

Prologis SFO

240 Valley Drive Brisbane, CA 94005 USA



5% Fee to Procuring Broker!

Lease Must be Signed before 12/31/2025



±79,400 SF with ±17,746 SF OFFICE
Industrial Cross-Dock Warehouse For Lease

www.prologis.com
CalDRE License # 01944561

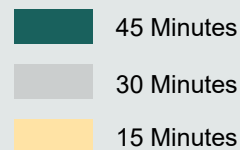
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Building Highlights

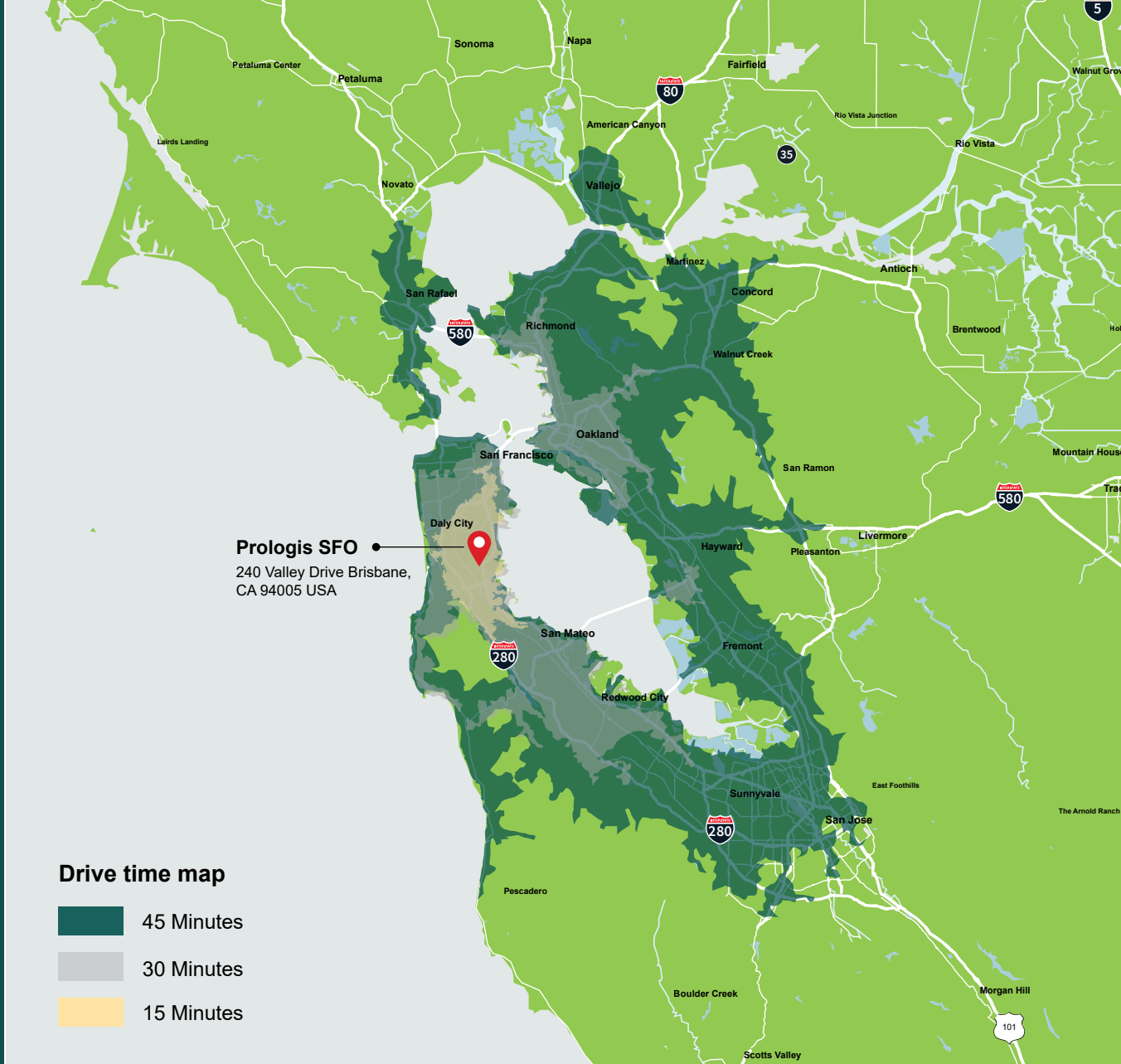
- $\pm 79,400$ Total SF
 - $\pm 17,746$ SF Office
 - Large kitchen & conference room
 - Outdoor patio
- Cross loading facility
- Open Office layout with extensive window line
- 14 Dock-high positions,
5 Drive-in Doors
- 63 on-site parking spaces
- Clear Height: $\pm 18'$ to $\pm 20'$
- Fully sprinklered
- Power: 1,200AMPS @ 120/208V
3phase, 4W (to be verified)
- Available: NOW
- Rental Rate: \$1.75 NNN
- OPEX: \$0.46 est.

