



FOR SUBLEASE

Available:

±56,899
Square Feet

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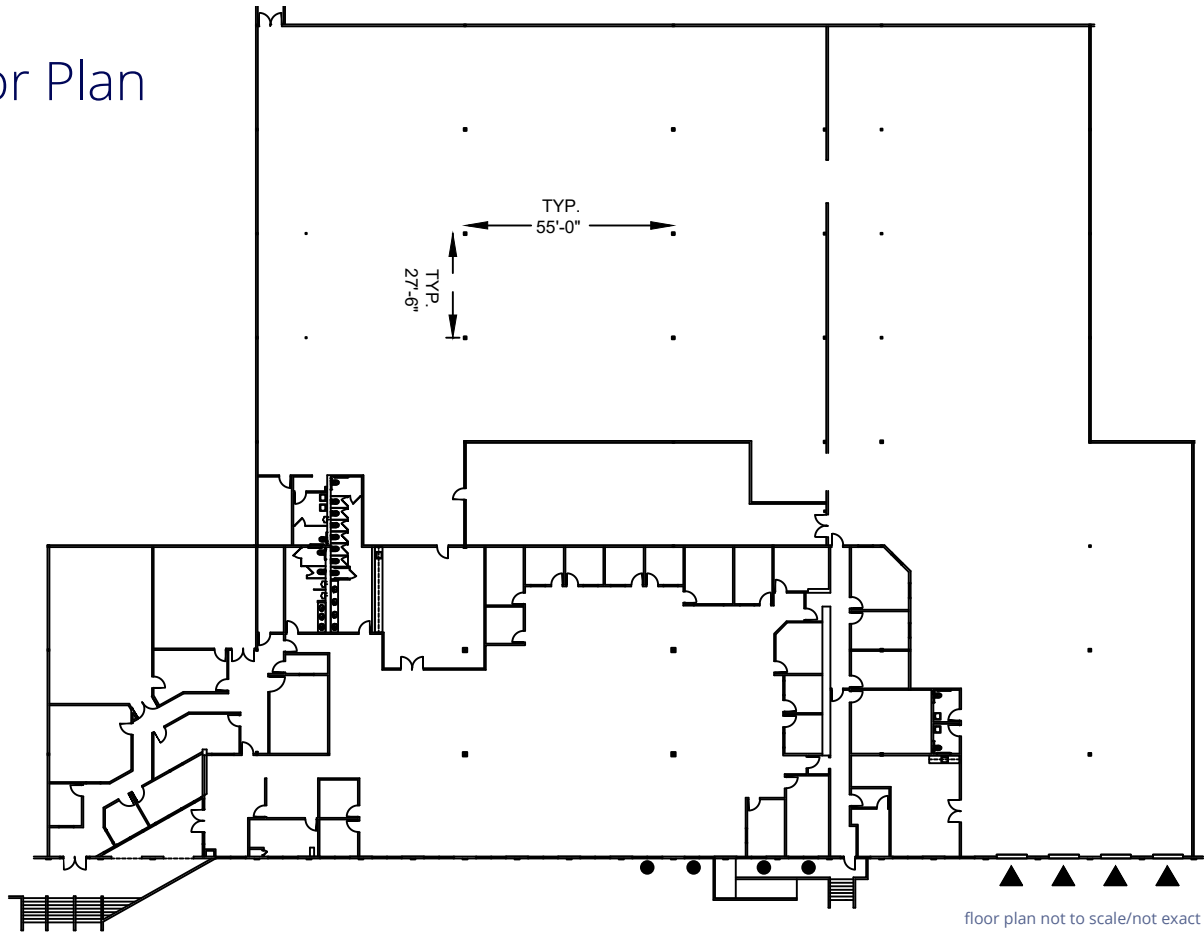
Class A Distribution Warehouse/Flex Space

Property Highlights

- Rarely available, large block of prime, highly-functional “Class A” distribution warehouse/flex space
- ±56,899 SF total
- ±35,097 SF of warehouse and ±21,802 SF of office (potential to reduce)
- Office and warehouse may be leased separately
- Exposed ceilings, open areas, private offices, break room and collaborative space
- Multiple restroom cores
- ±19 to ±21 foot clear height
- 4 dock-high doors (additional dock-high doors possible)
- ±140 foot truck court with ±40 foot dock aprons
- 800 amp, 480/277 volt, 3 phase electrical service to the premises
- 4,000 amp, 480/277 volt, 3 phase electrical service to building
- Exceptional car parking and trailer storage
- Highly-visible and easily accessible location
- Excellent access to San Francisco International Airport, highways and public transportation
- Zoned I-I (Innovation Industrial), permitted uses include (not limited to): warehousing and logistics, light industrial, research and development, wholesale and other uses
- LED- 05/31/2027
- Direct deal possible

