



870
INDUSTRIAL ROAD
SAN CARLOS, CALIFORNIA

16,117 SF
R&D/FLEX BUILDING
FOR LEASE

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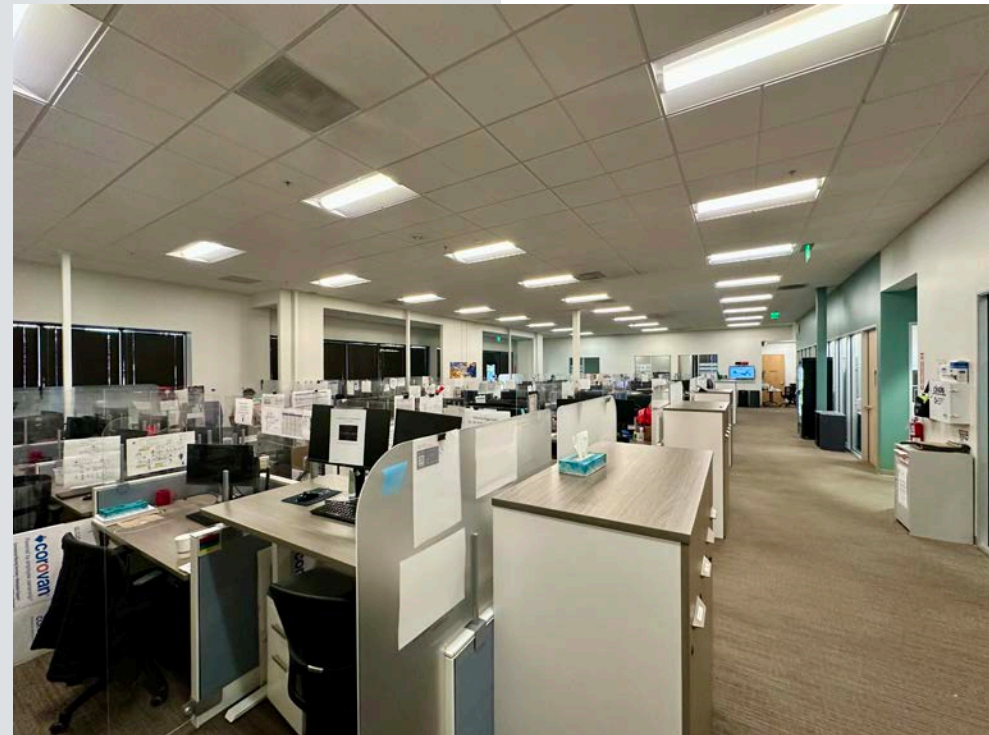
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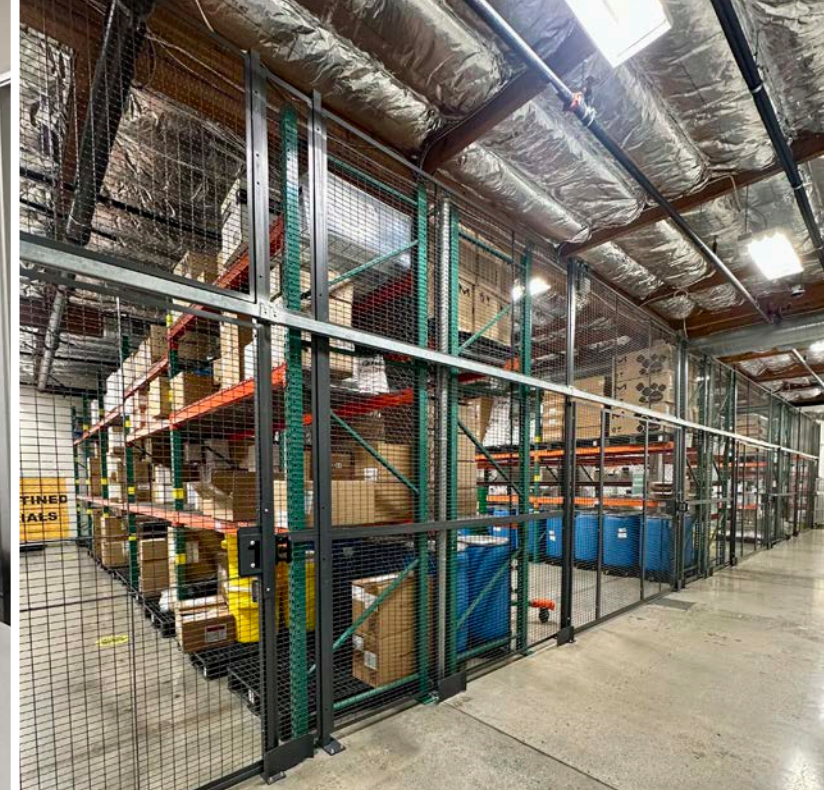
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PROPERTY OVERVIEW

