



870  
INDUSTRIAL ROAD  
SAN CARLOS, CALIFORNIA

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

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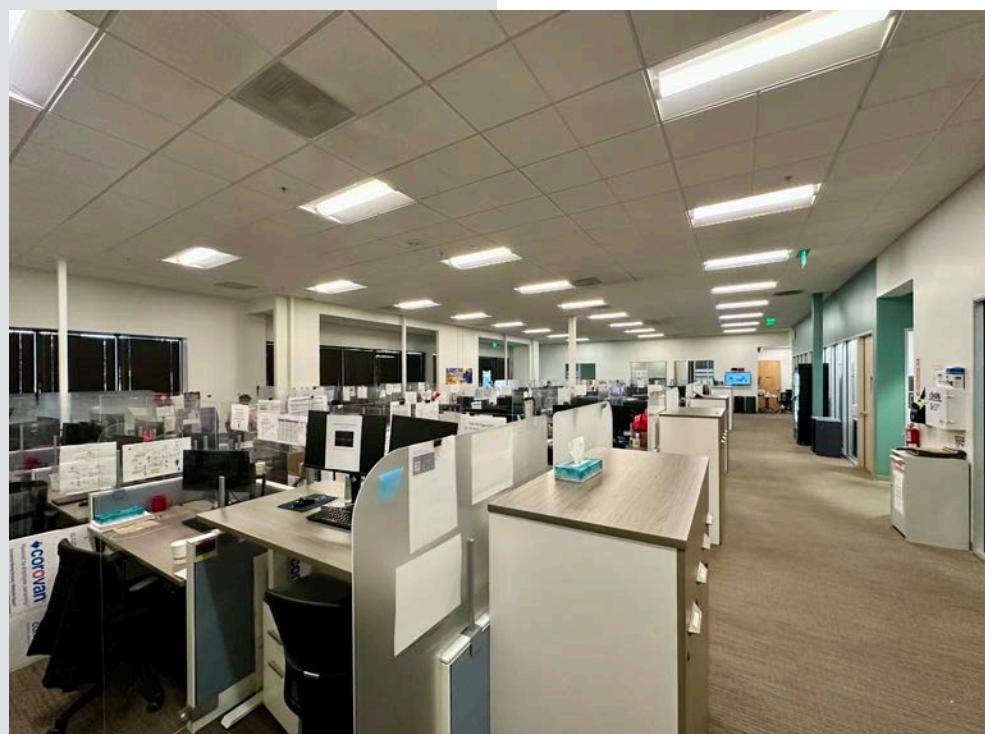
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# PROPERTY OVERVIEW

