

1089 MILLS WAY, REDWOOD CITY

# FOR LEASE



±87,262 RSF

Mid-Peninsula Advanced Manufacturing Facility

 **JLL**

Jones Lang LaSalle Brokerage  
Real Estate License #: 01856260

# FULL BUILDING OPPORTUNITY

## BUILDING FEATURES

BUILDING SF  
±87,262

MEZZANINE SF  
±17,986

CLEAR HEIGHT  
±24 Feet

POWER  
2,000 AMPS  
@480 V

FREEWAY SIGNAGE FRONTAGE  
340 FT

LOADING DOORS  
7 Grade & 4 Dock

HVAC  
100% Throughout

FIRE SUPPRESSION  
Fire & ESFR  
ESFR in R&D Area

## ZONING LIGHT INDUSTRIAL INCUBATOR

Permissive zoning allows a wide variety of research and development uses covering the majority of hardware technology, life science, and traditional industrial manufacturing as well as a wide variety of other uses.

Tenant to confirm their own use within the city.

- HARDWARE TECHNOLOGY
- MEDICAL DEVICE
- ROBOTICS
- AUTO TECHNOLOGY
- MANUFACTURING
- + MANY OTHER USES



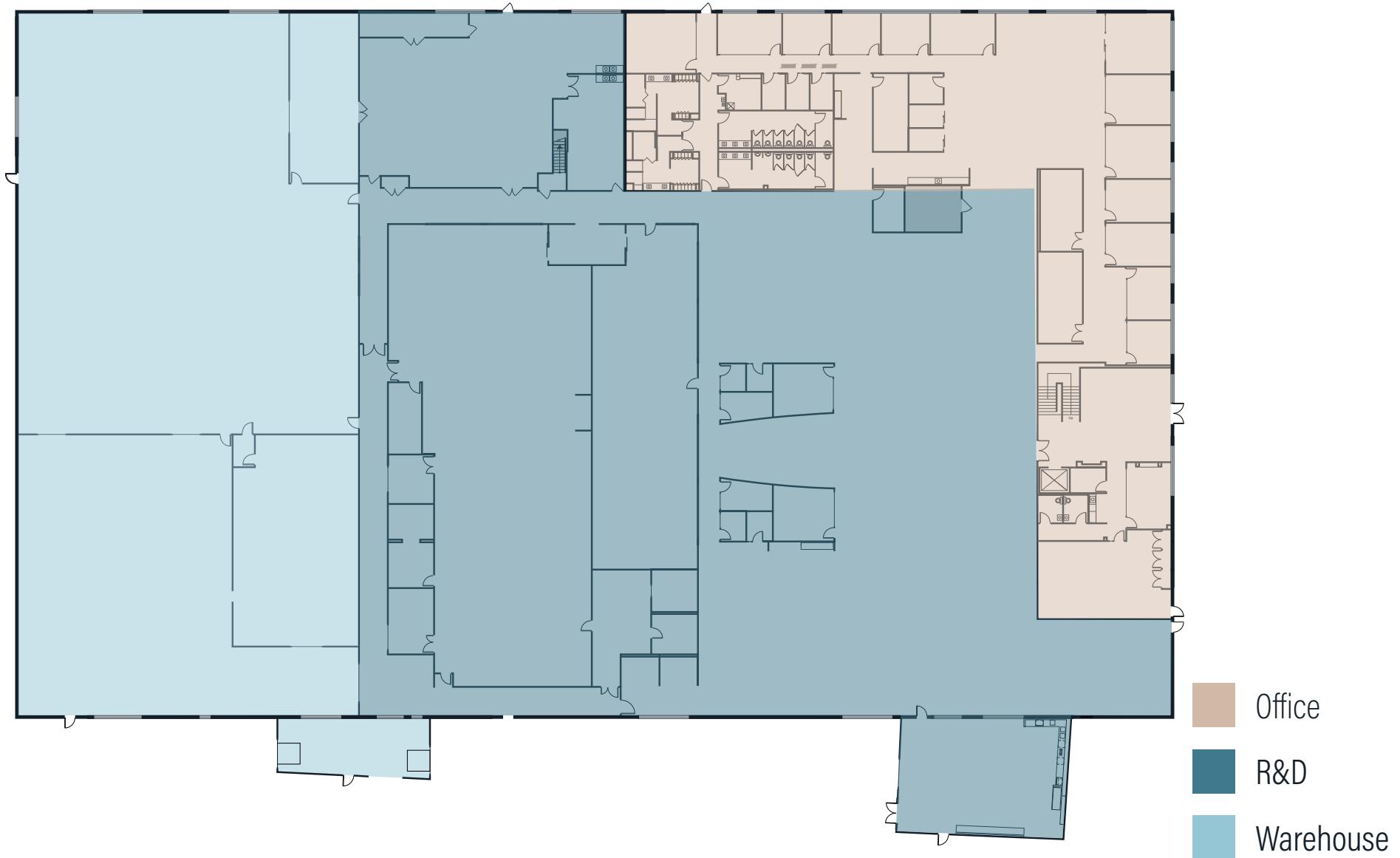
# 340 FT OF FRONTAGE ON HIGHWAY 101

EXPOSURE TO  
 $\pm 200,000$  CARS DAILY



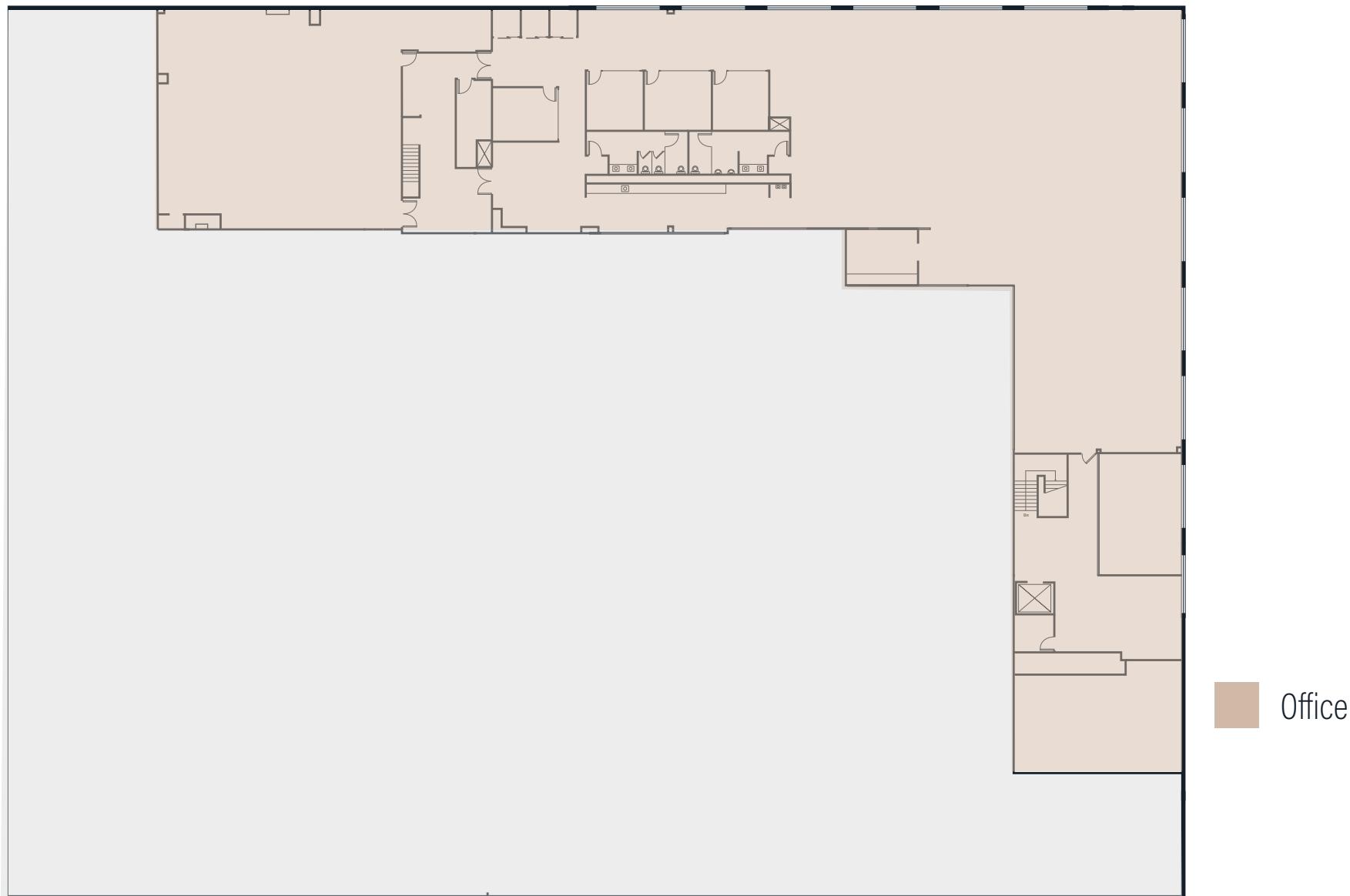
# FLOOR 1 | $\pm 69,276$ SF

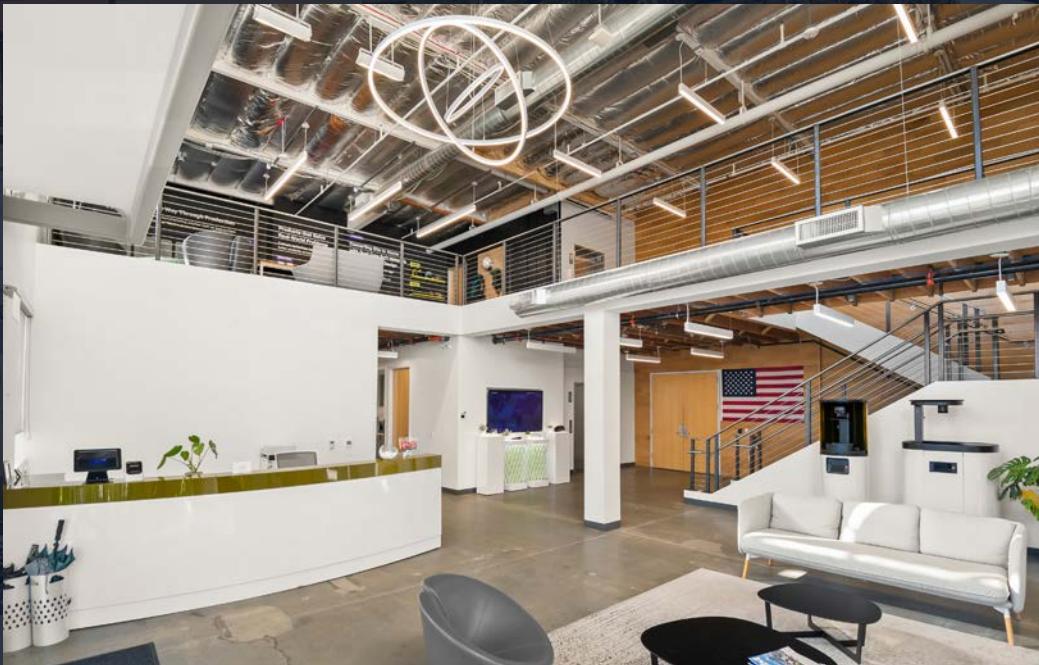
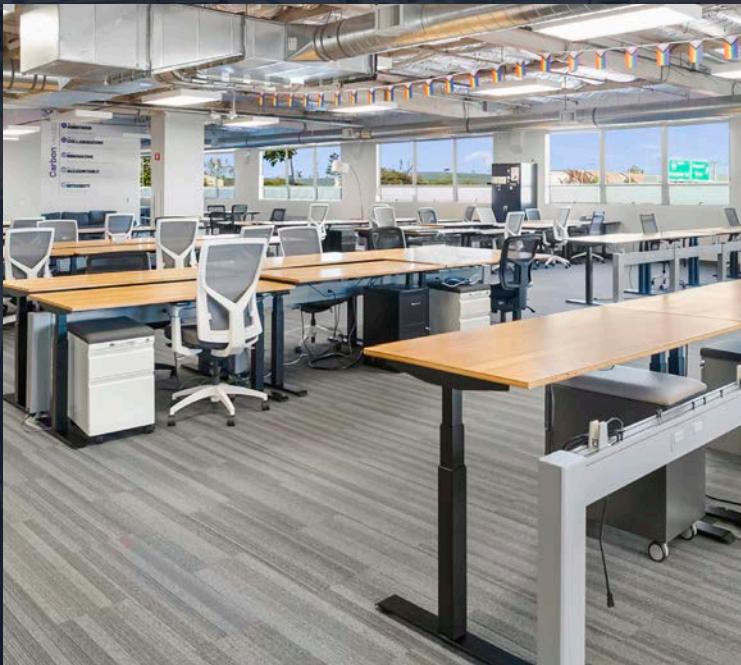
Office, R&D, and Warehouse

