

1649

BURLINGAME, CA

ADRIAN RD

HWY 101

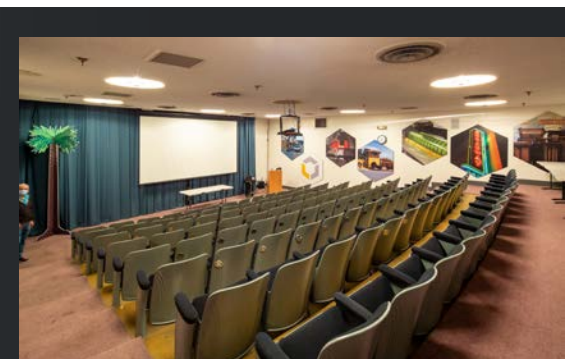
FOR LEASE

PREMINENT SFO LOCATION

OFFICE | WAREHOUSE | DISTRIBUTION | ADVANCED MANUFACTURING FACILITY

Free-Standing ±152,082 SF Office/ Warehouse/ Distribution/Advanced Manufacturing Facility

- ➔ Fully Build out Office with Commercial Kitchen and Auditorium/Theatre
- ➔ ±6.9 Acres, Gated Lot
- ➔ 212 Surface Parking Stalls
- ➔ Excess Trailer Parking
- ➔ 20 Dock-High Loading Doors
2 Drive-In Doors
- ➔ Clear Height 20-22'
- ➔ 2000-AMP, 480/277-Volt, Three Phase, 4 Wire System (Can be increased to 4,000 Amps)
- ➔ Potential for Drive Around Access
- ➔ ±650 Feet of Unobstructed Highway 101 Frontage with Freeway Signage
- ➔ Zoned Innovation Industrial (I-I) For a Variety of Uses
<https://ecode360.com/44514324>



