



INDUSTRIAL PROPERTY FOR LEASE

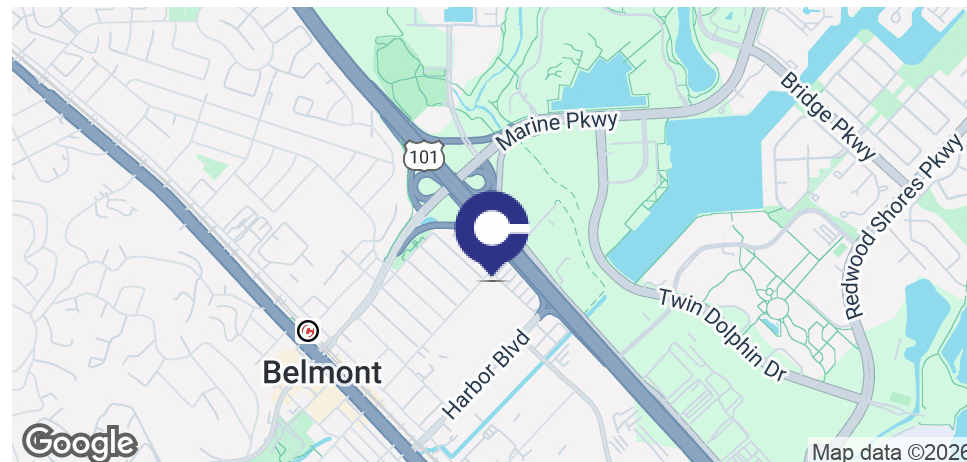
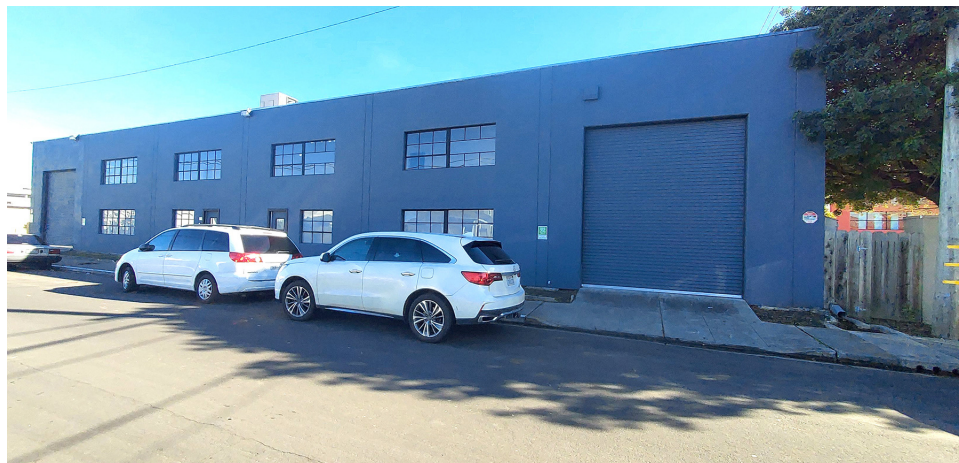
**WAREHOUSE/OFFICE SPACE FOR LEASE**

215 ONEILL AVENUE BELMONT, CA 94002



## WAREHOUSE/OFFICE SPACE FOR LEASE | 215 ONEILL AVENUE BELMONT, CA 94002

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	+/-27,200 SF
Warehouse Space:	+/-22,500 SF
Office Space:	+/-4,700 SF
Lease Rate:	\$1.75 SF/month (Gross)
APN:	046-010-110

### PROPERTY HIGHLIGHTS

- An Additional +/-6,000 SF of Warehouse may be Available in Project (Non Contiguous)
- High End Glass Office Finishes
- +/-20 Ft Ceiling Height
- Unit Has Fire Sprinkler System
- +/-16 Off Street Parking Spaces Available
- Five Grade Level Doors (12' Wide x 16' High)
- Four Restrooms (2 in Office Area and 2 in Warehouse)
- 600 Amps - 110/240, 3 Phase Power
- 2 Gas Services 0.5" and 0.25"
- Natural Light Throughout
- Easy Access Right off of Highway 101
- Lots Of Restaurants, Retail and Other Amenities Nearby

