



Outside the box.

**ABSOLUTE NET LEASED
INDUSTRIAL INVESTMENT
FOR SALE**



**200
VALLEY DRIVE**
Brisbane, CA

JAKE LEVINSON
— Jake@groundmatrix.com
+1 (415) 786-4303
HANNAH REUBENS
— Hannah@groundmatrix.com
+1 (415) 299-3371

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PRICING & TERMS

Address	200 Valley Drive, Unit 8, Brisbane CA, 94005
Building Square Footage	+/- 2,500 SF
Sale Price	\$1,680,000
NOI	\$105,000 (6.25% Cap)
Lease Term	10 years
Co-Op Fee	2.5%
Landlord Responsibilities	Zero, Absolute NNN

OFFERING HIGHLIGHTS

Ground Matrix Inc., as exclusive advisor, is pleased to present the opportunity to acquire 200 Valley Drive, **Unit 8**, a fully leased, high-quality warehouse flex condominium located in the highly supply-constrained Brisbane industrial submarket. This ±2,500 square foot commercial condo is offered on an absolute net lease basis, delivering investors stable, predictable cash flow with zero landlord responsibilities. The property is leased in full to Lands End Capital, a reputable local real estate management and investment firm, utilizing the facility for building supplies and inventory storage. The lease is secured by a new 10-year term with a personal guarantee supported by \$10 million in real estate equity and more than \$1 million in liquid cash reserves.



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Tenant Profile

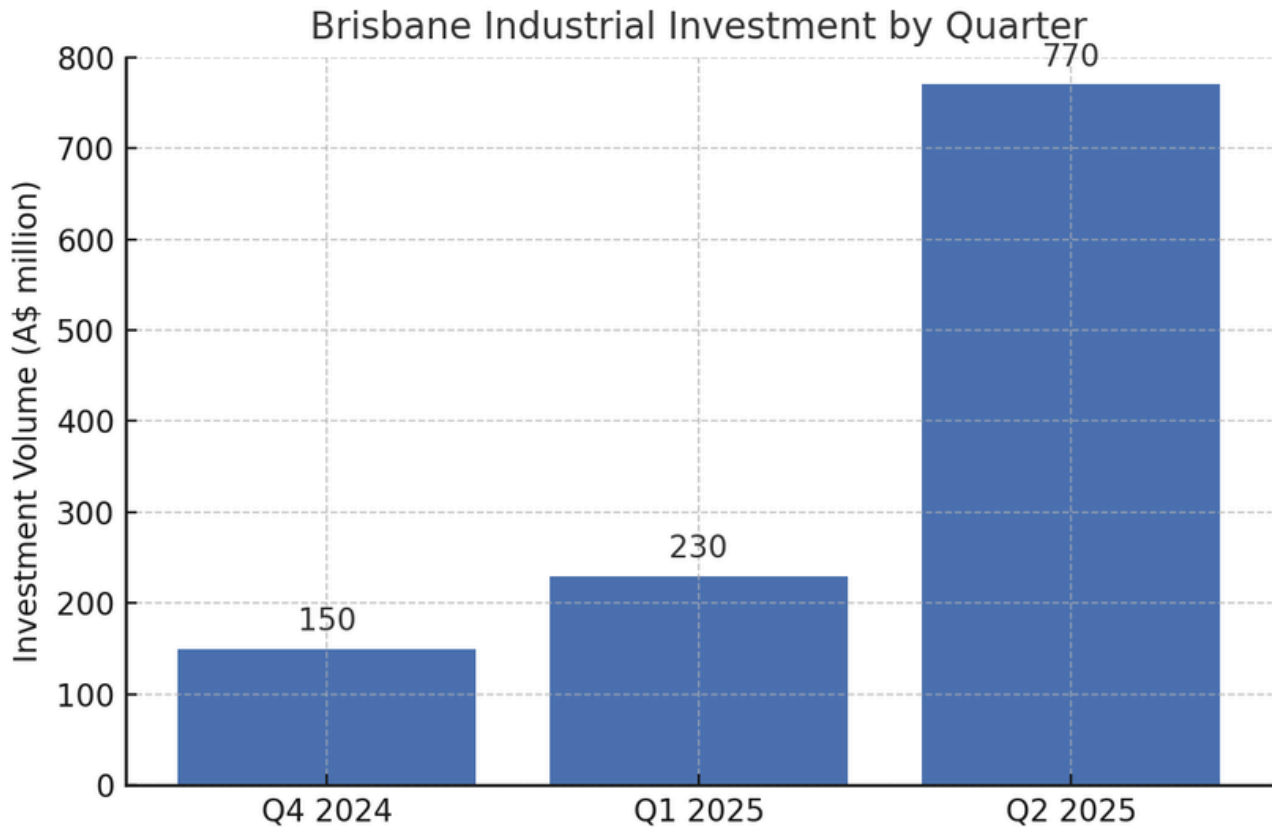
Company Name	LEC Lands End Capital
Personal Guarantee	Yes
Website	CLICK HERE

Tenant Profile: The tenant is a reputable local real estate management and investment firm utilizing the facility for building supplies and inventory storage. The lease is a new 10-year term, secured by a personal guarantee backed by \$20 million in real estate equity and over \$2 million in liquid cash reserves.



6.25% CAP

BRISBANE, CA NATIONAL POWERHOUSE



The bar chart highlights quarterly investment in Brisbane's industrial sector, showing a surge from around A\$150 million in late 2024 to roughly A\$770 million by Q2 2025. This sharp jump in investor activity is the most notable positive trend, signaling renewed confidence in the Brisbane industrial market.