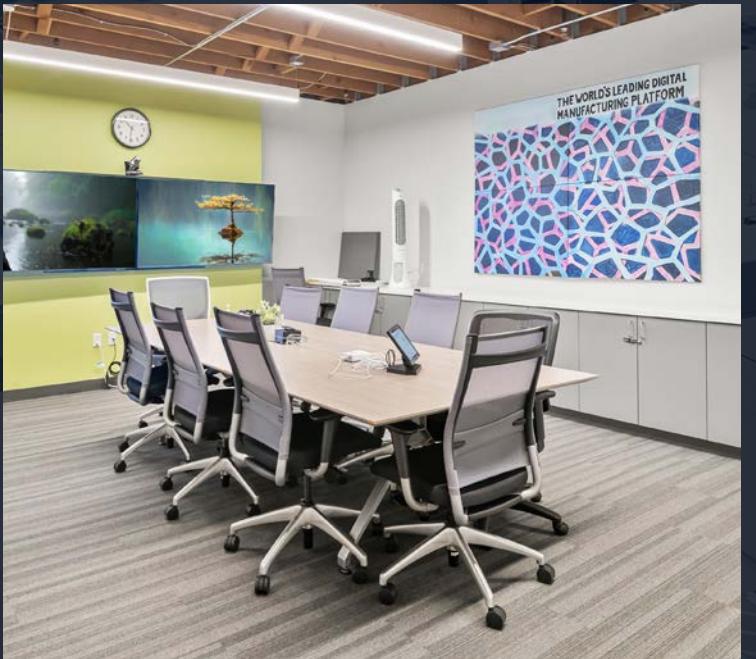
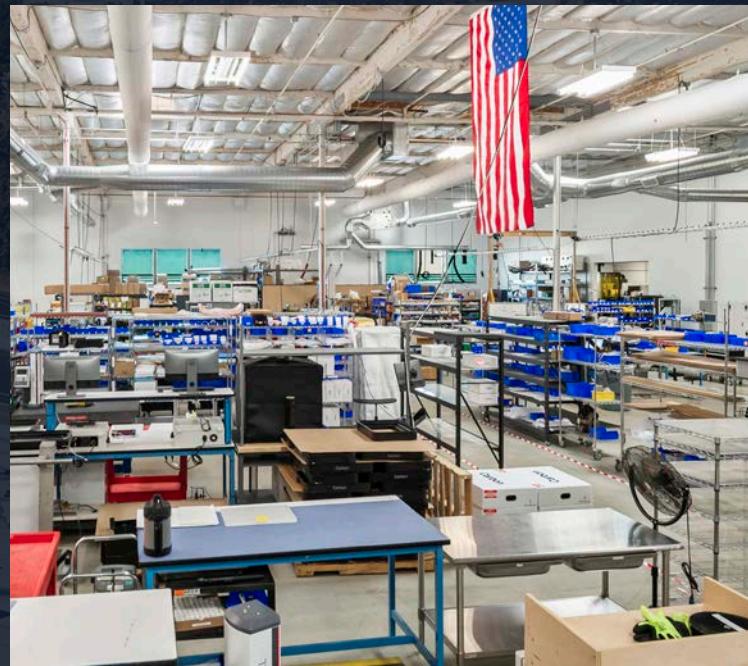


