



**FOR LEASE -21,008-33,112 ± SF**  
Market Ready Improvements Completed

**SOUTH SAN FRANCISCO**

**255-263 UTAH AVE**

**Prime Warehouse in close proximity to SFO**

**BLAKE MILLER**  
Partner  
blake@rrea.co  
510.710.4197  
Lic. 01939985

**MAX RATTNER**  
Partner  
max@rrea.co  
650.248.4342  
Lic. 02081586



## PROPERTY FEATURES

- Concrete, tilt-up construction
- 21,008 - 33,112 ± SF
- Three (3) dock high loading doors and three (3) drive-in loading doors
- 16' - 18' ceiling height
- Fully sprinklered
- 600 amp, 240 volt power (upon Tenant verification)
- Available now
- \$1.65 PSF, NNN

## DRIVING DISTANCES

I-380 Freeway Ramp	.05 Miles
Highway 101 Ramp	0.5 Miles
SSF CALTRAIN	1.2 Miles
San Bruno BART	2.7 Miles
SFO	1.8 Miles
Downtown SF	12.3 Miles

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**RELIANCE**  
REAL ESTATE ADVISORS

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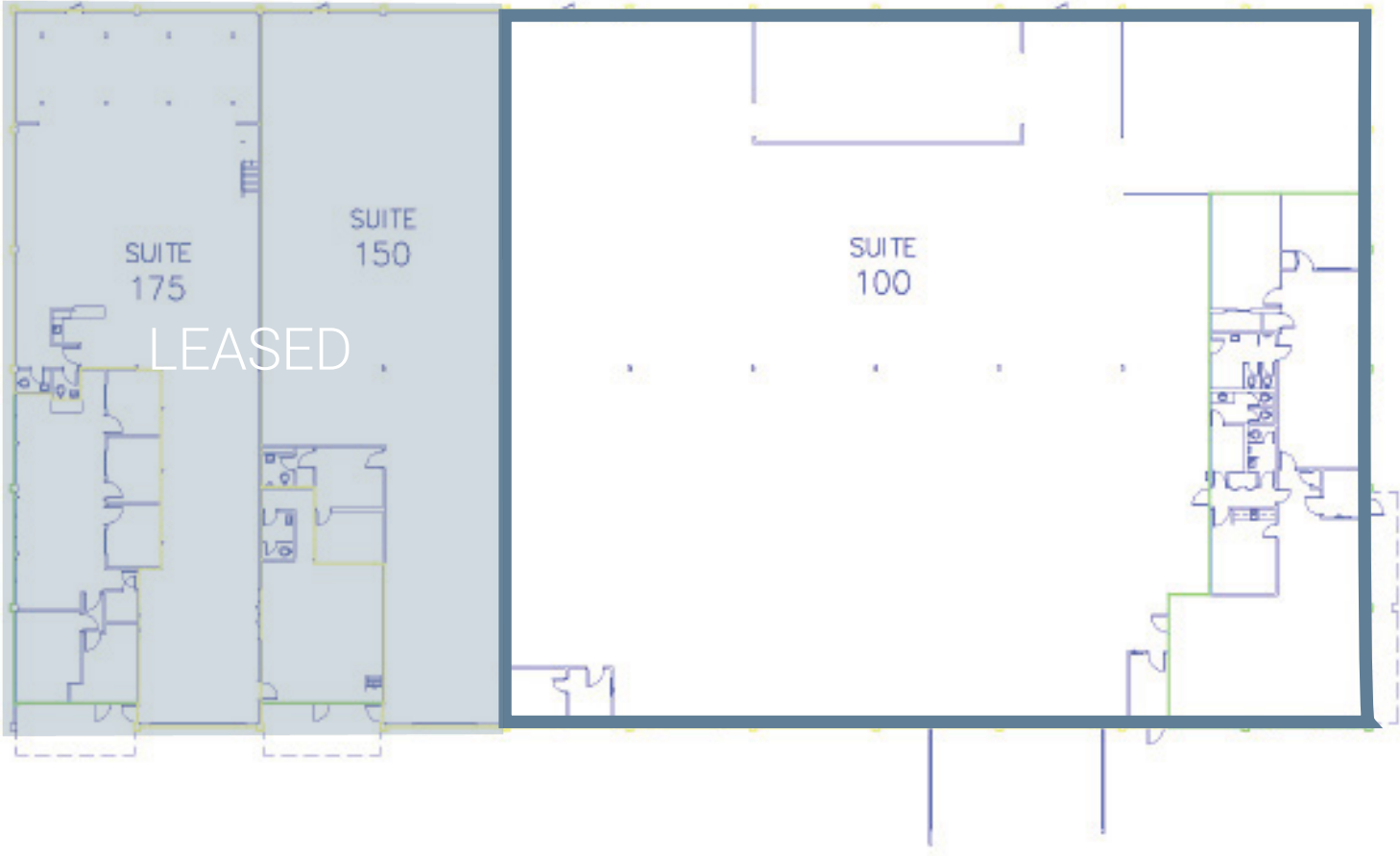
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# Floorplan