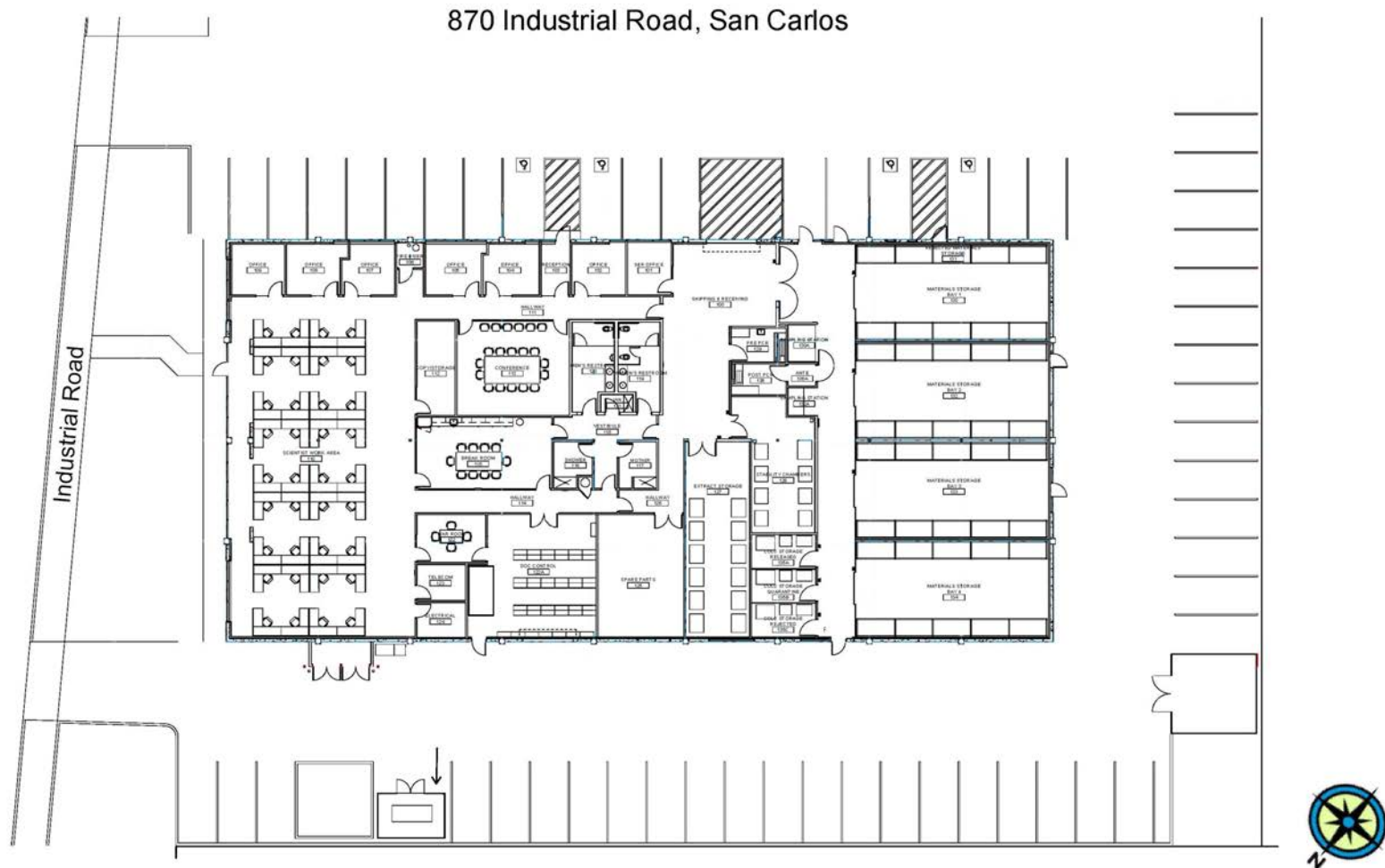
- 16,117 sq. ft. R&D/Flex building
- Extensive glass throughout
- Break room
- Power: 1200 Amps 120/208V 3-Phase
- Backup Generator: 175 kW
- Full HVAC throughout, Sprinklers
- 6' walk-in fume hood
- ISO 8 clean room
- ±14' - 16' Clear height
- 2 Grade-level doors
- 53 Parking spaces with 4 Accessible spaces
- Easy access off Hwy 101 Holly St or Brittan Ave
- 0.7 Miles from San Carlos Caltrain Station & Downtown
- Zoning: IH - Heavy Industrial
- Available July 2026
- Asking: \$3.50/SF NNN with \$0.50/SF OPEX

