

For Sale Industrial Building

HUGE PRICE REDUCTION!

Below Market Financing Potential



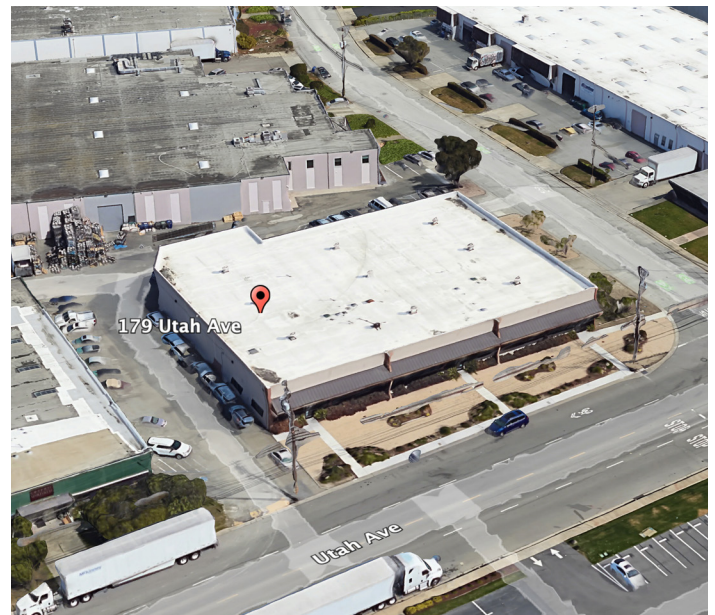
179-187 Utah Avenue
South San Francisco, CA 94080

Building Details

- **Asking Price: \$7,500,000 \$6,495,000**
- **Cap Rate: 5.82%** (This cap rate is based upon a projection of the rents as of January 2027)
- **Building Size:** ±17,612 SF
- **Lot Size:** ±33,941SF
- Multi Tenant
- 100% Leased with Shorter Term Leases
- **Owner Occupant Opportunity**
- Residential Development Opportunity
- First time on the market For Sale
- Ceiling Height: ±18'
- Power: 200 Amps 3 Phase for each unit (179, 183, and 187 Utah)
- Close to Costco, Costco Business Center, and Tanforan Shopping Center
- Approximately 8 minutes to San Francisco International Airport
- Quick access to Highway 101 North/South and Interstate 380
- **Zoning Type:** [MIH \(Mixed Industrial High\)](#)



MIH Zoning Info



Contact Agents for More Details



ANDREW PECEIMER

Senior Commercial Real Estate Advisor

DRE # 00993289

M: 650.208.4971

O: 650.344.4300

apeceimer@cbcurlingame.com



GARRETT SWARTZ

Commercial Real Estate Advisor

DRE # 02178894

M: 925.222-0933

O: 650.352.3302

gswartz@cbcurlingame.com



COLDWELL BANKER
COMMERCIAL
WESTBAY REAL ESTATE
GROUP

1575 Bayshore Highway, Suite 100,
Burlingame CA 94010