SITE PLAN

±152,082 SF

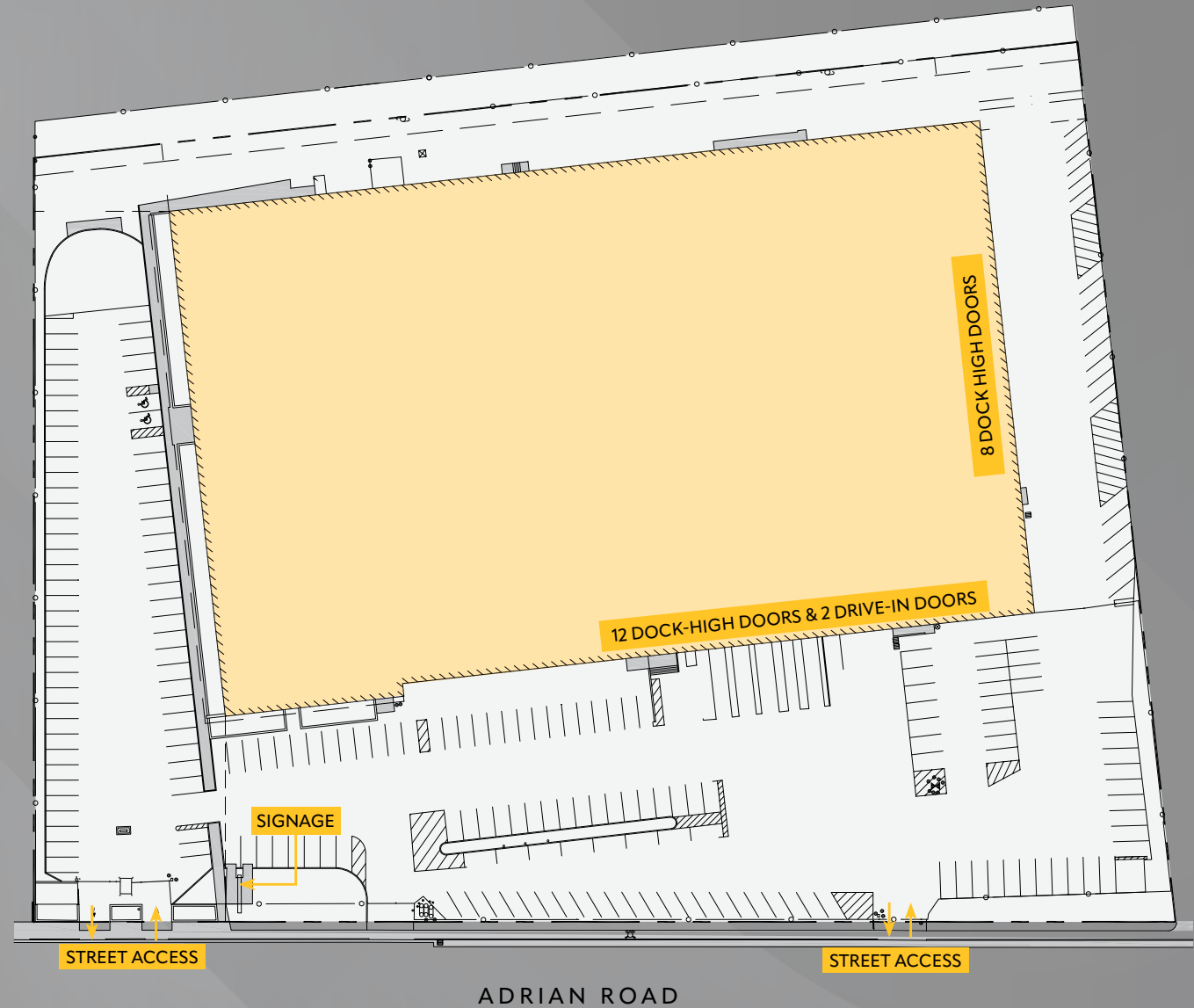
±6.9 ACRES

212 PARKING

20 DOCK HIGH
LOADING DOORS

2 DRIVE-IN
DOORS

CLEAR HEIGHT
20-22'