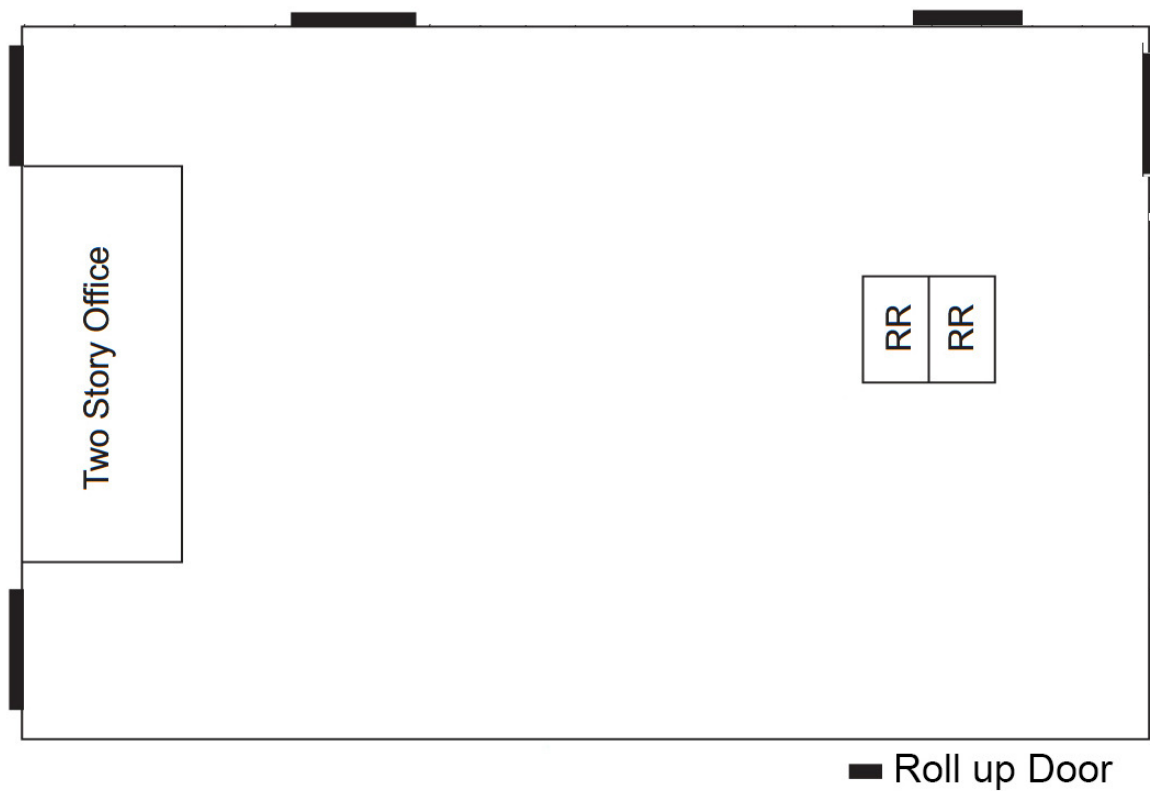
### RANDY KINGHORN

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## SPACE AVAILABLE



## LEASE INFORMATION

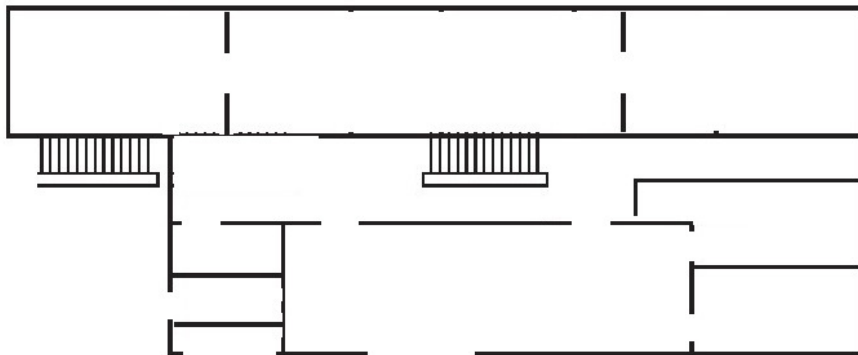
Lease Type:	Gross
Total Space:	+/-27,200 SF

Lease Term:	Negotiable
Lease Rate:	\$1.75 SF/month

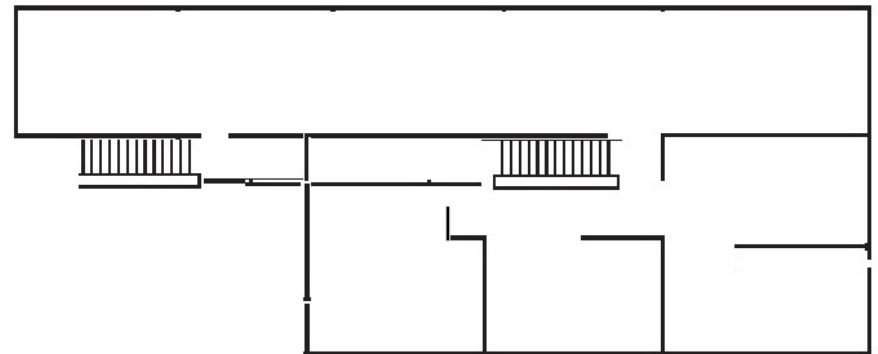
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OFFICE SPACE PLANS

