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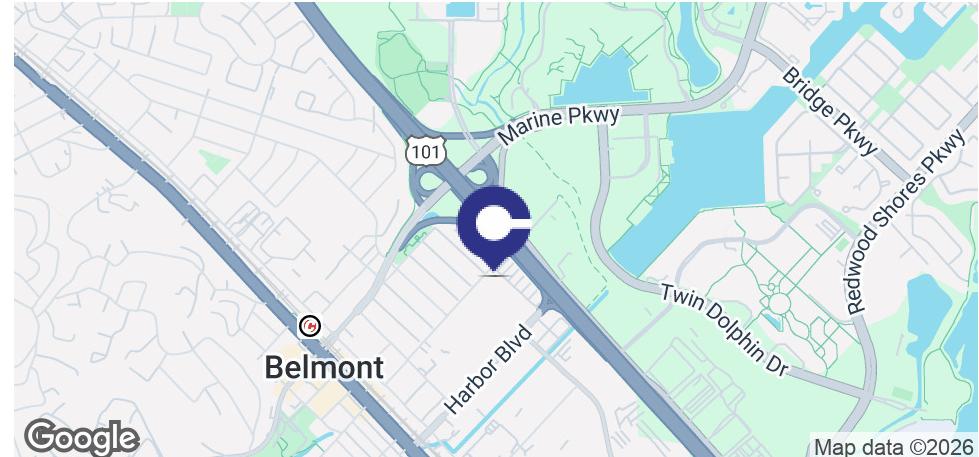
INDUSTRIAL PROPERTY FOR LEASE

WAREHOUSE / OFFICE SPACE FOR LEASE

215 ONEILL AVENUE BELMONT, CA 94002

## WAREHOUSE/OFFICE SPACE FOR LEASE | 215 O'NEILL 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

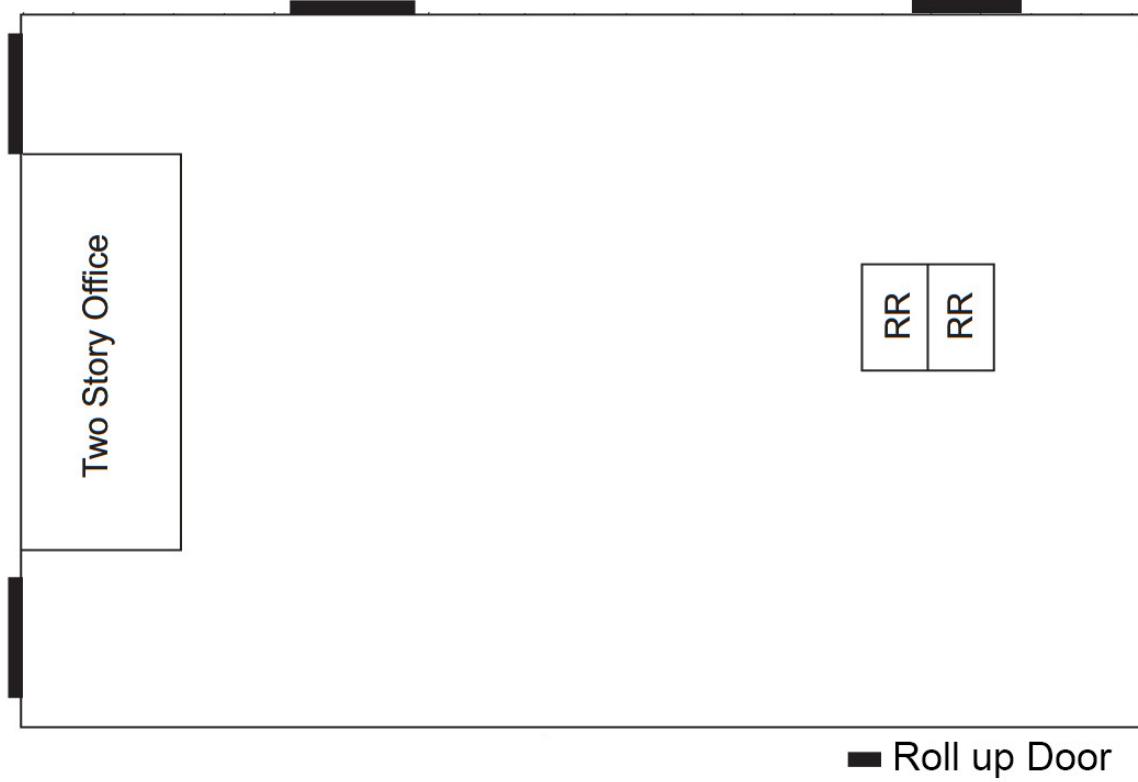
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## SPACE AVAILABLE