BRISBANE, CALIFORNIA – MARKET OVERVIEW: BRISBANE OFFERS A DYNAMIC INDUSTRIAL MARKET WITH UNMATCHED PROXIMITY TO SAN FRANCISCO INTERNATIONAL AIRPORT (SFO), MAKING IT A PRIME LOCATION FOR BUSINESSES REQUIRING LOGISTICS AND TRANSPORTATION ACCESS. SITUATED ALONG THE RENOWNED "BIOTECH CORRIDOR," IT ALSO ATTRACTS A GROWING BASE OF LIFE SCIENCES COMPANIES.

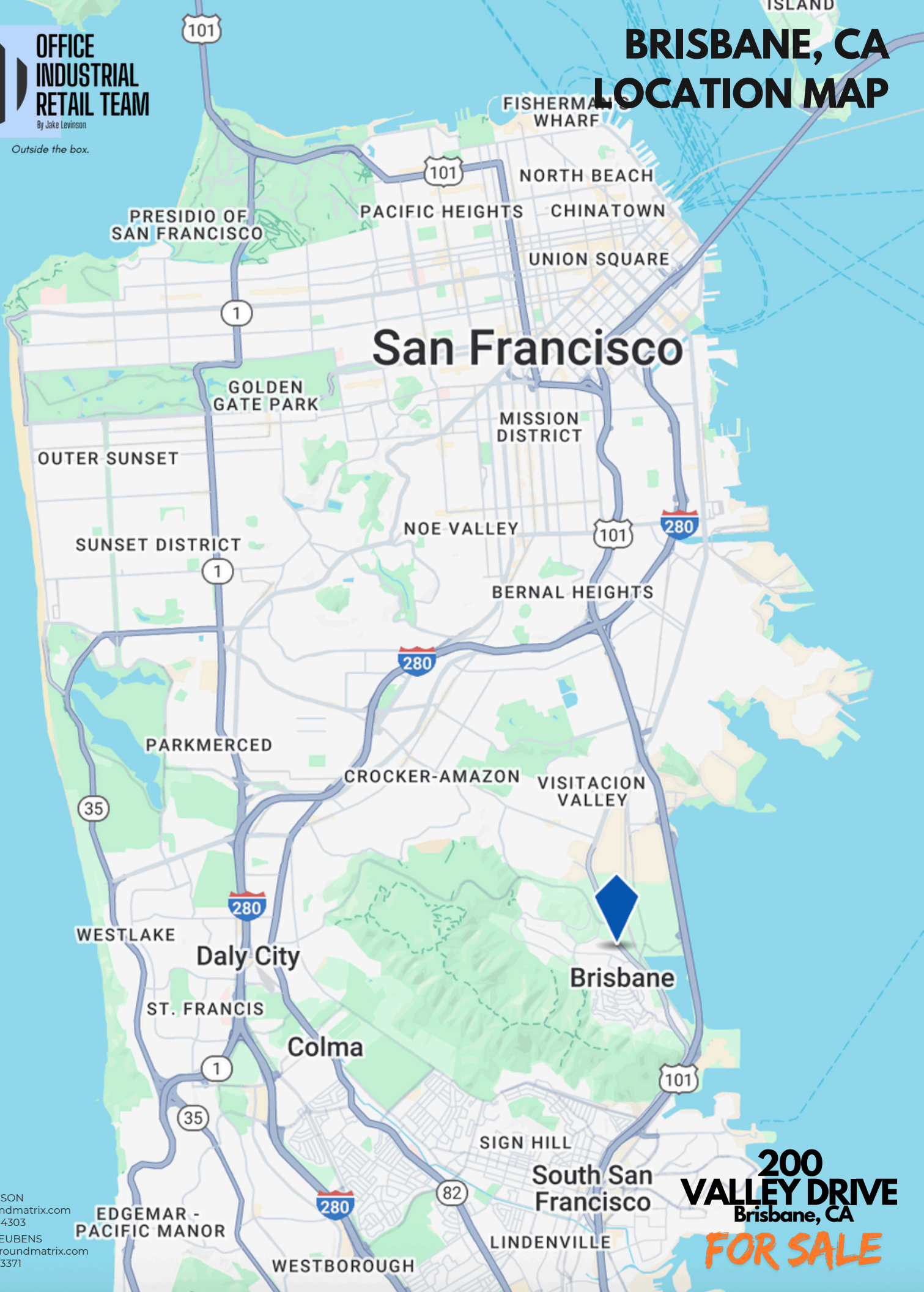
KEY FEATURES:

- STRATEGIC LOCATION: IMMEDIATE ACCESS TO SAN FRANCISCO, SFO, AND MAJOR TRANSPORTATION ROUTES.
- ESTABLISHED INDUSTRIAL HUB: A PROVEN DESTINATION FOR WAREHOUSING, MANUFACTURING, AND OTHER INDUSTRIAL OPERATIONS.
- BIOTECH CORRIDOR PRESENCE: HIGHLY DESIRABLE FOR LIFE SCIENCES AND RELATED INDUSTRIES.
- SAN MATEO COUNTY ADVANTAGE: BENEFITING FROM A STRONG ECONOMY AND BUSINESS-FRIENDLY ENVIRONMENT.

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BRISBANE, CA LOCATION MAP



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