First Floor Office

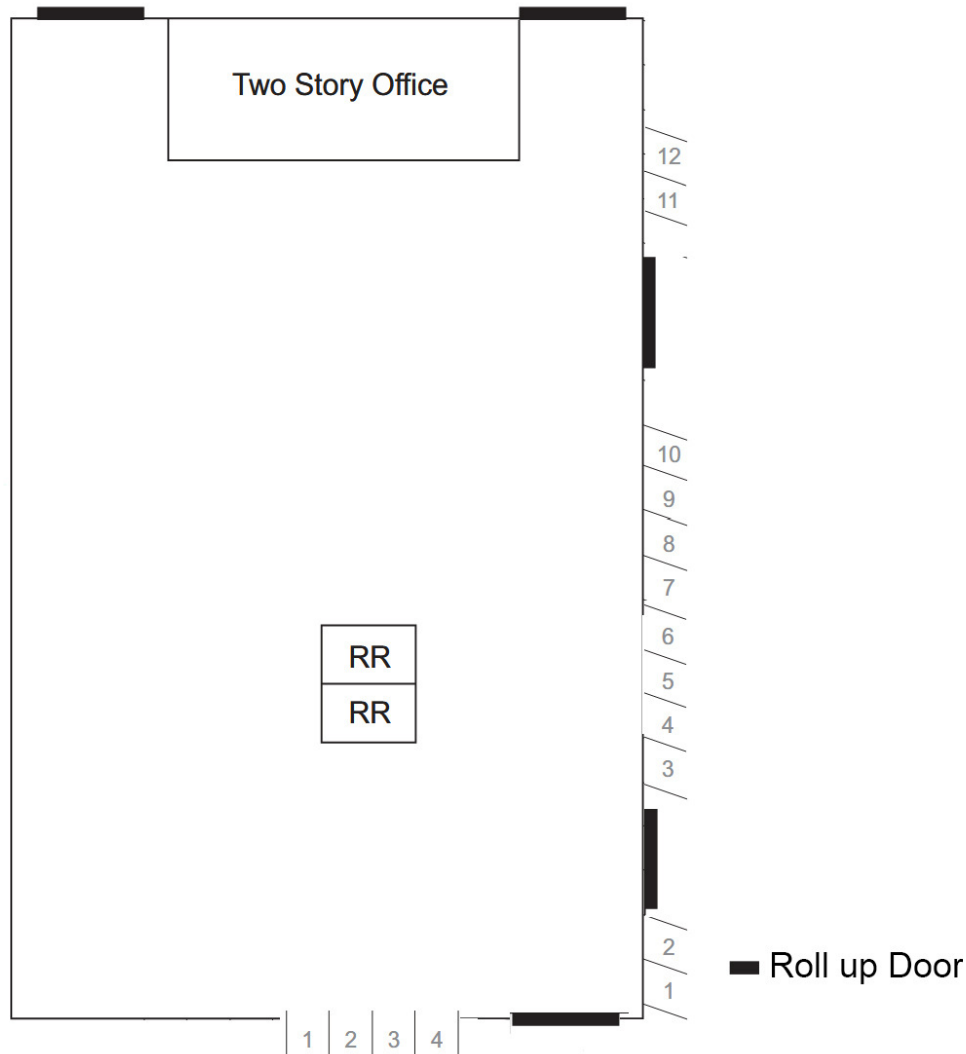


Second Floor Office



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## PROPERTY DESCRIPTION

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High quality +/-27,200 sf of flex space now available for lease with the possibility of another +/-6,000 sf of non-continuous space in the project if needed. The 27,200 sf space has approximately 4,700 SF of high image offices and conference room with the remainder being open warehouse.

With a generous ceiling height of approximately 20 ft, five grade-level doors, approximately 16 off-street spaces, a fire sprinkler system, four restrooms and lots of natural light this versatile property is designed to meet the needs of a variety of uses.