**Excellent
Visibility
For Signage
and Brand
Identity**

HWY 101 - 265,700 ADT

650 FT OF FREEWAY FRONTAGE

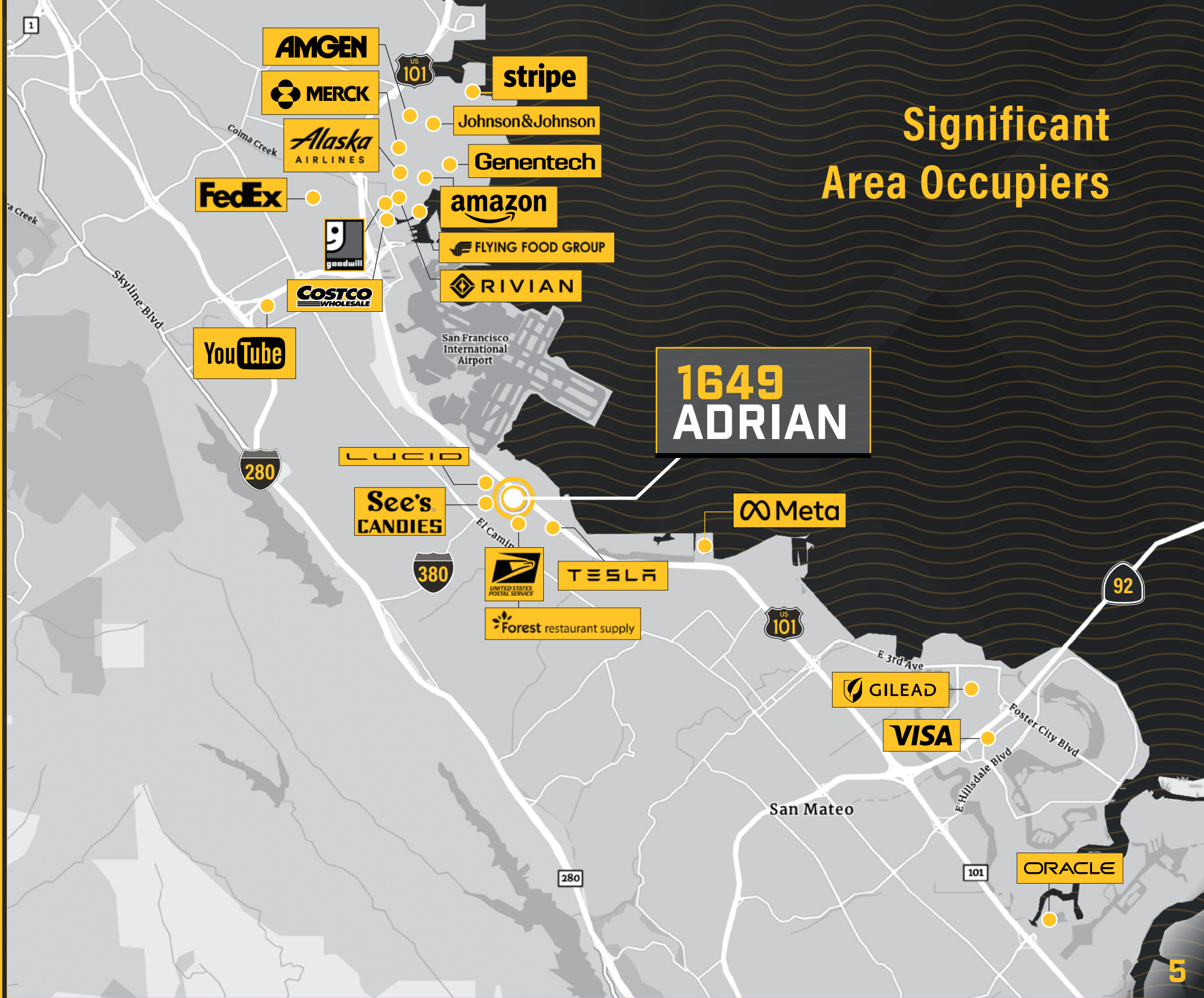


ELEVATED FREEWAY SIGNAGE AVAILABLE



HWY 101

Significant Area Occupiers



GALLERY



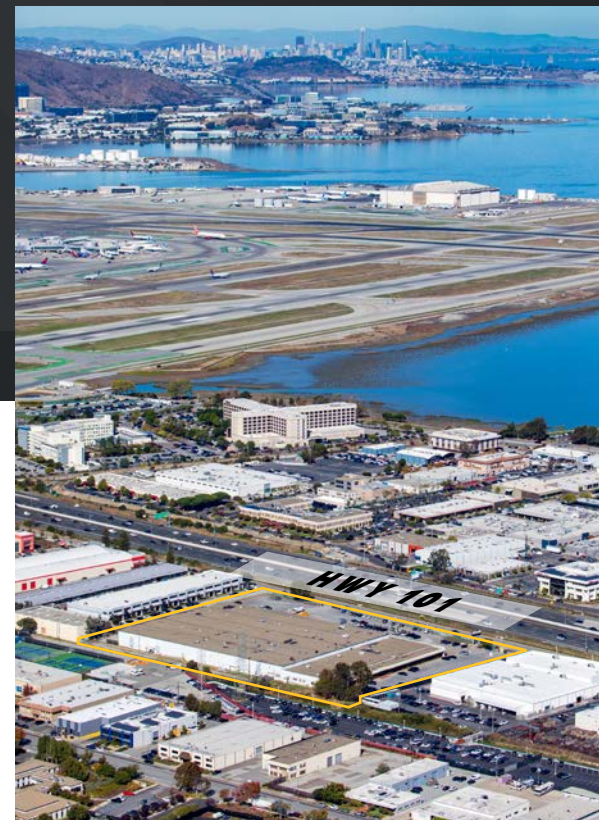
OFFICE SIDE ENTRANCE



LOADING SIDE



VIEW FROM THE WEST SIDE



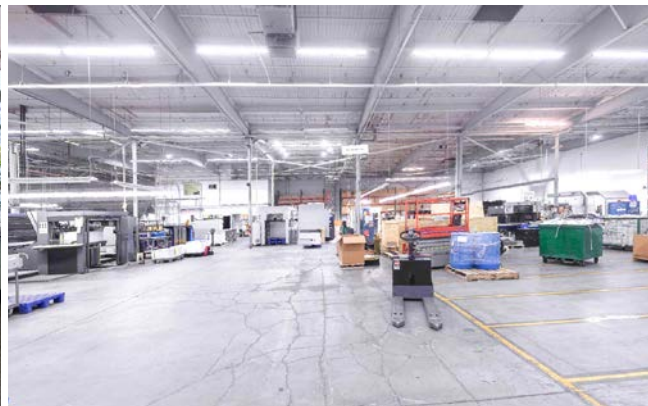