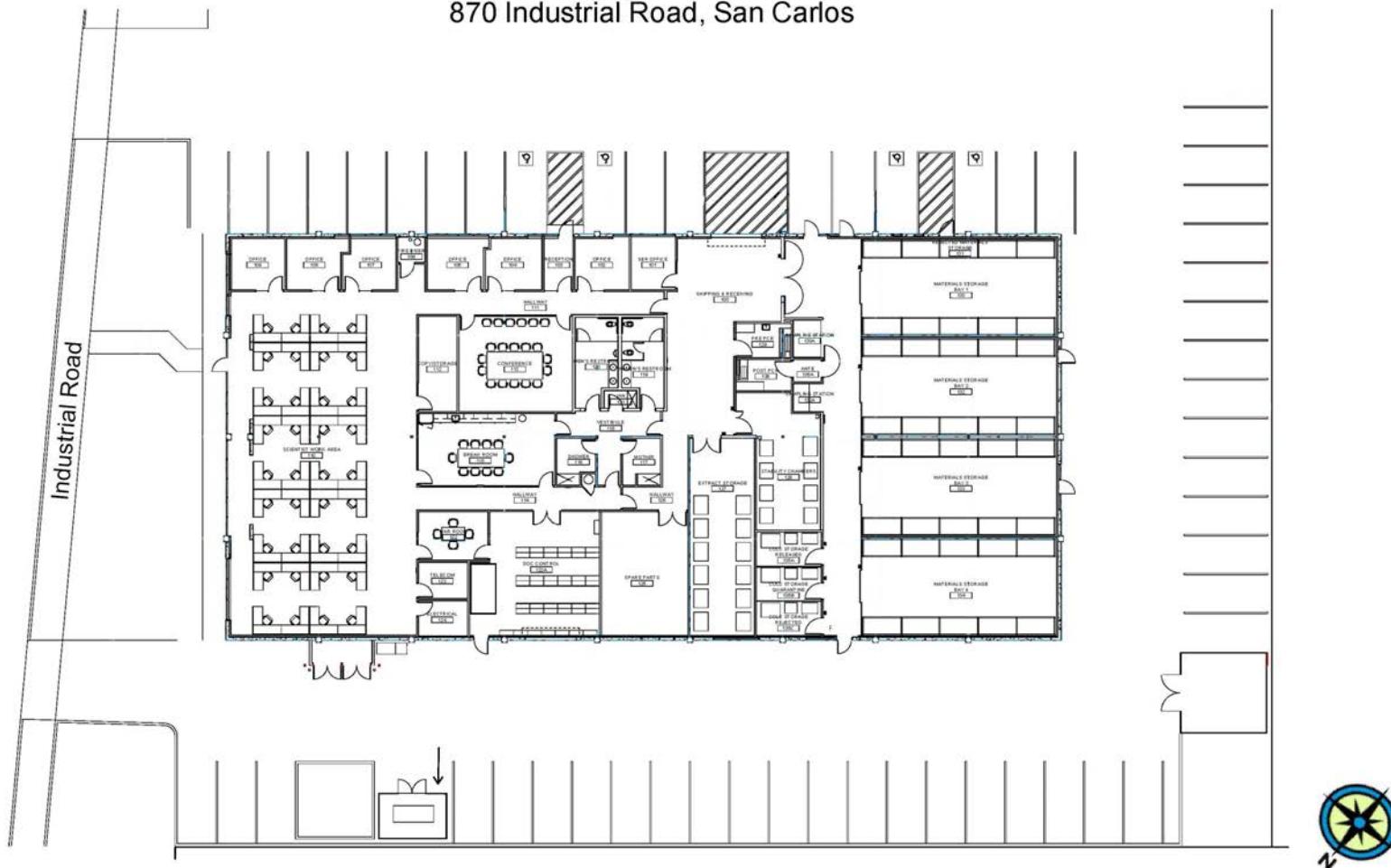
- 16,117 sq. ft. R&D/Flex building
- Extensive glass throughout
- Break room
- Power: 1200 Amps 120/208V 3-Phase
- Backup Generator: 175 kW
- Full HVAC throughout, Sprinklers
- 6' walk-in fume hood
- ISO 8 clean room
- ±14' - 16' Clear height
- 2 Grade-level doors
- 53 Parking spaces with 4 Accessible 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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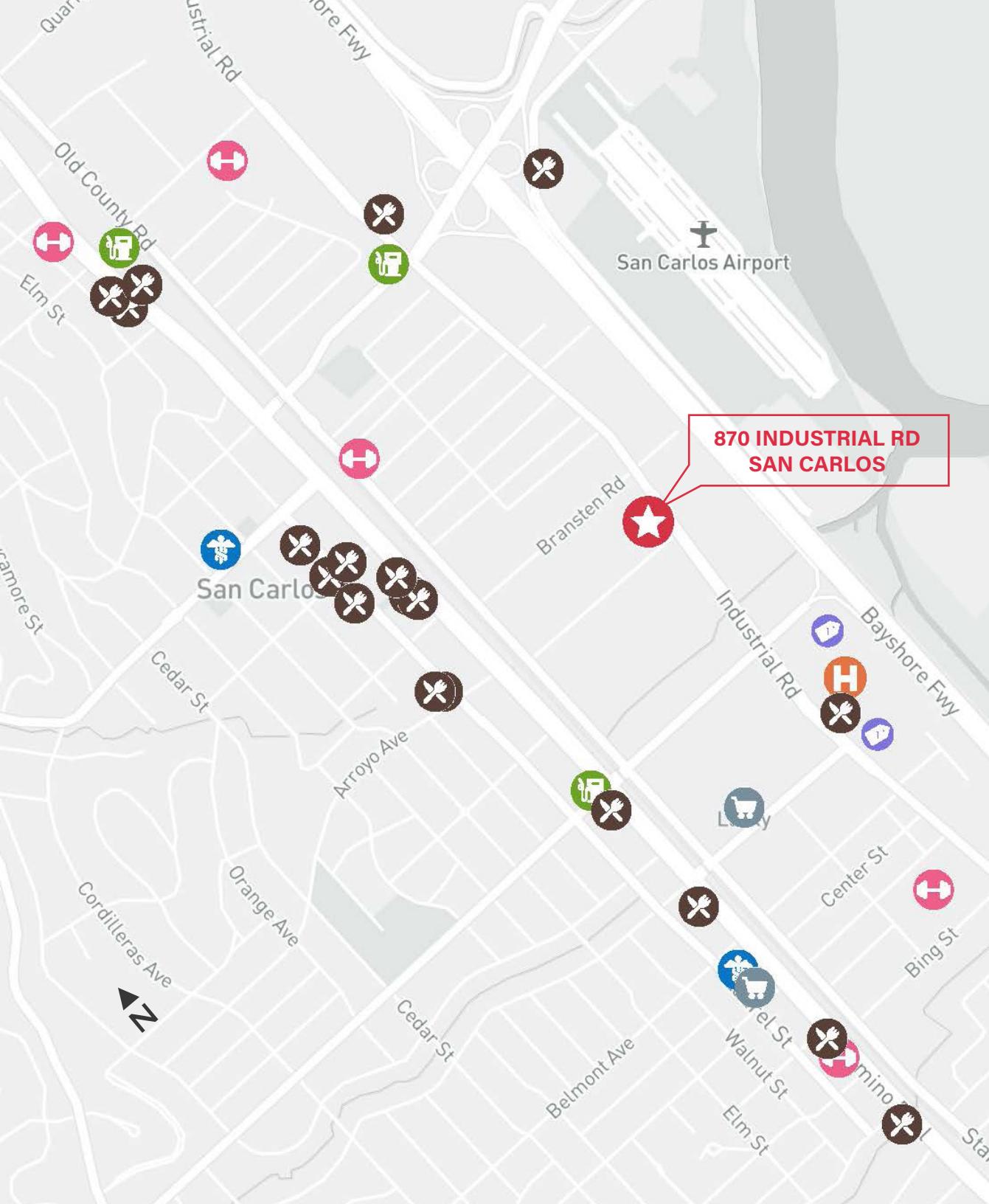
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# AMENITIES MAP

## 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