The unit also features 600 Amps - 110/240, 3 Phase Power and two gas services. Situated conveniently off Highway 101, this unit offers an exceptional opportunity for businesses seeking a prime location.



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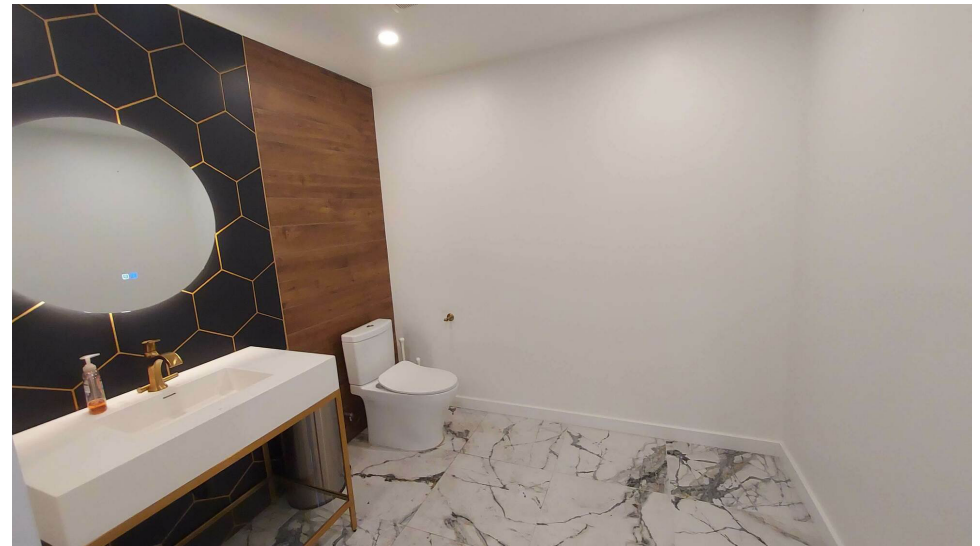
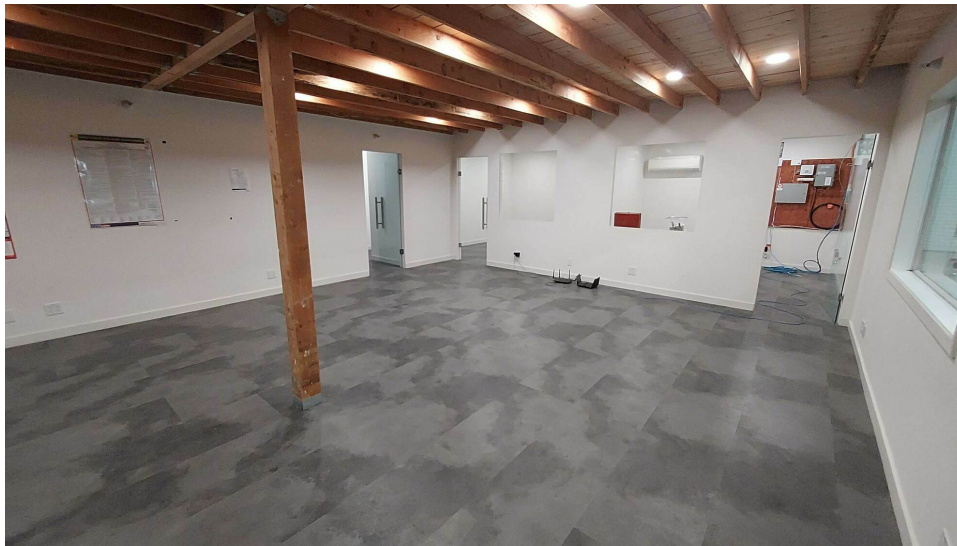
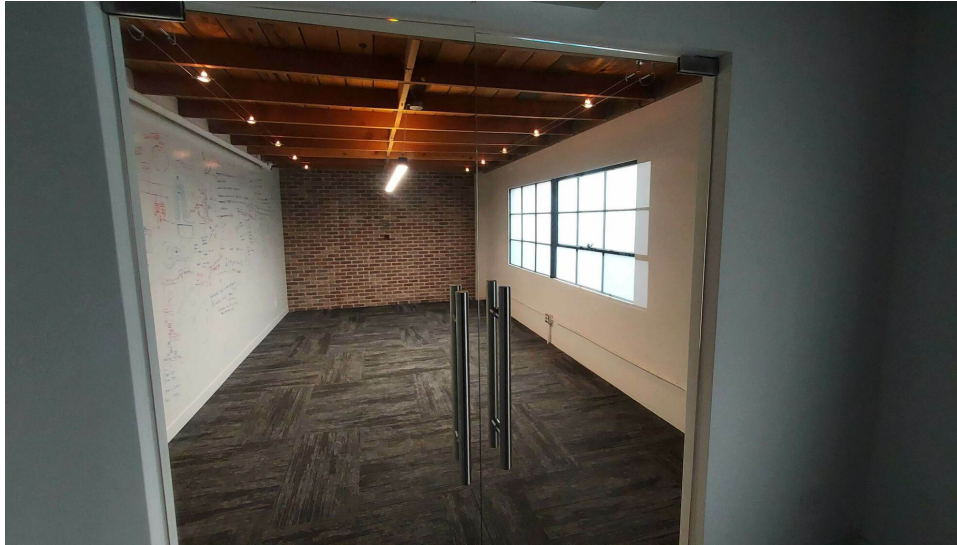
AERIAL VIEW