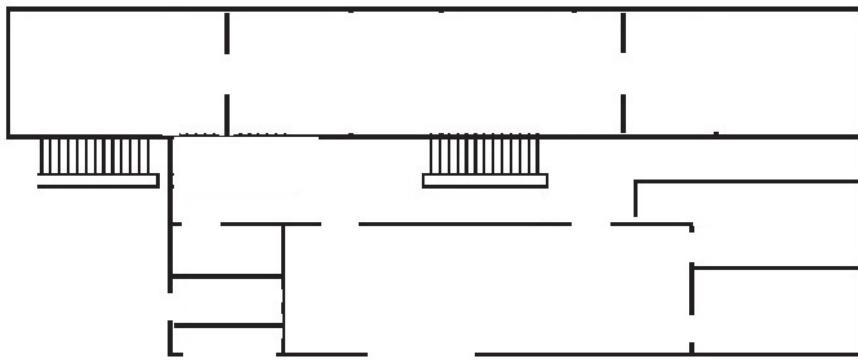


## LEASE INFORMATION

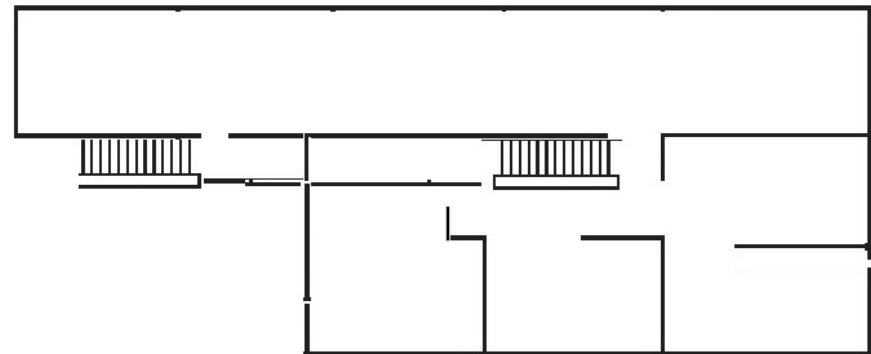
Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	+/-27,200 SF	Lease Rate:	\$1.75 SF/month