# FLOOR 2 | $\pm 17,986$ SF

Mezzanine Office







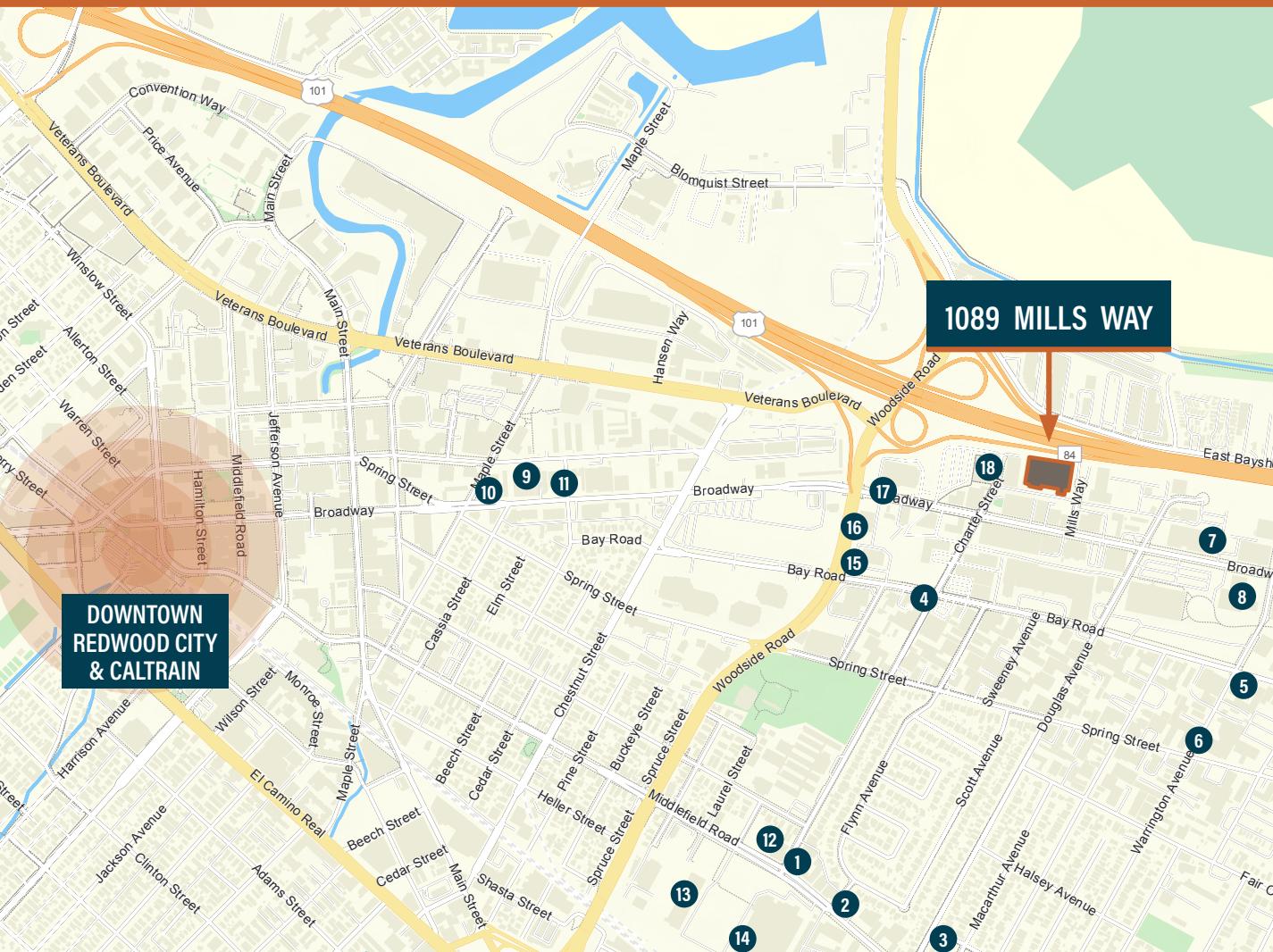


DOWNTOWN  
REDWOOD CITY

1089 MILLS WAY

1 MILE

# AMENITY MAP



120+ RESTURANTS, SHOPS, AND ENTERTAINMENT  
IN DOWNTOWN REDWOOD CITY

## RESTURANTS

- 1. TACOS EL GRULENSE E & E
- 2. SUSHINALOA
- 3. CAPELO'S BARBECUE
- 4. GOURMET GYROS & KEBABS
- 5. COCOLA BAKERY
- 6. TACOS EL GRULLO
- 7. ZOOM CAFE
- 8. CARDINAL CAFE
- 9. LA VIGA SEAFOOD
- 10. TAZA DELI AND CAFE
- 11. AHISUSHI & STEAKHOUSE