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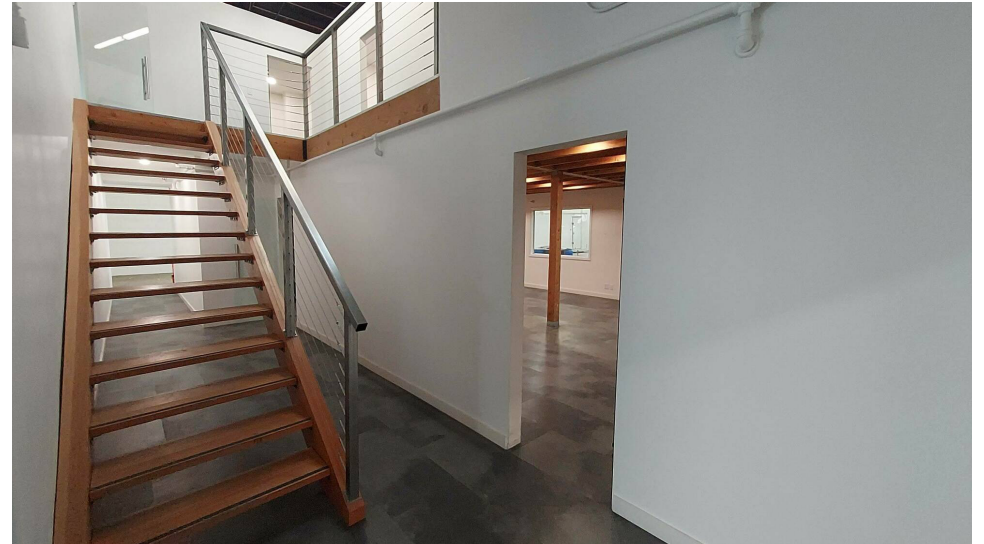
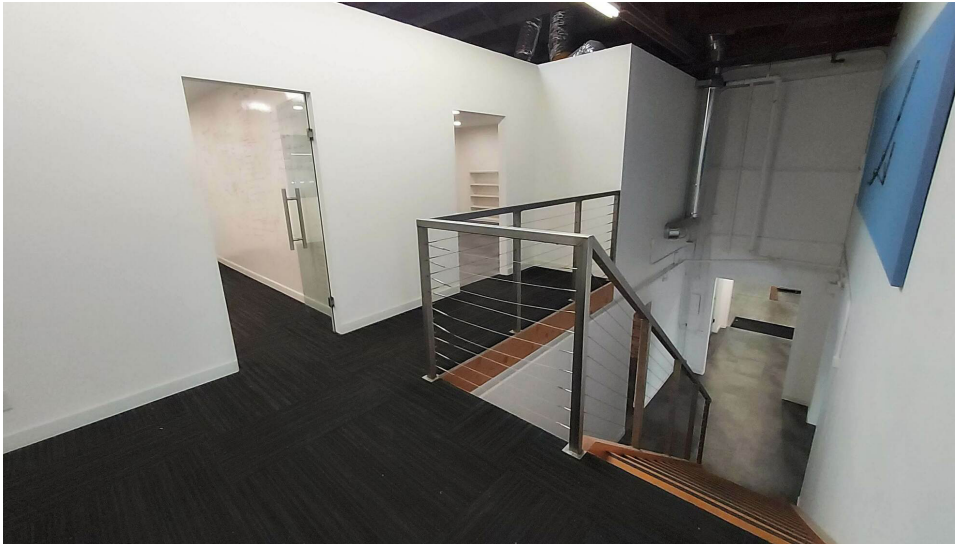
ADDITIONAL PHOTOS





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## RETAILER MAP