OFFICE SPACE PLANS

First Floor Office

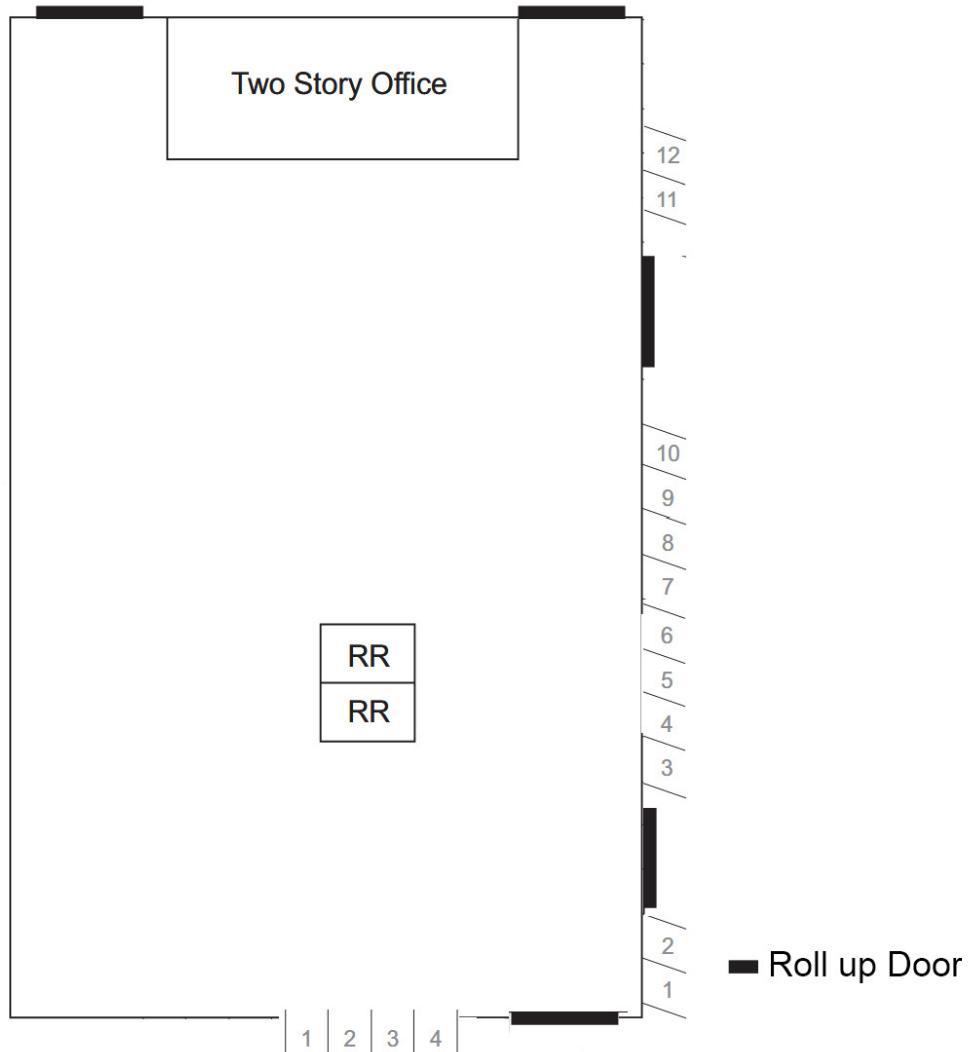


Second Floor Office



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## PROPERTY DESCRIPTION



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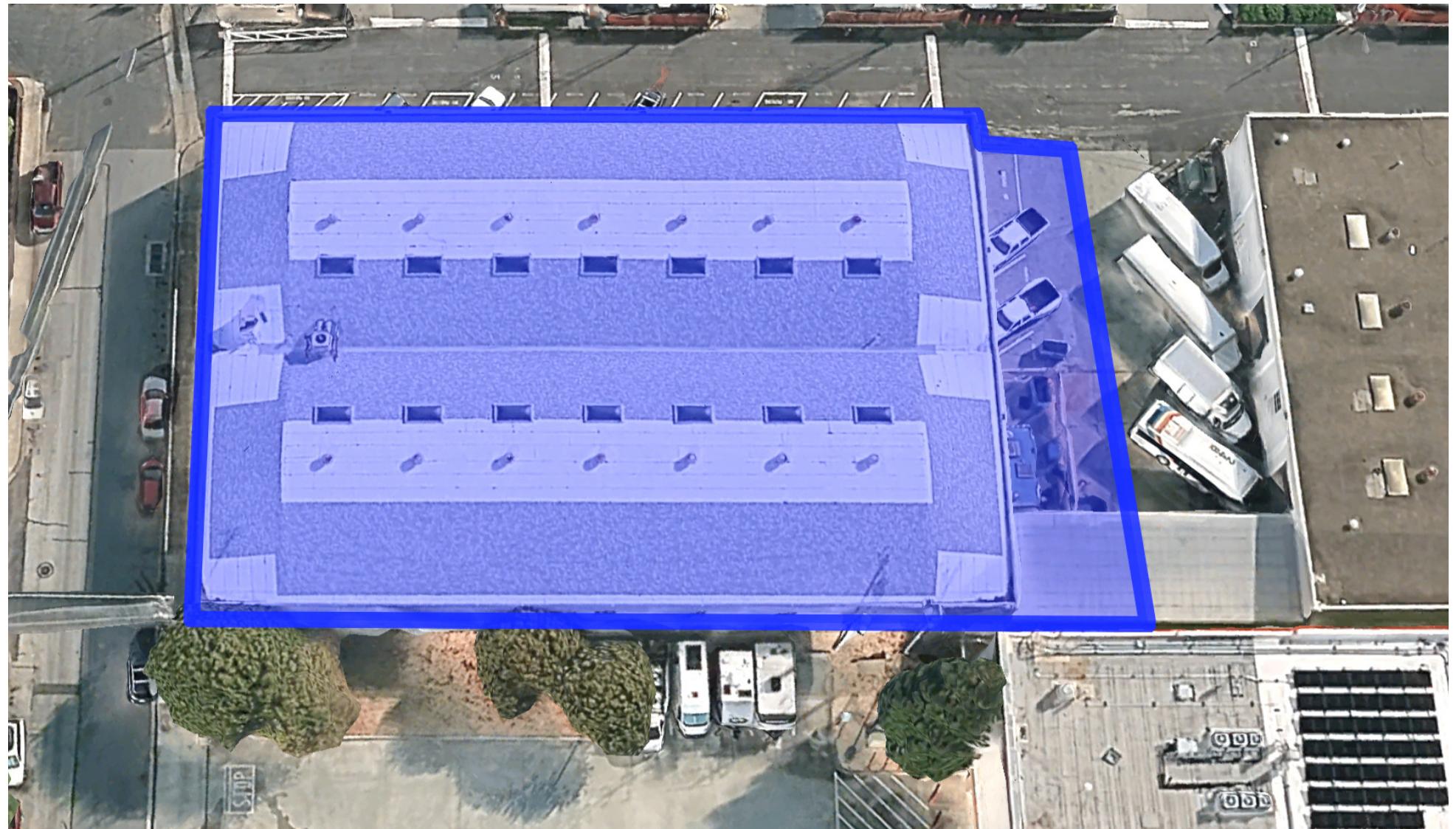
High quality +/-27,200 sf of flex space now available for lease with the possibility of another +/-6,000 sf of non-continuous space in the project if needed. The 27,200 sf space has approximately 4,700 SF of high image offices and conference room with the remainder being open warehouse.

