

3150-3184 SPRING ST | 793 5TH AVE

REDWOOD CITY, CA 94063

**AVAILABLE**



**BRYAN DIMESIO**

First Vice President Investments  
Palo Alto Office  
Direct: 650.391.1743  
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Marcus & Millichap

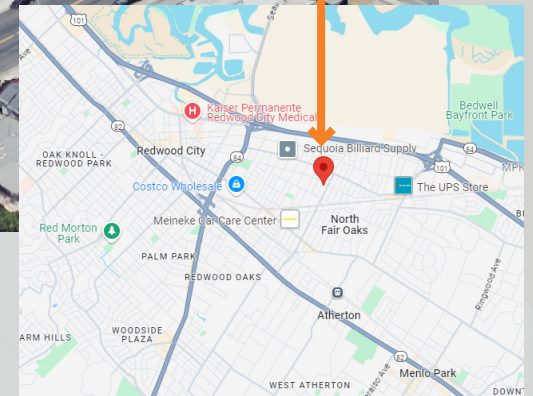


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# PROPERTY HIGHLIGHTS

- SIZE: 17,237 TOTAL RBA SQ FT (12,790 SQ FT GROUND FLOOR & 4,450 SQ FT SECOND FLOOR)
- CLEAR HEIGHT: 18'
- POWER: 400 AMP 3 PHASE POWER IN UNIT #3160 / 100 AMP 3 PHASE POWER IN REMAINING UNITS
- 5 ROLL-UP DOORS 14' X 16' / 1 ROLL-UP DOOR 10' X 12'
- ZONING: INDUSTRIAL RESTRICTED (IR)
- GREAT OWNER/USER OPPORTUNITY
- APPROXIMATELY 18 PARKING SPACES



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## PROPERTY HIGHLIGHTS

- NATURAL GAS WAREHOUSE HEATERS, INSULATED CEILINGS, SWAMP COOLERS INSIDE OF WAREHOUSE SPACES
- OWNER PAYS FOR WATER AND GARBAGE, TENANTS PAY FOR THE REMAINING UTILITIES (GAS, SEPARATE ELECTRICAL METER)

### 6 INDIVIDUAL INDUSTRIAL UNITS

- 3150 SPRING ST: 4,790 SQ FT EQUIPPED WITH AC
- 3158 SPRING ST: 2,410 SQ FT
- 3160 SPRING ST: 2,480 SQ FT
- 3180 SPRING ST: 2,480 SQ FT
- 3184 SPRING ST: 2,575 SQ FT
- 793 5TH AVE: 2,500 SQ FT EQUIPPED WITH AC



SCAN HERE



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