Property Drawings

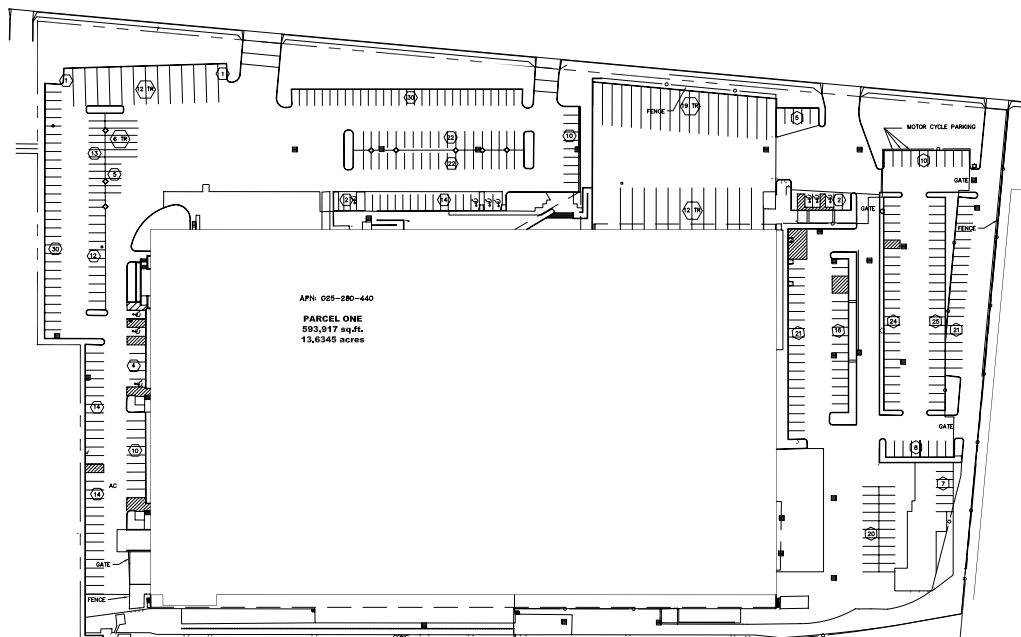
Floor Plan



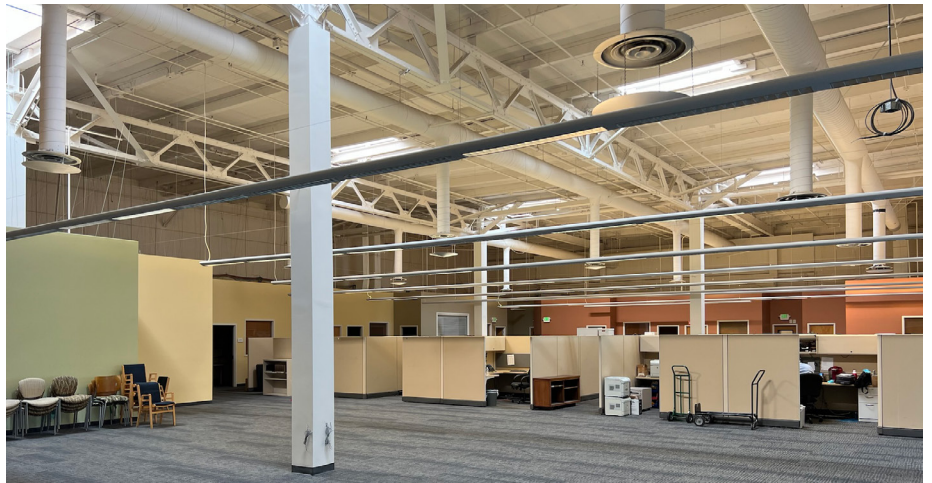
