

FOR LEASE

±20,822 SF OFFICE/WAREHOUSE/R&D SPACE

865

HINCKLEY ROAD  
BURLINGAME, CA

Colliers

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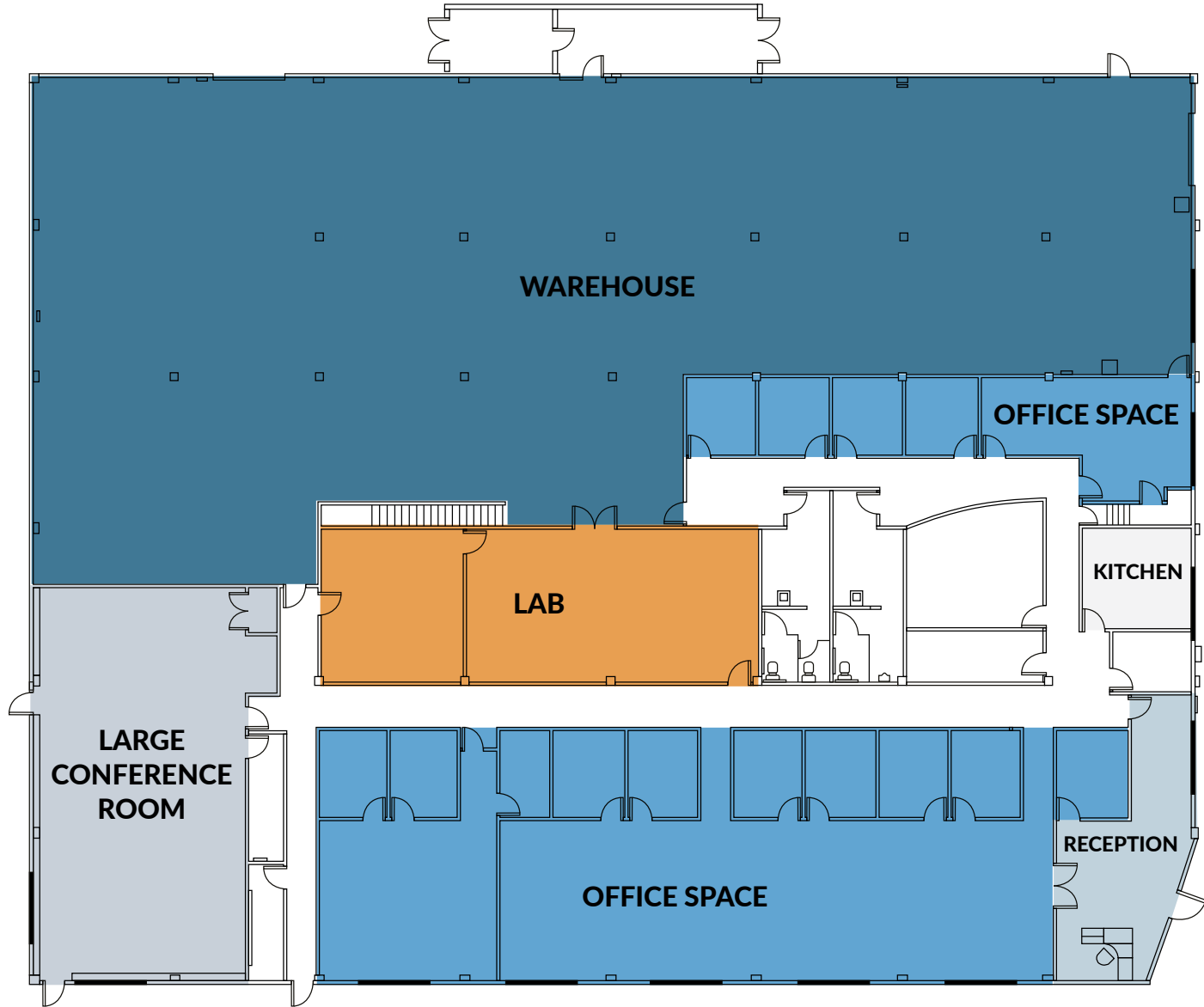
## PROPERTY HIGHLIGHTS

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- + ±20,822 SF Building
- + ±49,353 SF Lot
- + ±10,000 SF of Office and Small Lab (May Be Reduced)
- + Abundance of Parking and Side Yard
- + Private Offices, Conference/Training Rooms, Lab, Kitchen & ADA Restrooms
- + 16' - 18' Clear Height
- + Two Grade Level Doors (16' x 12' and 10' x 10')
- + Fully Sprinklered
- + Adjacent to SFO with Easy Access to Hwys 101, 280 & 380
- + Free Shuttles to Millbrae BART / Caltrain Station
- + Heavy Power: 1,200 Amps @ 480 Volts (Need to Confirm)
- + EV Charging Stations
- + Do Not Disturb Tenant
- + Pricing: \$2.25 Net (Low Net Expenses)

# FLOOR PLAN



# AMENITIES MAP



92

SAN MATEO BRIDGE



BROADWAY



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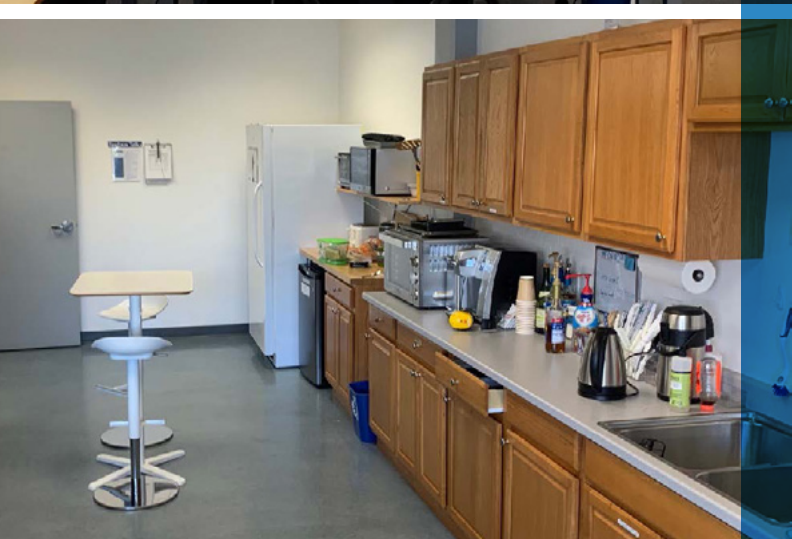
**BURLINGAME AVENUE**



**BURLINGAME SHOPPING CENTER**







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