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.

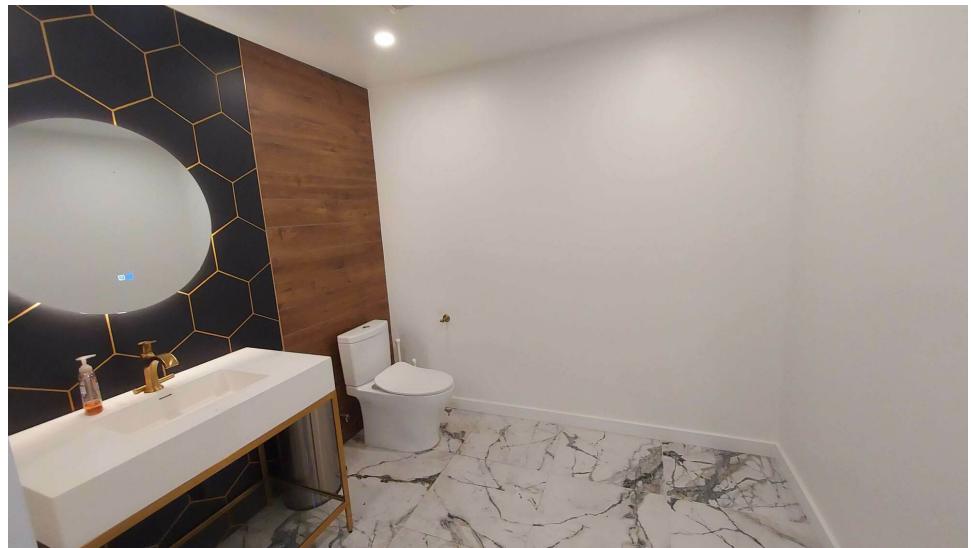
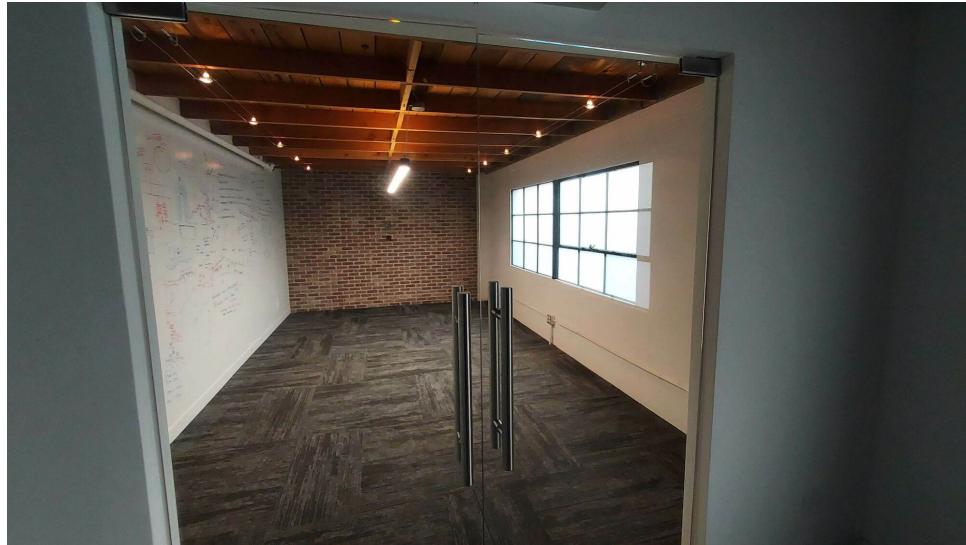
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AERIAL VIEW