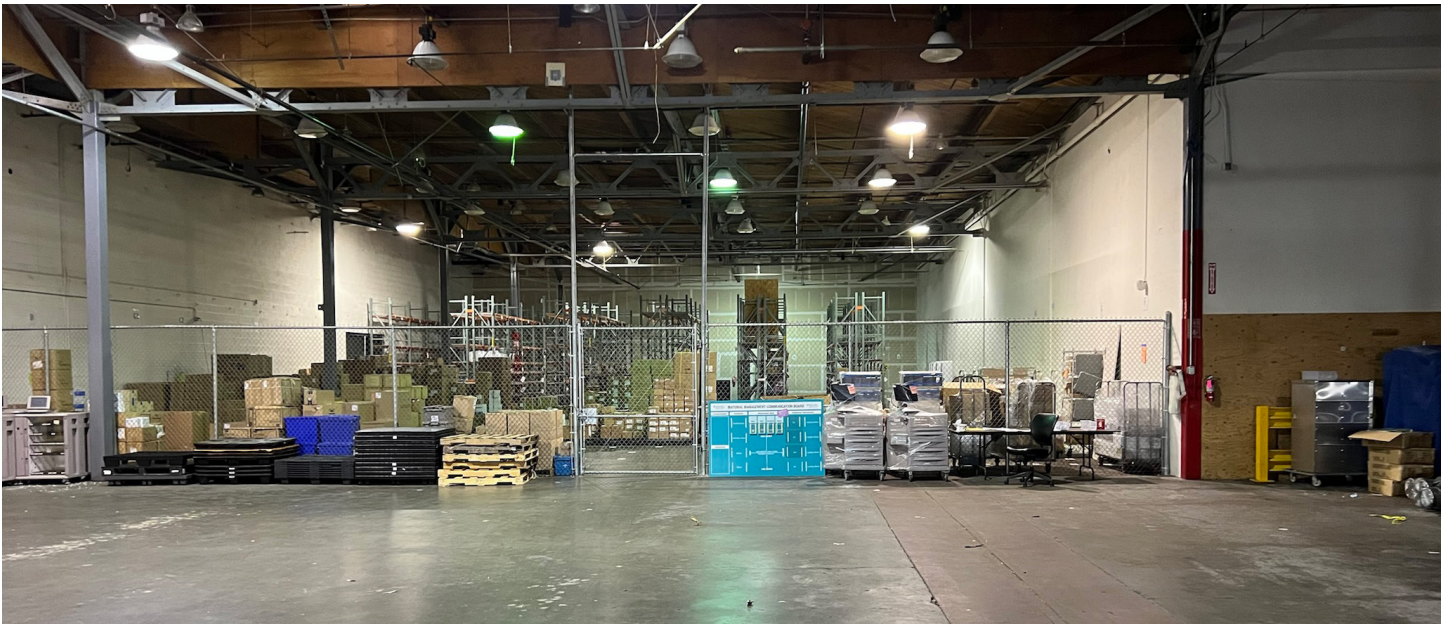
floor plan not to scale/not exact

