

±5,155 SF Light Industrial Building

For Sale or For Lease

CBRE

819 5th Avenue Redwood City, California

\$380,000 Price Reduction!



About the Property

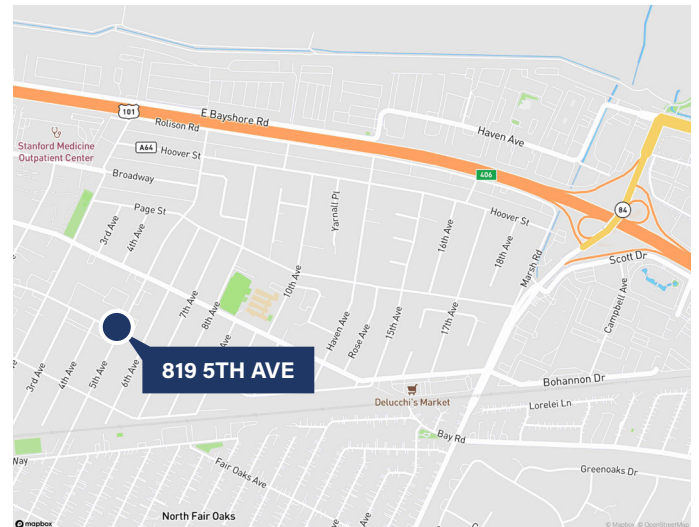
A rarely available ±5,155 SF light industrial building located in Redwood City. Highly desirable for an owner-user or investor/developer.

This parcel is at the corner of 5th Ave and Spring St and a block from Bay St. It is well located off Highway 101 and is easily accessible from neighboring cities. It is zoned as "IR - Industrial Restricted" which allows for a variety of light industrial uses.

Contact Us

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Property Highlights

- ±10,102 SF corner parcel, with access from Fifth Ave & Spring St.
- ±5,155 SF Light Industrial Building
- 2 Fenced Yards
- 5 Grade-Level Doors and (1) Sliding Door
- 11'+ Clear height
- Power: 600A/3 Phase (Updated 2014)
- Fully Sprinklered
- Dust Collection System
- Bonus ±550 SF Apartment Loft with full bathroom, kitchen and laundry
- Bonus ±435 SF Mezzanine storage
- Zoning: "IR - Industrial Restricted" Flexible light industrial uses, currently set up for cabinet/woodshop
- Opportunity Zone
- Highly visible and easily accessible
- **Sale Price: ~~\$2,980,000~~ \$2,600,000**
- **Lease Rate: \$2.10/SF Industrial Gross**

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The floor plan shows a large Warehouse area at the top and right. On the left, there is a Sliding Door, an Office, a Reception area, and an Open Office. A Roll Up door is located near the top center. A staircase labeled 'Up to Apt' is situated between the Office and the Warehouse. Another staircase labeled 'Up to Storage' is located near the bottom right. The bottom of the plan is marked with 'Grade-Level' indicators. Blue exclamation mark icons are placed in the Office, Open Office, and a small room near the 'Up to Storage' staircase.

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