



150 Constitution Drive

Menlo Park, California



PROPERTY OVERVIEW

**±20,000 SF WAREHOUSE BLDG
W/ BONUS ±7,868 SF OFFICE
MEZZANINE FOR LEASE**

ZONED R-MU
(Residential
Mixed-Use)



HIGHLIGHTS

- ±20,000 Ground Level (Warehouse / Office)
- ±7,868 Second Story (Office)
- ±1.18 Acres (±51,401 SF Lot)
- Full HVAC Throughout Warehouse
- Heavy Power – 2 Services
1st: 800 Amps / 3 Phase / 120/208
2nd: 800 Amps / 3 Phase / 480V
Tenant to Confirm Power
- Ample On-site Parking (40 Surface Spaces | 1.5/1,000 SF)
- Built in 1971

ACCESSIBILITY

- 8-min Drive to Menlo Park CalTrain Station
- Easy Access to Hwy 101 via Marsh Rd
- Close to Major Tech Campuses and Amenities

TRAFFIC EXPOSURE

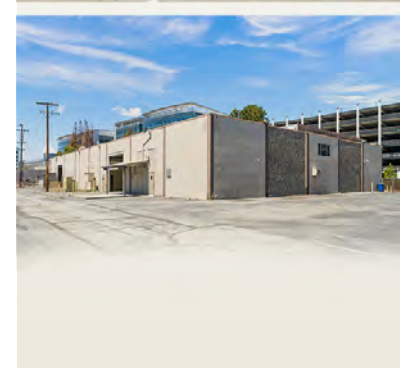
- High Visibility with over 36,000 Vehicles Per Day on Constitution Dr and Marsh Rd

LEASE TERMS

- \$1.85 PSF NNN w/ \$.15 PSF Est. Nets

FOR LEASE → ±27,868 SF HIGH VISIBILITY WAREHOUSE BUILDING

150 Constitution Drive, Menlo Park



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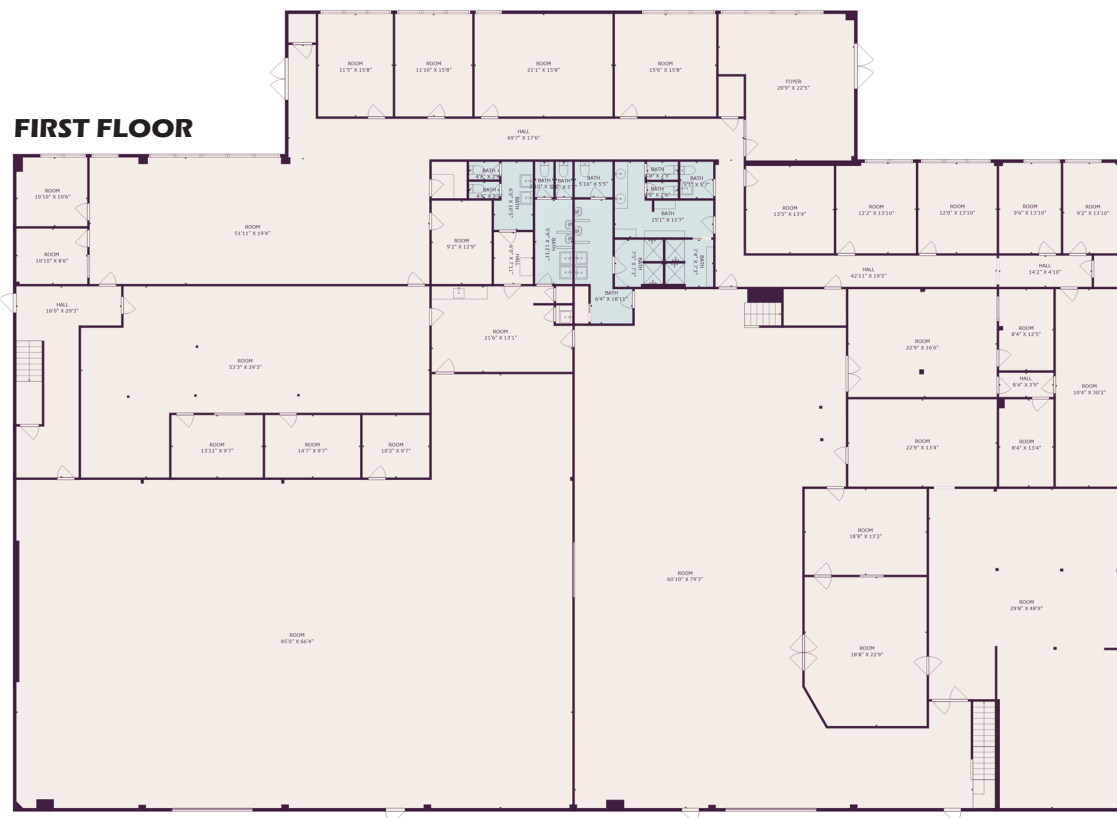