● = Potential Dock High Doors ▼ = Dock High Doors

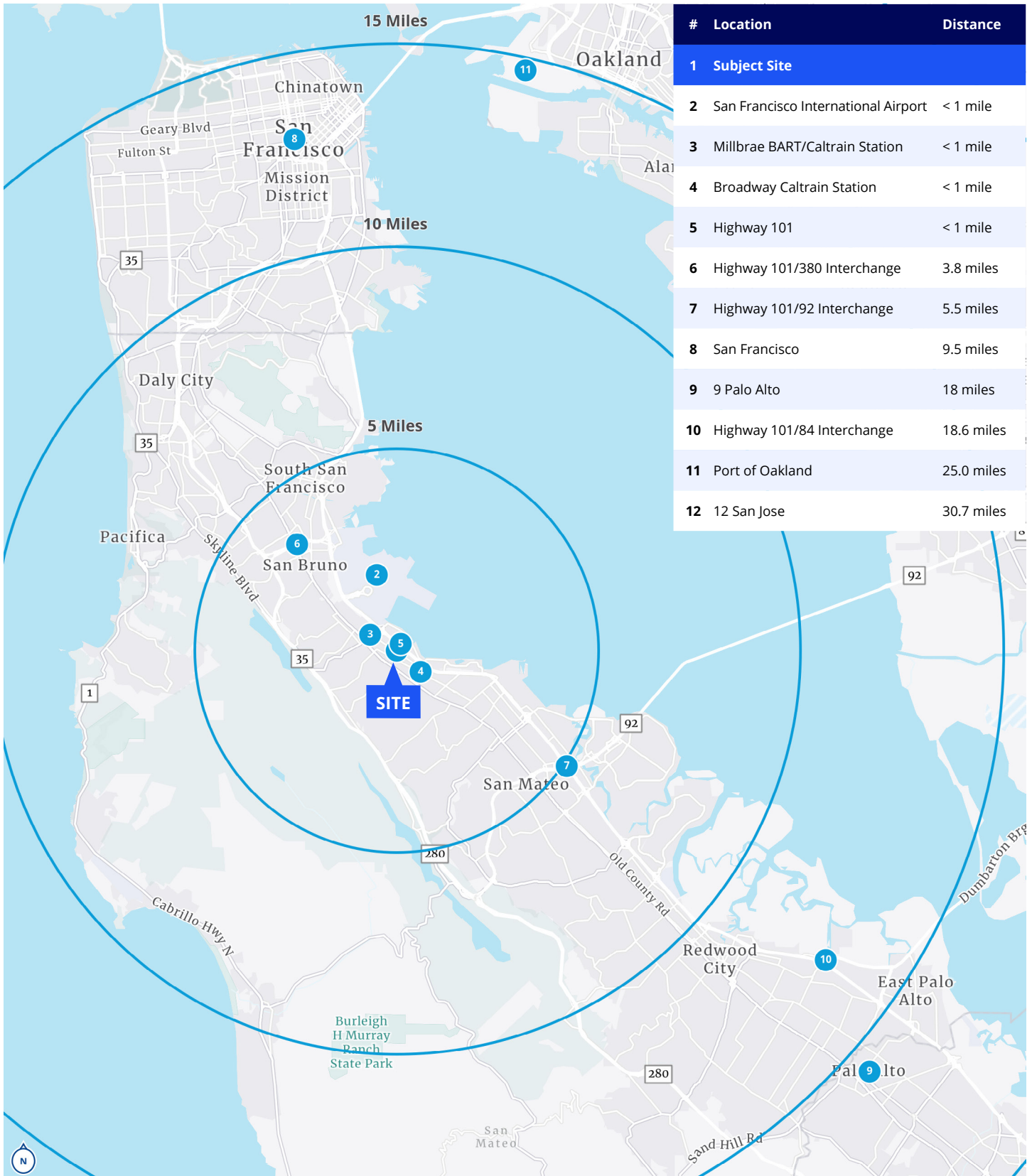
Site Plan



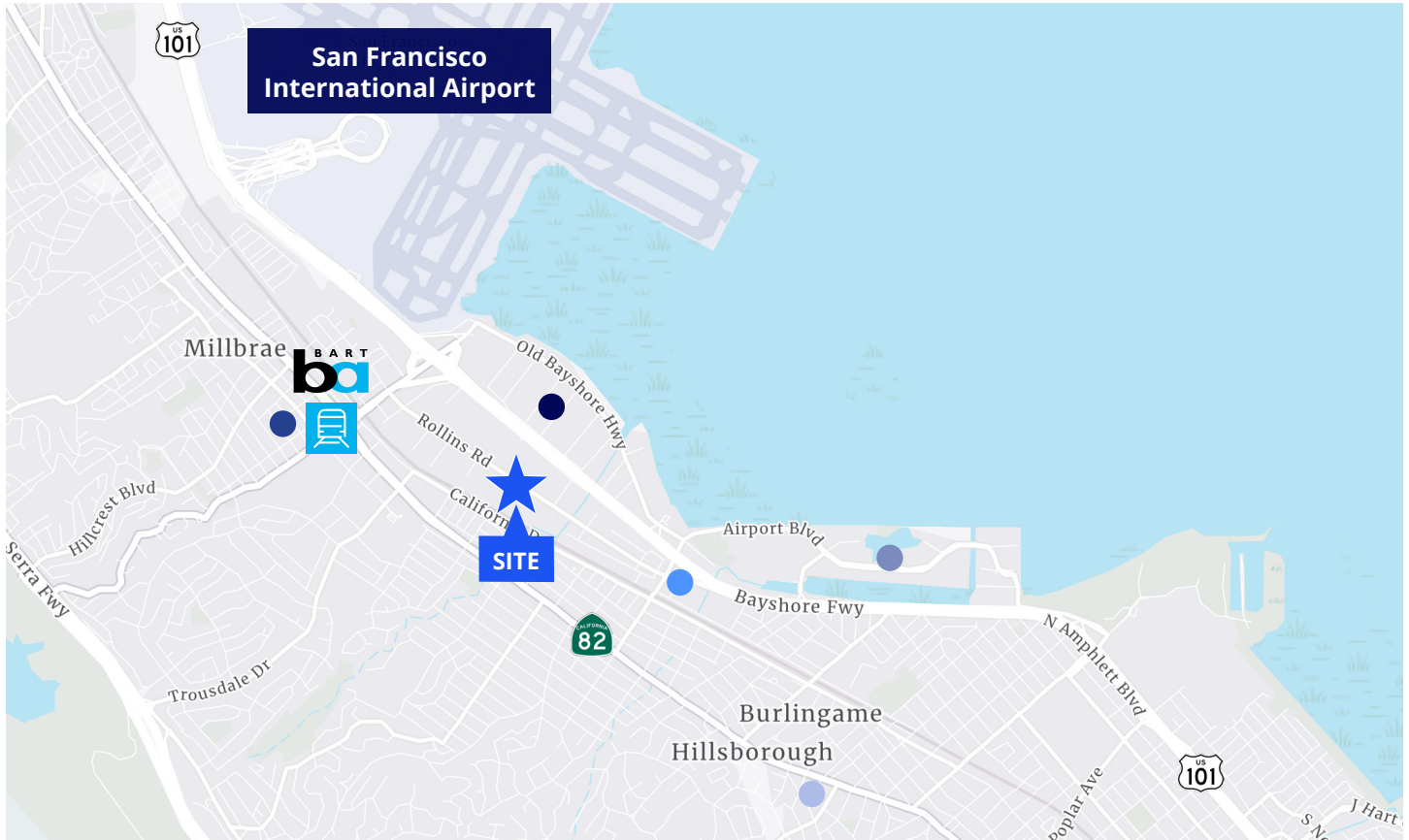
Property Gallery



Location & Access



Local Amenities



● Bayshore Highway

- Holiday Inn Express
- Hyatt Regency
- Bay Landing Hotel
- Vagabond Inn
- Marriott
- Hampton Inn & Suites
- The Westin
- Aloft
- Max's Restaurant
- Grand Harbor
- Benihana
- Elephant Bar Restaurant
- New England Lobster
- New World Café
- 3SIXTY Bar Bistro Market
- I Love Sushi
- Flights 101 Club Lounge
- Sesame Korean Cuisine
- Mr. Teriyaki
- Se Come Asi Taqueria

● Millbrae

- Ipoh Garden
- Royal Feast
- Hu Bei Restaurant
- Ben Tre
- Boiling Szechuan Hotpot
- Agenzen Japanese Cuisine
- The Third Eye Restaurant
- Mom's Tofu House
- Shanghai Dumpling Shop
- Lai Lai Restaurant
- In-N-Out Burger
- Millbrae Pancake House
- Hong Kong Flower Lounge
- The Kitchen
