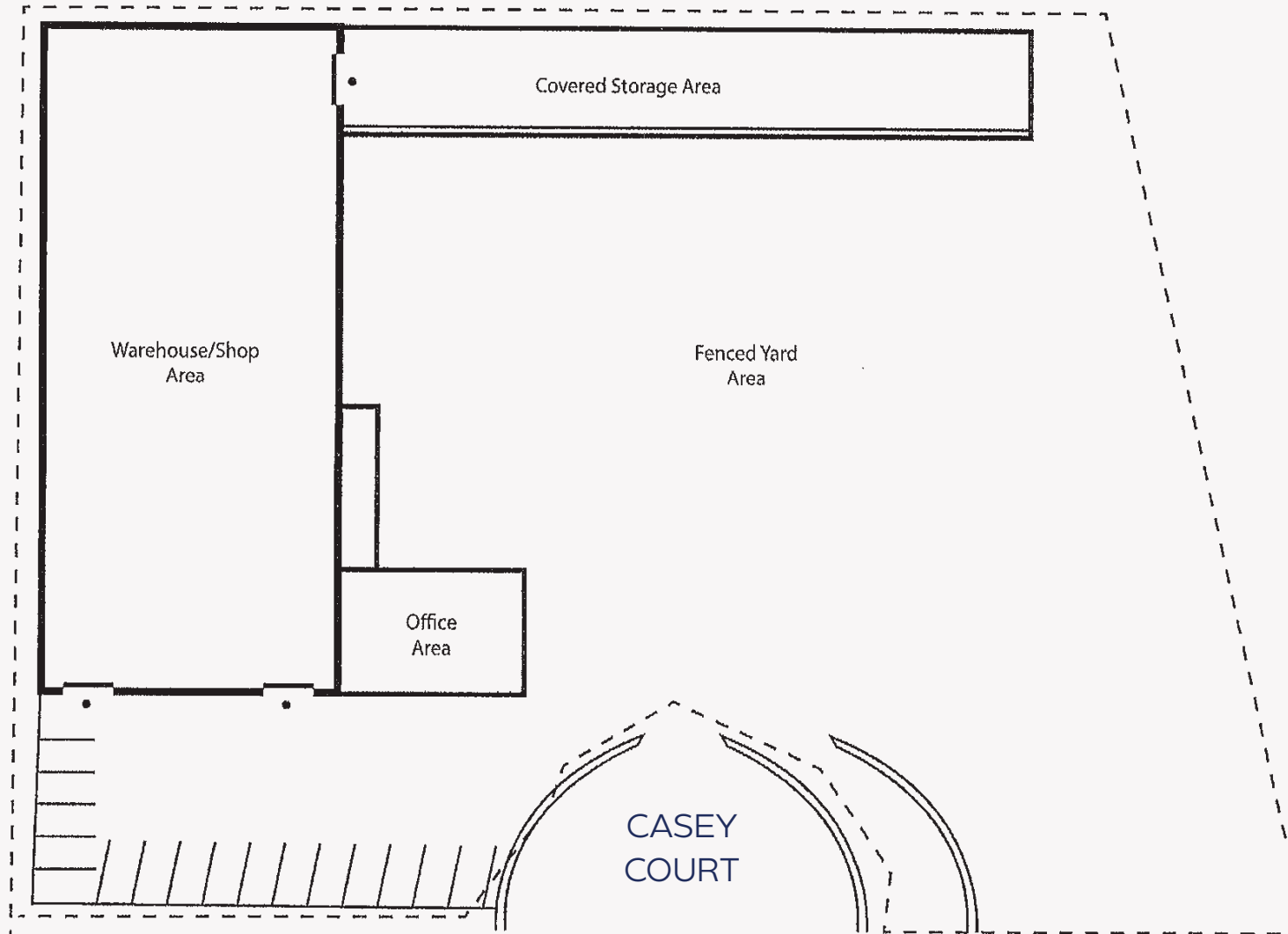
24/7 Roaming Security Guard

Rental Rate: \$23,960/Month NNN  
OPEX: \$19,840/Month



# 1 Casey Court

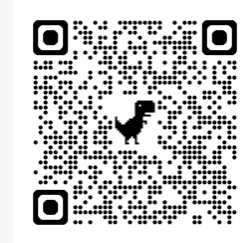
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# Zoning: Life Science (LS) District

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Link to Zoning Page



## Purpose:

Support R&D, light industrial, and bioscience-related businesses, plus office, retail, and services to foster innovation and employment.

## Permitted Uses:

- Light industrial & R&D (non-hazardous)
- Offices ≤ 20,000 SF
- Retail (no alcohol)
- Eating establishments (no alcohol/live entertainment)
- Limited personal services
- Small recreational facilities
- Community education/training centers

## Admin. Permitted Uses:

- Outdoor storage
- Eating establishments (beer/wine, live entertainment)
- Outdoor seating
- R&D/light industrial (hazardous materials)
- Diesel generators

## Conditional Uses:

- Offices > 20,000 SF
- Eating/drinking establishments (with alcohol)
- Large recreational facilities
- Retail (with alcohol)
- Special/public utility uses

# Central Location.

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**OUR STRATEGIC** Mid-Peninsula location has easy access to all major freeways and is just minutes from three international airports, Silicon Valley, San Francisco, and the East Bay.



# Get in touch.

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