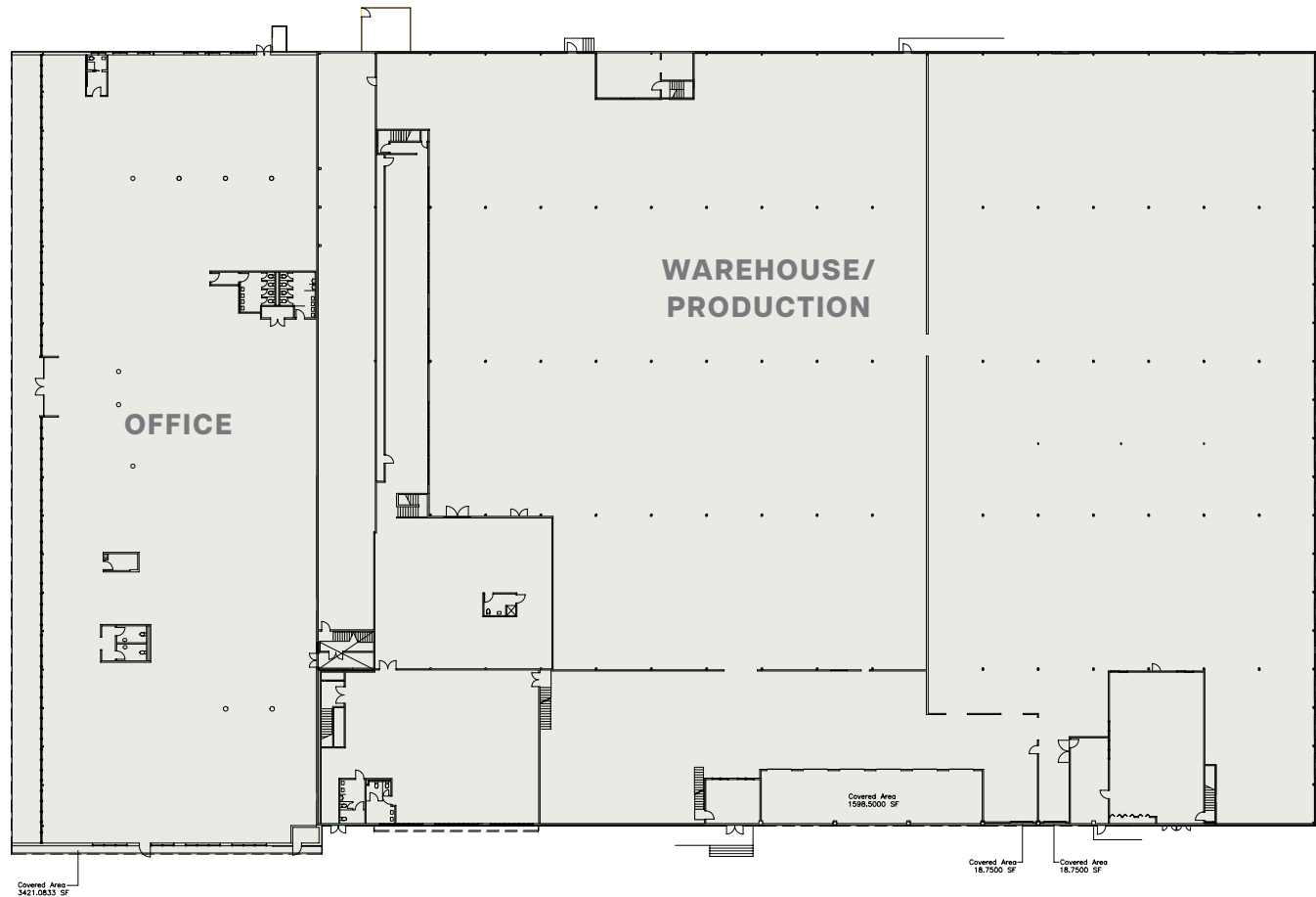


Key Transit Destinations

DESTINATION	MILES FROM 1649 ADRIAN
Highway 101	Frontage
Millbrae BART/ Caltrain Station	0.9
San Francisco International Airport (SFO)	1.9
Interstate 280	4.5
Highway 92 (San Mateo Bridge)	6.2
Port of Oakland	24.7
Oakland International Airport (OAK)	28.4
San Jose International Airport (SJC)	31.7

