

340 SHAW ROAD

SOUTH SAN FRANCISCO, CA

±25,141 SF OFFICE/WAREHOUSE
WITH HALF ACRE FENCED PAVED YARD

4 MINUTE DRIVE TO SFO

FOR LEASE
AVAILABLE MAY 2025



340 SHAW ROAD

SOUTH SAN FRANCISCO, CA

PROPERTY HIGHLIGHTS

BUILDING SF	±25,141
LAND SF	±56,017 (1.29 Acres)
COVERAGE	44.9%
YARD	Half Acre Rear Logistics Yard (Fully Fenced & Secured Yard)
OFFICE SF	±5,000
CLEAR HEIGHT	16'
DOCK HIGH LOADING POSITIONS	2 Positions Via Recessed Loading Dock
GROUND LEVEL DOORS	3 Rear Loaded
POWER	600A
SPRINKLER	Wet-Pipe
COLUMN SPACING	40x40
TRAILER STALLS	20
AUTO STALLS	30
ZONING	Mixed Industrial (Freight Forwarding Principally Permitted)
TRUCK COURT	100' Expanding to 178' at Drive-In Aisle

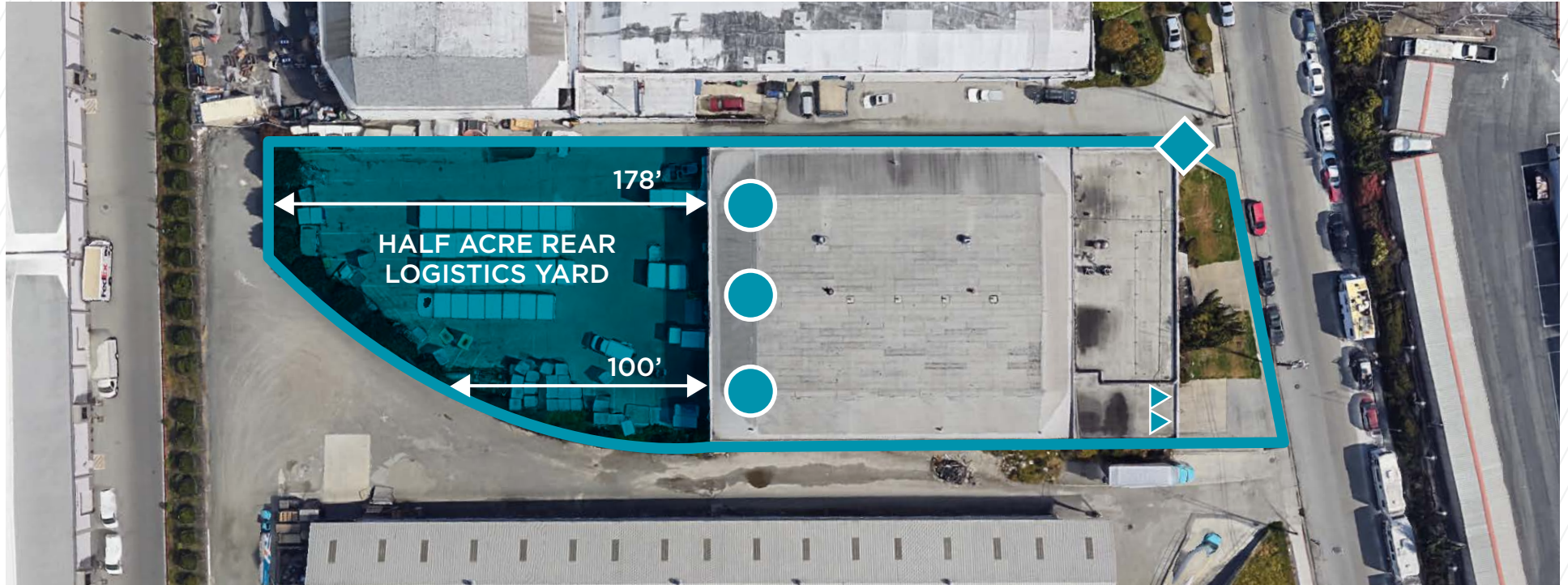
*All numbers above are estimates and are subject to change



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SUBJECT SITE LOGISTICS ATTRIBUTE



◆ DENOTES FULL ACCESS POINT

▶ SUBJECT EXHIBITS 2 DH POSITIONS
VIA A RECESSED LOADING POSITION

● SUBJECT EXHIBITS 3 GL POSITIONS

- ±25K SF building on 1.29-acre site with half acre rear logistics yard
- Fully screened rear logistics yard with separated drive isle access
- Separate logistics yard entry and building loading point
- Office pod external to the interior of the warehouse
- Fully self-contained site with fencing and lighting
- Front load / rear yard configuration
- 16' building clear height with bow truss roof structure & fully sprinklered

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BUILDING PHOTOS



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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

SOUTH SAN FRANCISCO



250,300



250,300



169,100

42,600

EL CAMINO REAL

49,700

SAN BRUNO AVE

9,670

18,944

50,900



256,200

9,896

SFO

San Francisco
International
Airport

SAN BRUNO



CUSHMAN &
WAKEFIELD

340 SHAW ROAD

SOUTH SAN FRANCISCO, CA

HEALTH CLUBS/GYMS

1. ReDeeFit Studio
2. Planet Fitness
3. Elevate Fitness

RESTAURANTS

4. Taqueria San Bruno
5. Carroll's Meats, Deli
6. Korean Bobcha
7. Esposto's Catering
8. Curveball Slider Truck
9. Eplus Karaoke
10. Sam's Food Market
11. New York Pizza
12. Bourbon Pub SFO
13. Sankaku
14. Starbird Chicken
15. Mustards Grill
16. E Plus Restaurant
17. El Pollo Pechugon
18. Betty's Taqueria
19. Mr. Pickle's Sandwich Shop
20. Araujo's Restaurant
21. Panda Express
22. Ladle & Leaf
23. The Brass Elephant
24. McDonald's
25. El Ranchito
26. El Ranchito Taco Truck
27. Little Skillet
28. Bacon Bacon
29. Kamin Thai Fried Chicken
30. Max's Delicatessen

RETAIL

31. Cornerstone Home Design
32. Costco
33. K-119 Tools & Equipment
34. Giannini Garden Ornaments
35. Bedrosians Tile & Stone
36. See's Candies
37. Sincere Home Decor
38. Apparel City Sewing Machine
39. Airgas Store
40. Flowers By Silvestri
41. American Technologies Network
42. Target
43. Petco
44. JC Penny
45. Tillys
46. Bed Bath & Beyond
47. Sears Appliance
48. Bevmo
49. Marshalls
50. Lowes
51. Staples





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