

# Rare ±8,500 SF Industrial Bldg. For Sale or Lease

Currently Owner Occupied by Loral Towing – Owner User Opportunity

3 Phase – 400 Amps | 2 Grade Level Doors | Fenced Lot – 10 Parking Spaces

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2001-2005 Spring St, Redwood City



## PROPERTY OVERVIEW



**OFFERING PRICE:** \$3,190,000  
**LEASE RATE:** \$1.85 SF NNN

**BUILDING AREA:** ±8,500 SF

**YEAR BUILT:** 1973

**LAND AREA:** ±13,504 SF

**POWER:** 3 Phase – 400 Amps

**PARCEL NUMBER (APN):** 054-065-010

**ZONING:** MUT – Mixed Use Transitional

**PARKING:** 10 Fenced Spaces

**# OF ROLL UP DOORS:** 2

**CLEAR HEIGHT:** 15'-18'

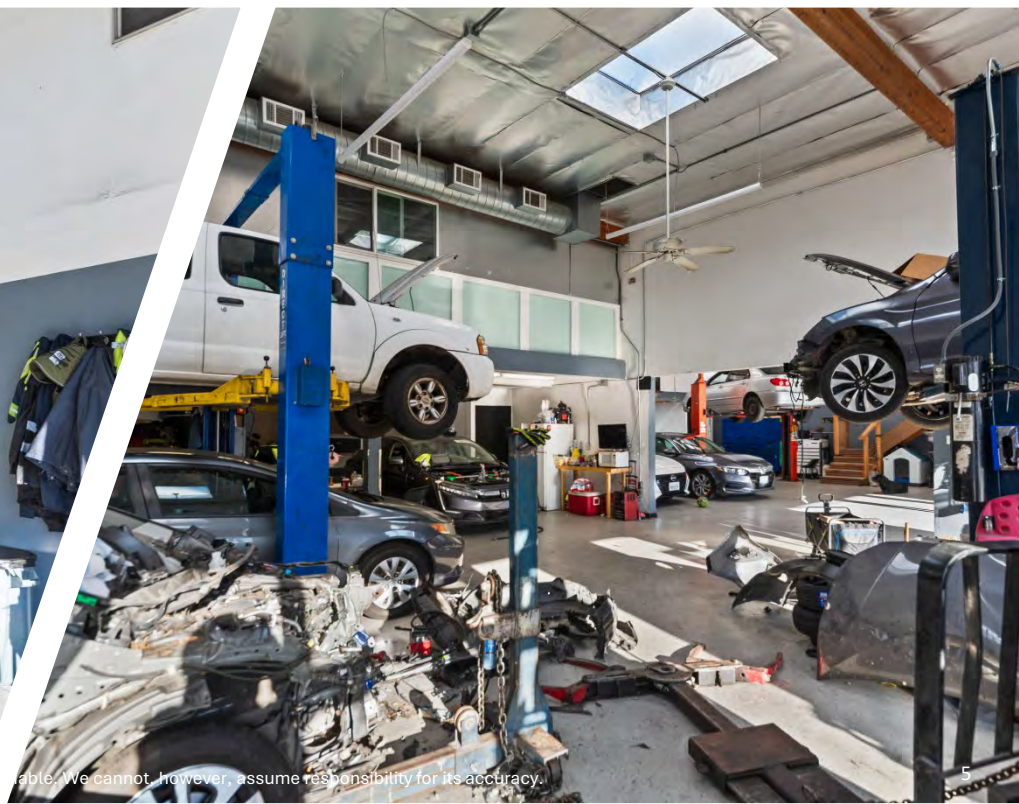
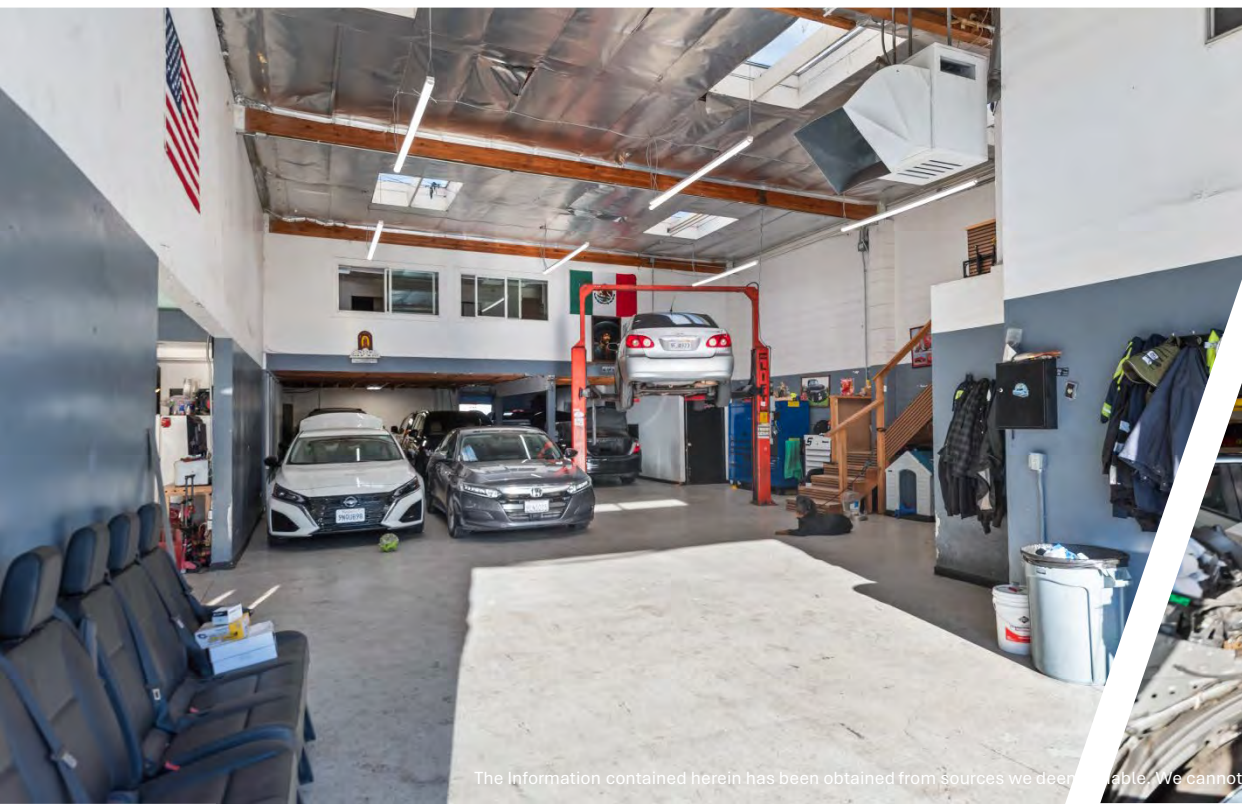
# RARE ±8,500 SF INDUSTRIAL