Drive time map



Site Details

- Lot Size: ± 5.89 Acres Total (shared)
- Parking/Truck Staging on both sides of building
- Over $\frac{1}{2}$ acre exclusive secured yard
- New landscaping project
- Excellent street signage/visibility
- Public transportation accessible
- Close proximity to City Hall & Police Department



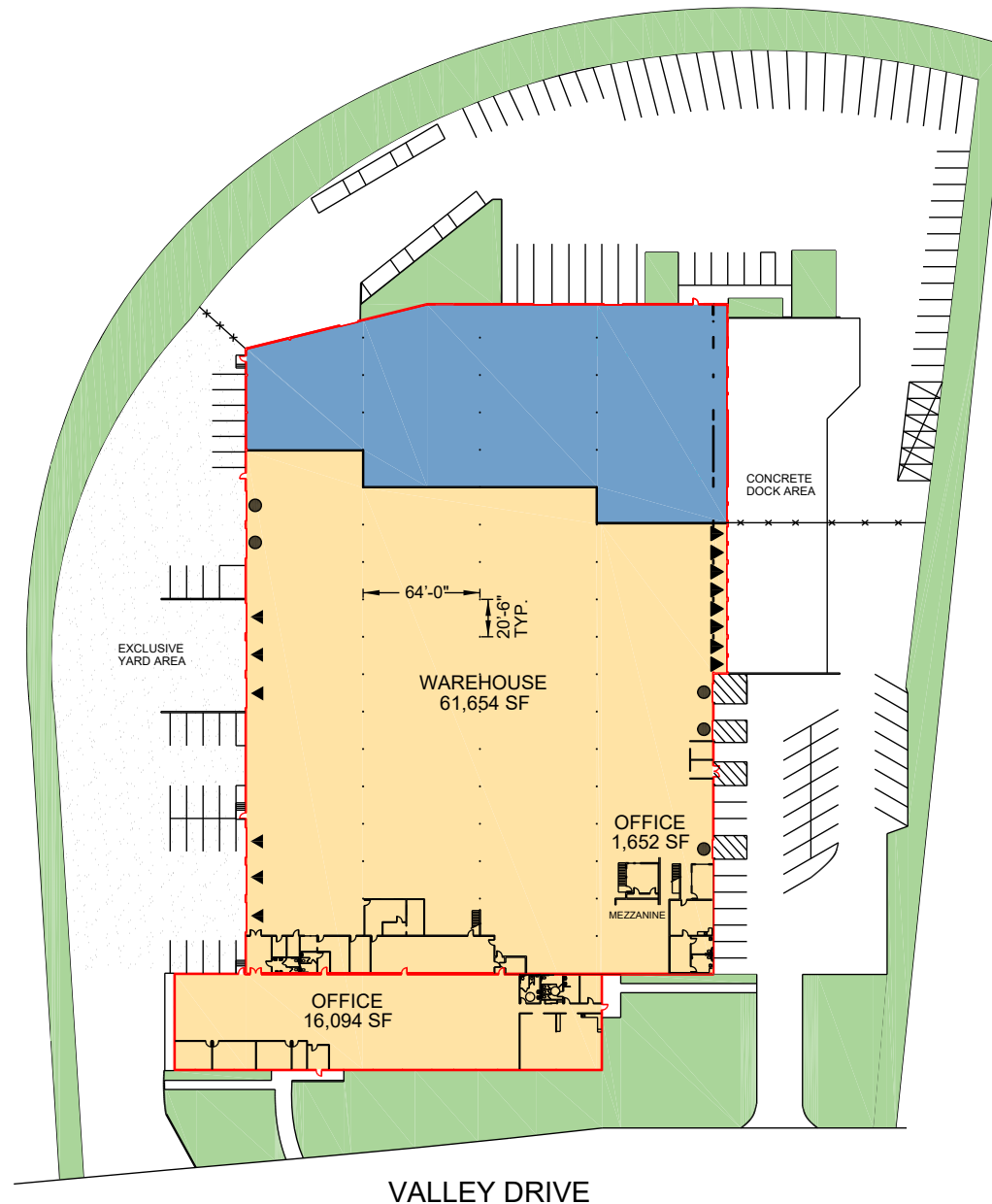
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240 VALLEY DRIVE
BRISBANE, CA
79,400 ± SF

- AVAILABLE
- LEASED
- BACKGROUND LAND
- EXCLUSIVE YARD AREA

- DOCK DOOR
- DRIVE-IN DOOR



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