

±8,500 SF WAREHOUSE BUILDING FOR SALE

171

Beacon Street South San Francisco



PROPERTY OVERVIEW

- ±8,500 SF Freestanding Warehouse Building
- ±1,200 SF Office area with Men's & Women's Restrooms
- 1 Drive-in Door at 14' wide x 12' high
- Heavy, well distributed 480 Volts/400 Amp Power, new transformer
- New roof, interior/exterior bldg paint, office/warehouse improvements, landscaping
- Skylights and new LED lighting throughout
- 8 Parking spaces and loading area
- Zoning: Business and Technology Park – High

Approved use by right include Clean Technology, Food Preparation, Handicraft/Custom Manufacturing, Research and Development, Indoor Warehousing and Storage. Additional uses possible through the continuation of a legal non-conforming code provision.

- Sale Price: \$3,500,000

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KARL HANSEN

Executive Vice President

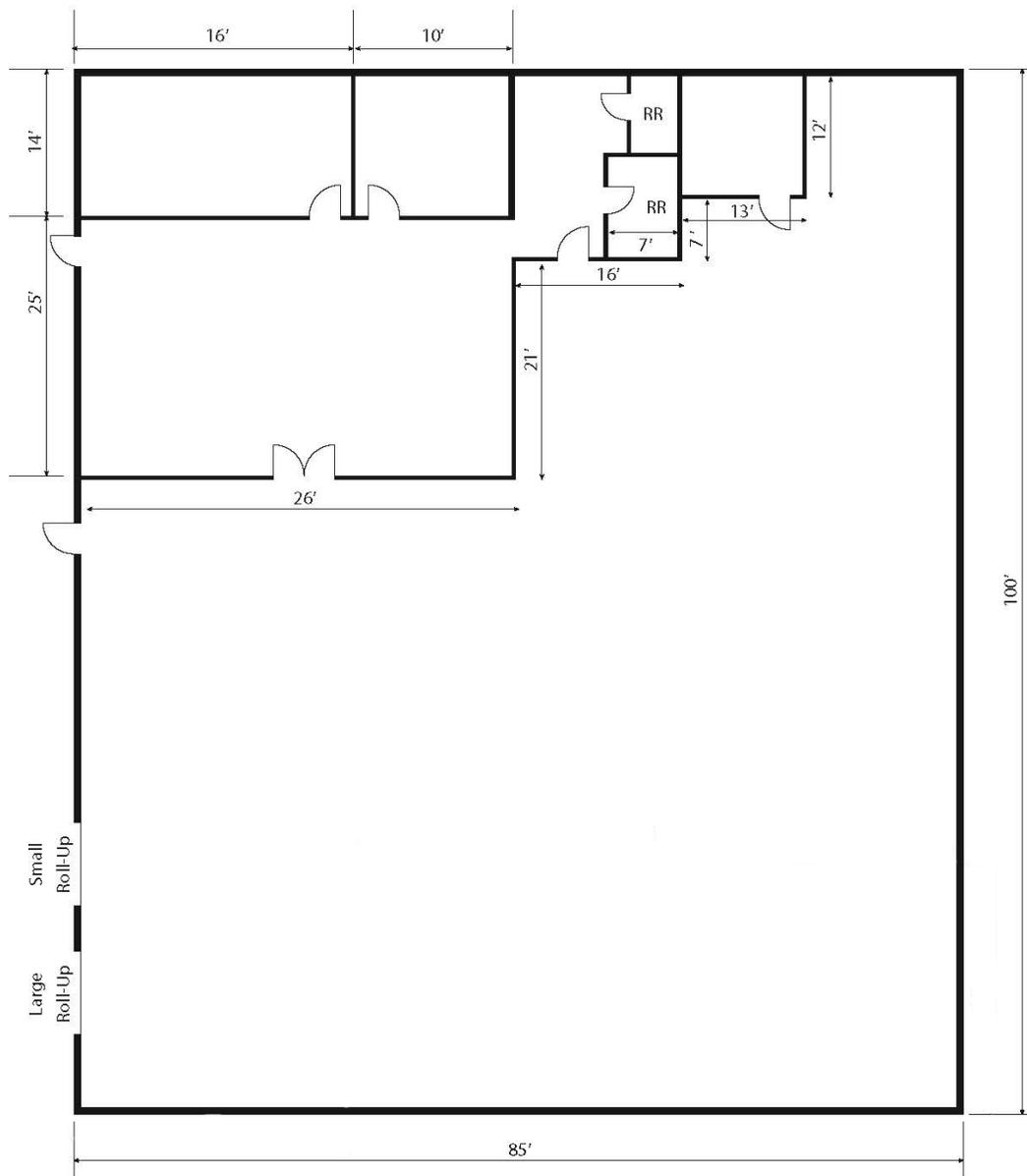
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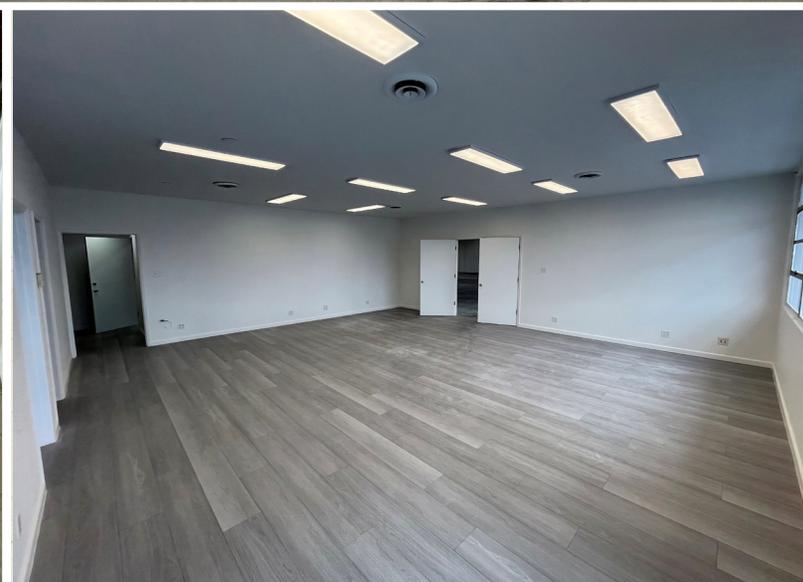
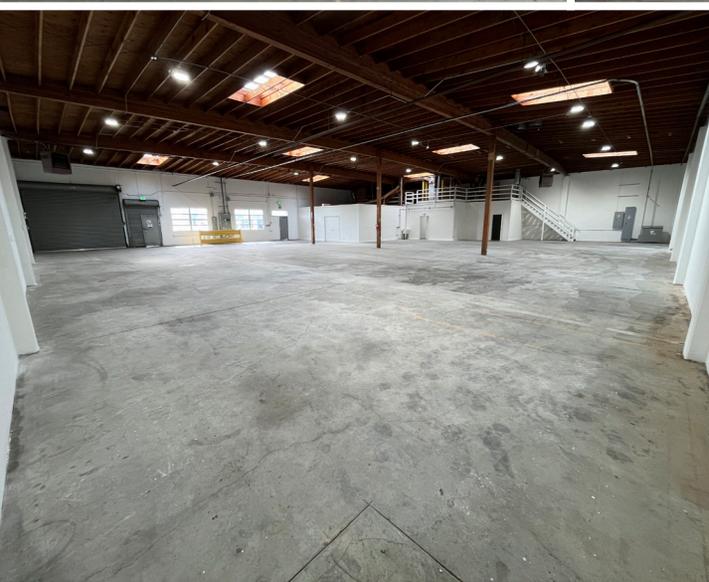
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Lic. 01351383

FLOOR PLAN

(not to scale, measurement approximate)





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SOUTH SAN FRANCISCO

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