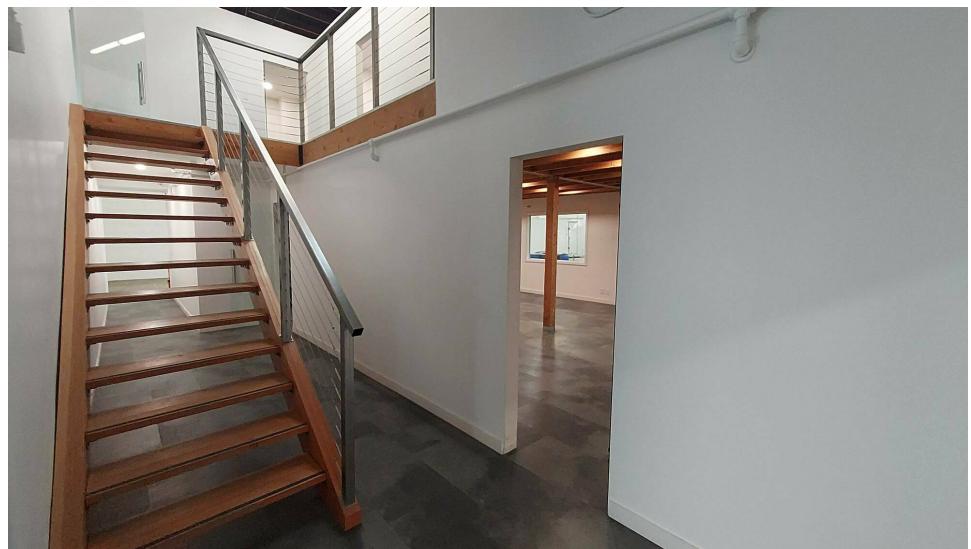
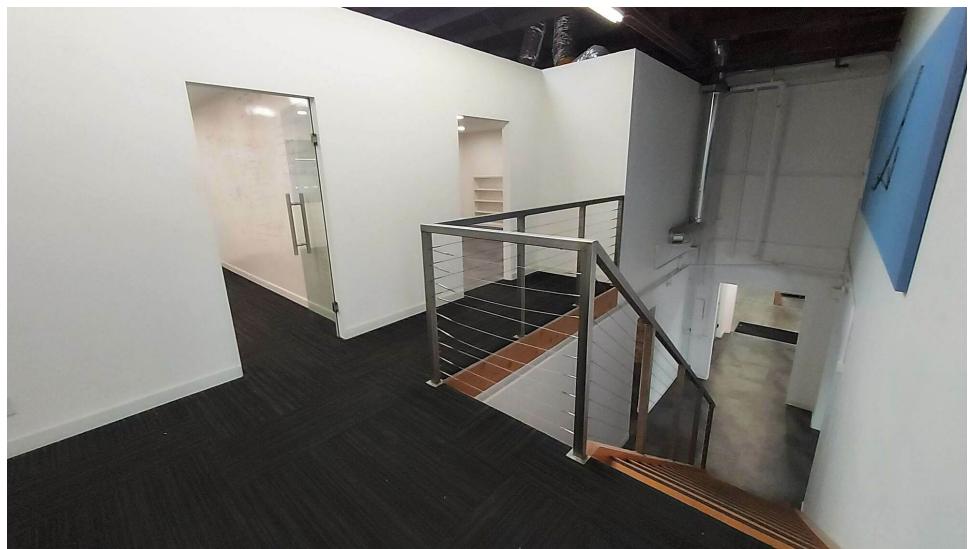
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ADDITIONAL PHOTOS



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## WAREHOUSE/OFFICE SPACE FOR LEASE | 215 O'NEILL AVENUE BELMONT, CA 94002

## RETAILER MAP