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FIRST FLOOR

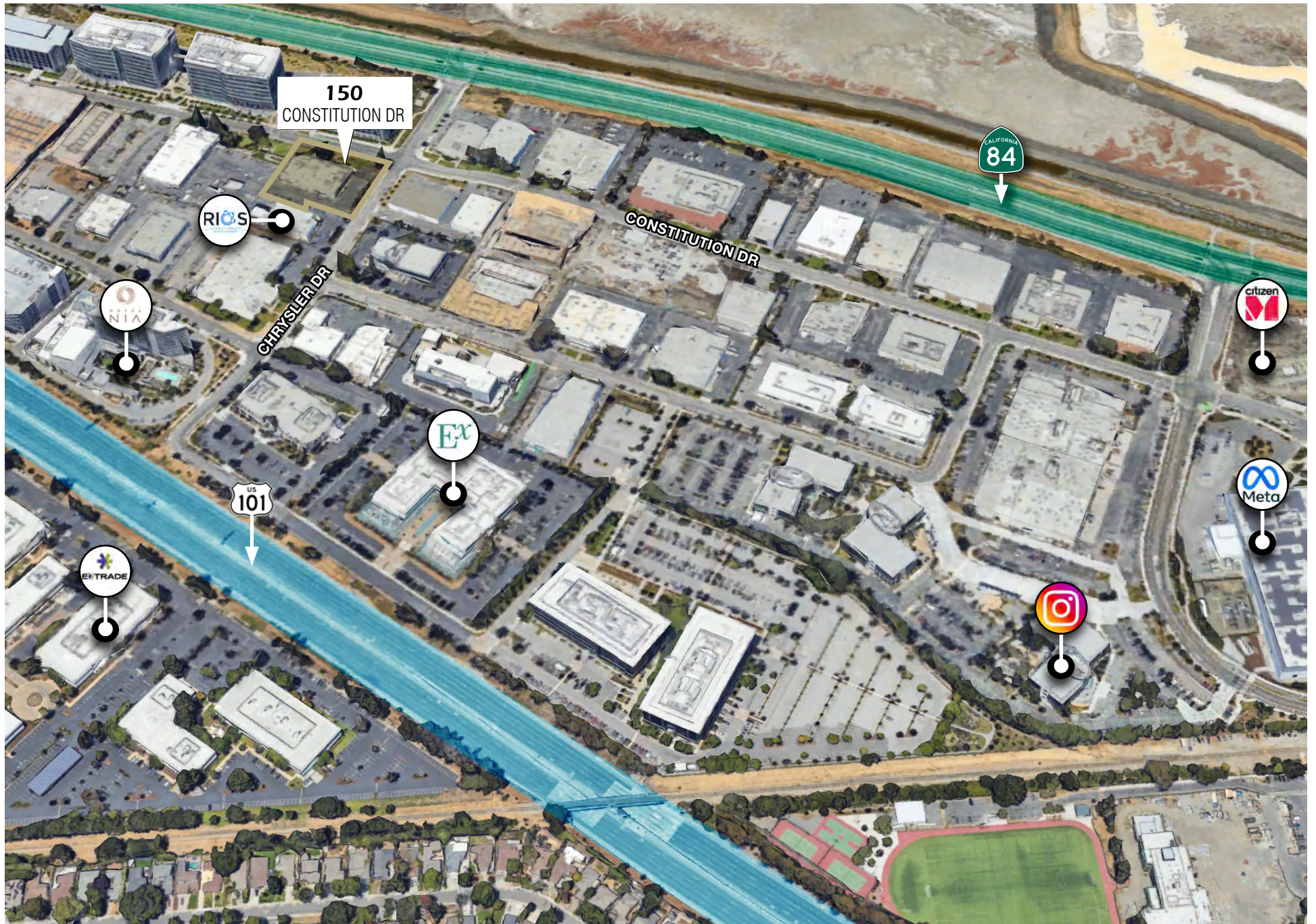


SECOND FLOOR

FLOOR PLANS

FOR LEASE → ±27,868 SF HIGH VISIBILITY WAREHOUSE BUILDING

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LOCATION OVERVIEW