- Zen Sushi Bistro
- Zen Peninsula
- Thai Stick Restaurant
- La Petite Camille
- El Super Burrito
- Peter's Cafe
- Panera Bread
- Tai Wu Restaurant
- Broadway Bistro
- Naked Fish
- Chipotle Mexican Grill
- Fiddlers Green

● Broadway

- Maverick Jack's
- 310 Broadway Bar & Grill
- Mokutanya
- Wonderful
- Ristorante Rocca
- Young Can Wok
- Chinese Bistro
- Yangon
- Sahaara Mediterranean Cuisine
- Café Figaro
- Broadway Prime
- Bonne Sante
- Broadway Grill
- Royal Donut Café

● Anza Boulevard

- Hilton
- Embassy Suites by Hilton
- Hilton Garden Inn
- Red Roof Inn
- DoubleTree by Hilton
- Crowne Plaza
- Kincaid's
- Gabriel & Daniel's Mexican Grill

● Burlingame

- Shabu House
- Little Lucca Sandwich Shop
- Ramen Hachi
- Munch Box
- Hanabi Ramen & Japanese Curry
- Bulls Head Sushi
- Alana's Cafe
- Sapore Italiano Ristorante
- Stella Alpina Osteria
- Mike & Ken's Deli
- Fattoria e Mare Italian Restaurant