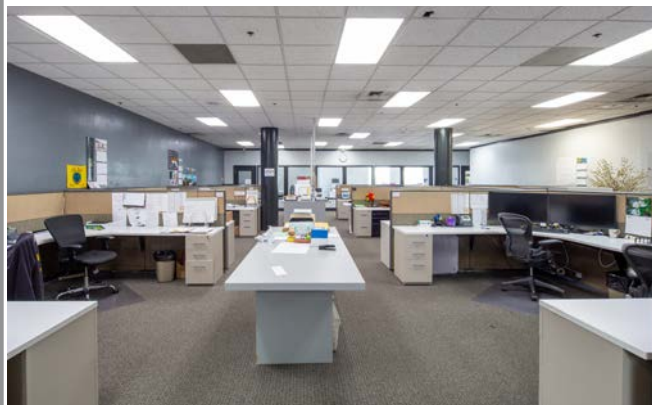
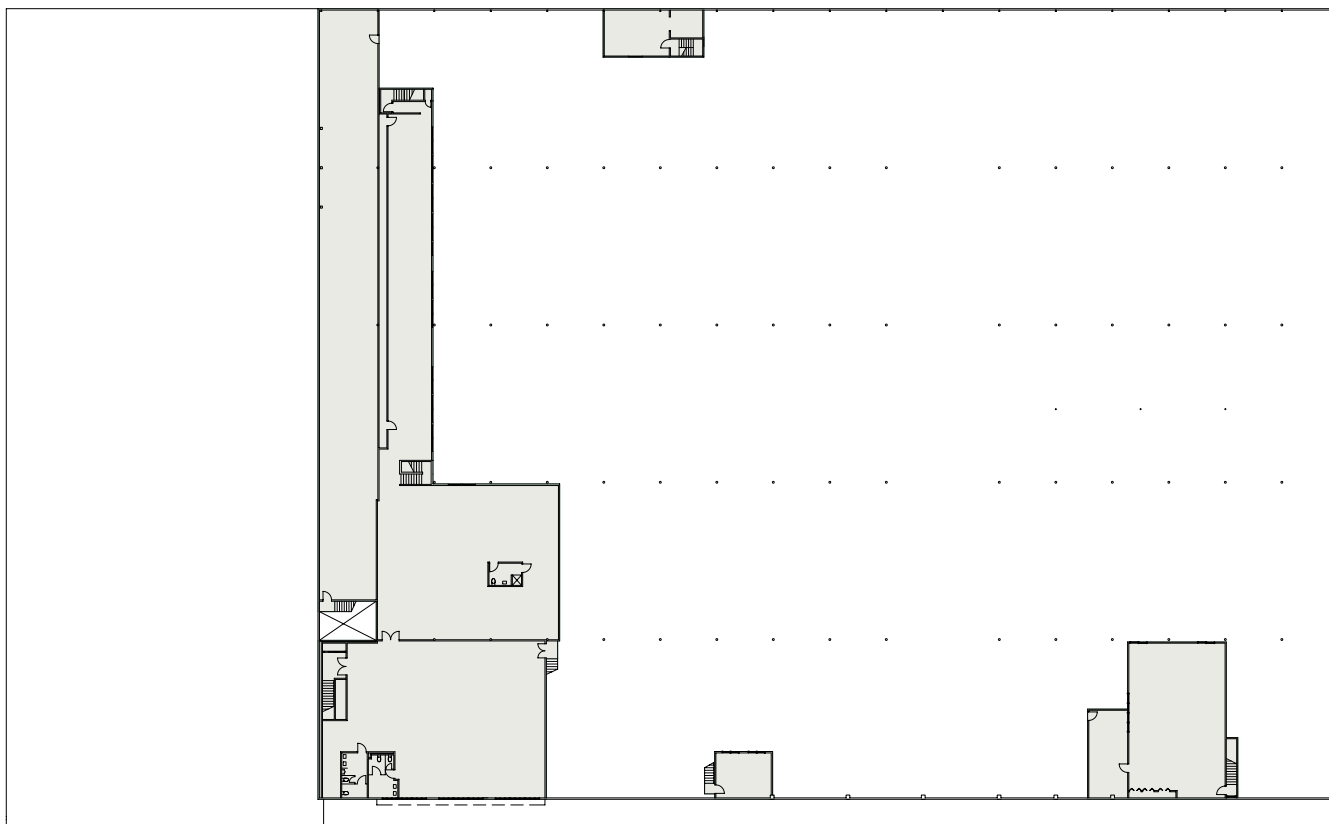
FIRST FLOOR

Occupant Area
±133,271 SF



MEZZANINE OFFICE

Occupant Area
±18,811 SF





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