

FOR LEASE ±31,104 SF TOTAL

Freestanding Office/Warehouse Building



Prologis SFO

490 Eccles Avenue
South San Francisco, CA 94080 USA



BUILDING HIGHLIGHTS

- ±31,104 SF Total Freestanding Office/Warehouse Building
 - ±17,443 SF Warehouse Space
 - ±13,661 SF Two-story HVAC Office Space
- Office contains 20' tall atrium, mix of private offices, conference rooms, breakout rooms, open office space along with kitchen, men's and women's restrooms
- 2 Dock-high loading doors
- 1 Drive-in loading door
- Clear Height: 18' - 20'
- Full building fire sprinkler system
- Power: 600 Amps, upgrading to 1200 amps @ 480/277, 3 phase
- Newly slurry sealed parking lot
- New carpet and paint throughout office
- New LED lighting
- Polished concrete; Plumbing in warehouse

SITE DETAILS

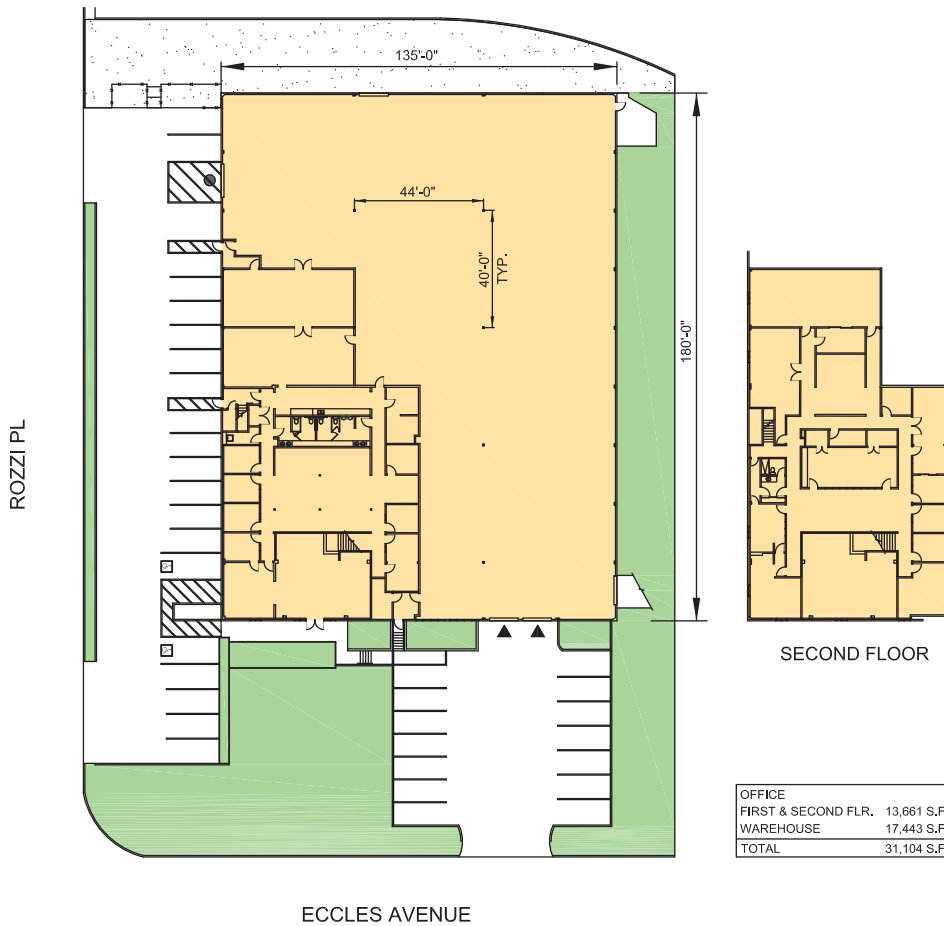
- ±1.12 Acre Lot with well maintained lawn and landscaping
- 43 paved parking spaces and additional gravel parking area behind building
- Zoned Business and Technology Park. Currently used for warehousing and distribution

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- AVAILABLE
- BACKGROUND LAND
- DOCK DOOR
- DOCK DOOR
- NORTH



CBRE

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1 MILE TO SOUTH SAN FRANCISCO CALTRAIN STATION



DOWNTOWN SOUTH SAN FRANCISCO AMENITIES

RESTAURANTS

- Amoura - 713 Linden Ave
- Ben Tre Restaurant - 398 Grand Ave
- Bertolucci's - 421 Cypress Ave
- Cafe 382 - 382 Grand Ave
- Di Napoli Pizzeria - 202 Grand Ave
- Dumpling Empire - 216 Cypress Ave
- Kamu Sushi - 112 Grand Ave
- La Tapatia - 411 Grand Ave
- Thai Satay - 265 Grand Ave
- ... and more

FAST FOOD & COFFEE SHOPS

- Antigua Coffee Shop - 437 Grand Ave
- Peet's Coffee - 102 Grand Ave
- Starbuck's - 329 Grand Ave
- Taco Bell - 199 Airport Blvd

BANKS

- Comerica - 401 Grand Ave
- Liberty - 500 Linden Ave
- Wells Fargo - 333 Linden Ave

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