

# HUGE PRICE REDUCTION!

## Below Market Rents

### For Sale Industrial Building

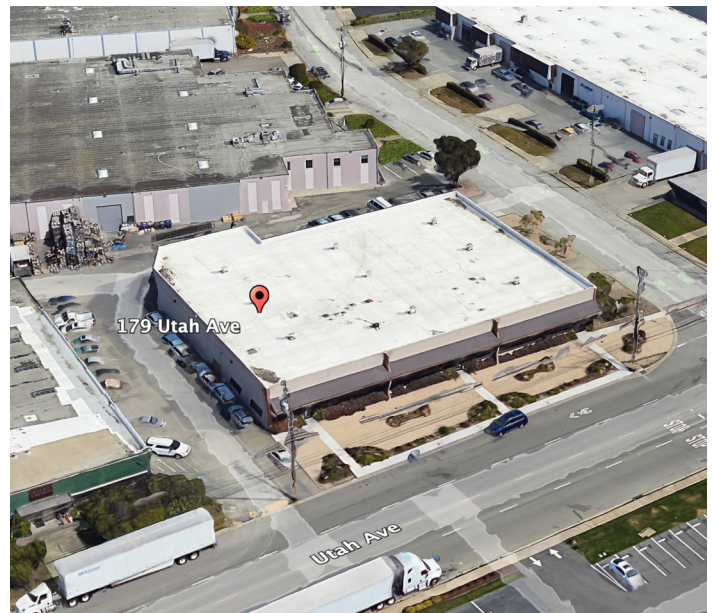


#### Building Details

- **Asking Price:** ~~\$7,500,000~~ \$7,000,000
- **Cap Rate:** 5% as of January 1, 2026
- **Building Size:** ±17,612 SF
- **Lot Size:** ±33,941SF
- Multi Tenant
- 100% Leased with Shorter Term Leases at below market rents
- Owner Occupant Opportunity
- Residential Development Opportunity
- First time on the market For Sale
- Ceiling Height: ±18'
- Power: 200 Amps 3 Phase for each unit (179, 183, and 187 Utah)
- Close to Costco, Costco Business Center, and Tanforan Shopping Center
- Approximately 8 minutes to San Francisco International Airport
- Quick access to Highway 101 North/South and Interstate 380
- **Zoning Type:** MIH (Mixed Industrial High)



MIH Zoning Info



#### Contact Agents for More Details



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