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SITE PLAN



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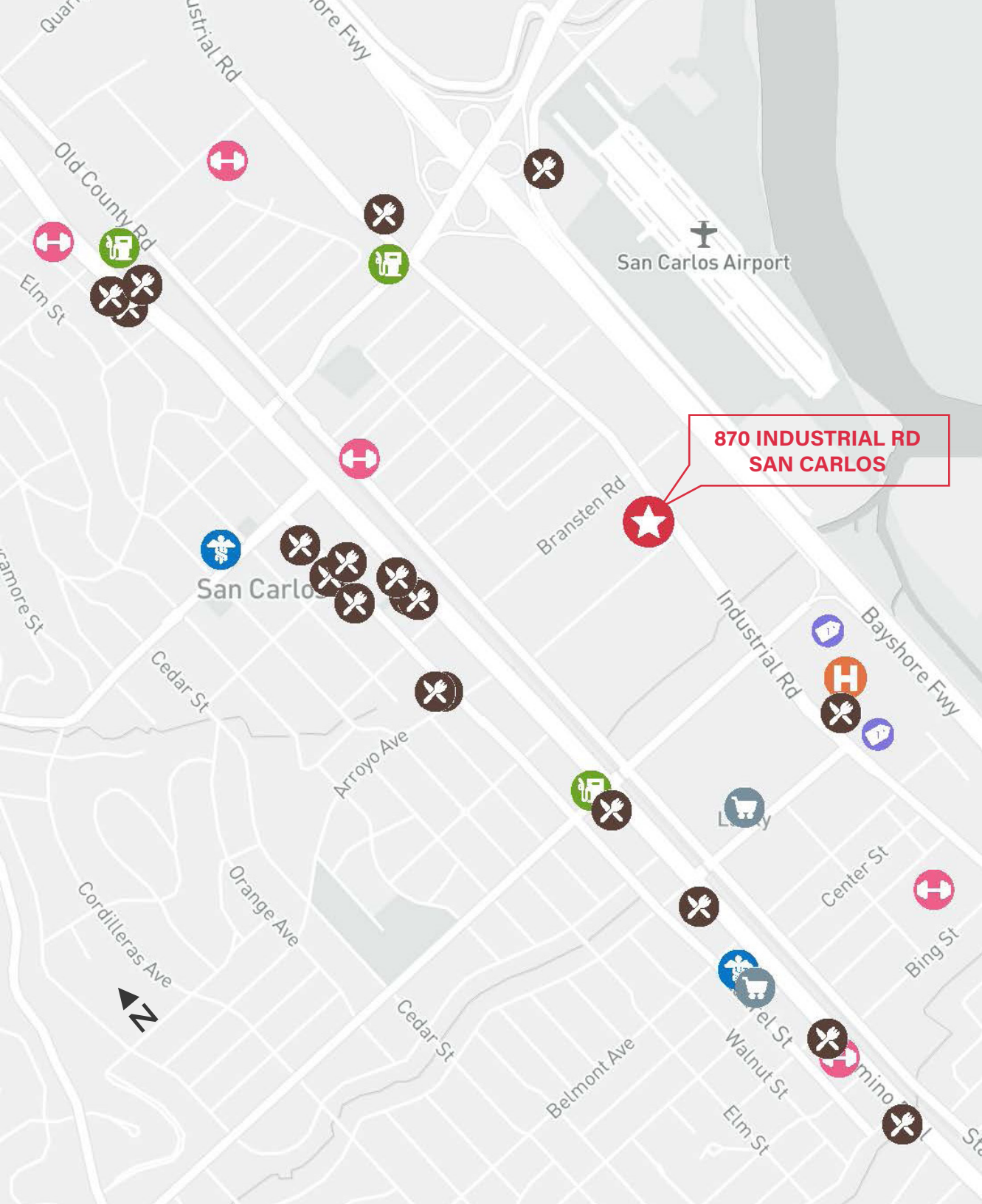
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AMENITIES MAP



870 INDUSTRIAL RD
SAN CARLOS

SHOPPING

- On Running
- Ross Dress for Less
- T.J. Maxx

PHARMACY

- CVS
- Walgreen

GAS STATIONS

- 76
- Chevron
- Shell

GROCERY

- Lucky Supermarket
- Trader Joe's

FITNESS

- 24 Hour Fitness
- barre3
- Club Pilates
- CrossFit
- Jazzercise

HEALTH CARE

- Kaiser Permanente

FOOD/DINING

- Baskin Robbins
- Boba Guys
- Carl's Jr.
- Chipotle Mexican Grill
- Dickey's Barbecue Pit
- Dunkin' Donuts
- In-N-Out Burger
- Jack in the Box
- Jamba Juice
- McDonald's
- Mountain Mike's Pizza
- Nick The Greek
- Nothing Bundt Cakes
- Paris Baguette
- Peet's Coffee and Tea
- Pizza Guys
- Round Table Pizza
- Starbucks
- Subway
- Taco Bell
- Wingstop