## RETAIL

- 12. SIGONA'S FARMERS MARKET
- 13. OUTDOOR SUPPLY HARDWARE
- 14. COSTCO WHOLESALE
- 15. CVS
- 16. SMART & FINAL



## POST OFFICE

- 17. UNITED STATES POSTAL SERVICE

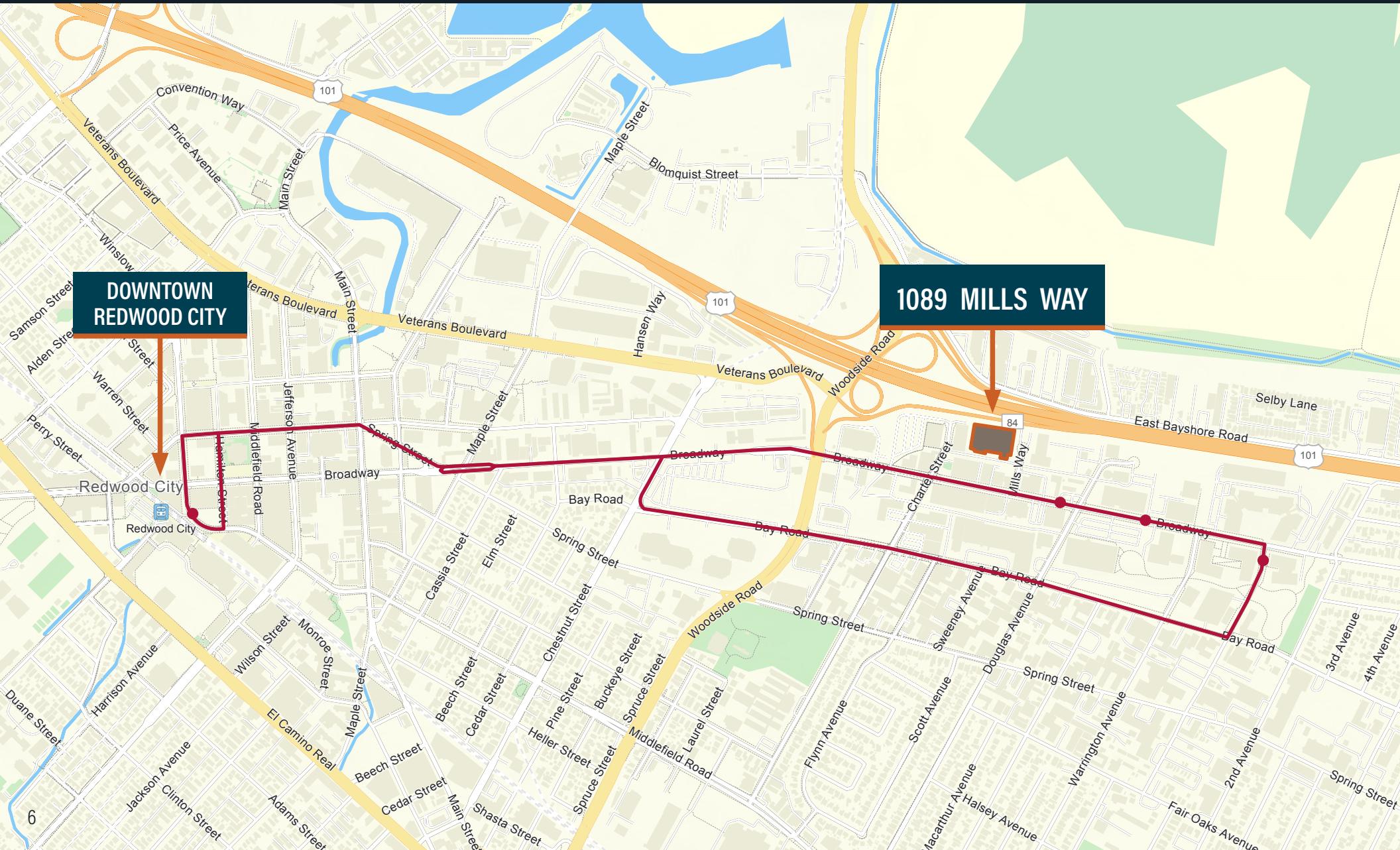


## FITNESS

- 18. 24 HOUR FITNESS



# CALTRAIN SHUTTLE



# NEIGHBORING TENANTS



# CONTACT US

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