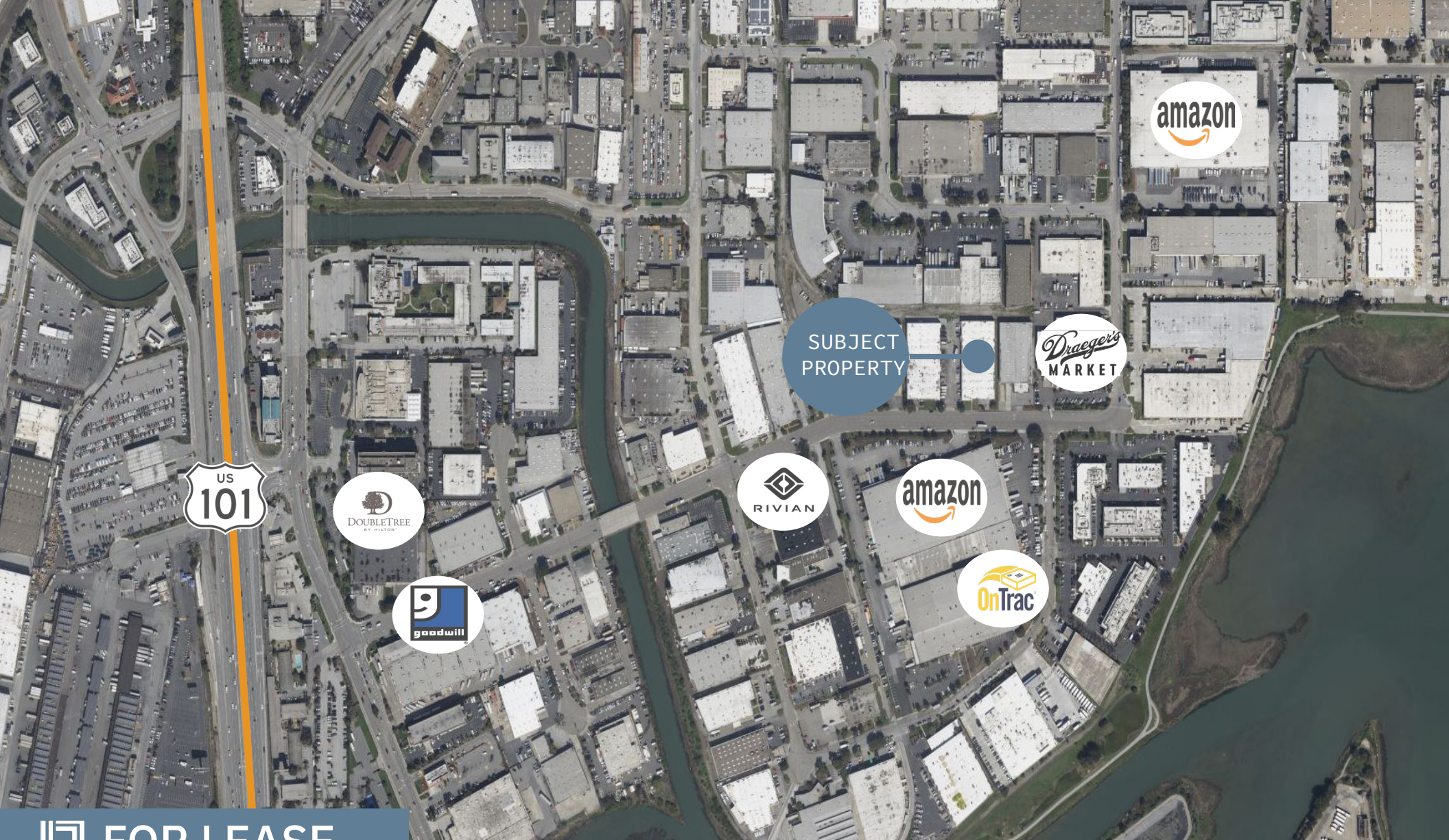
AVAILABLE



FLOOR 1



255 Utah Avenue  
255 Utah Avenue  
South San Francisco, CA 94080



SUBJECT  
PROPERTY



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