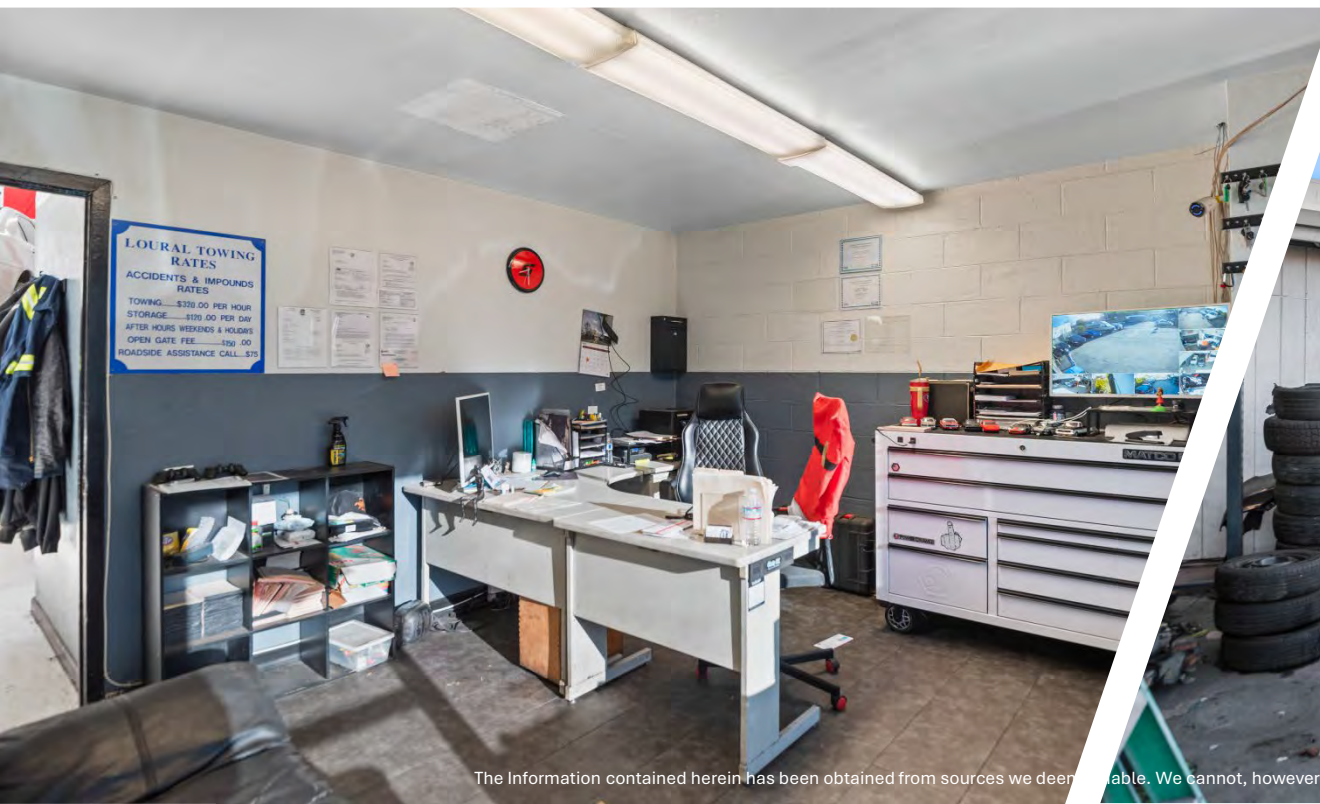
## OWNER USER/INVESTMENT OPPORTUNITY

### For Sale or Lease

- Owner User Opportunity - ±8,500 SF Industrial Building on the Corner of Woodside Rd & Spring St
- Currently Owner Occupied by Loural Towing, will be Delivered Vacant at Close of Escrow
- For Sale or For Lease
- ±13,504 SF Fenced Lot with 10 Parking Spaces
- 3 Phase – 400 Amps of Power
- 2 Grade Level Roll Up Doors – 1 in Front & 1 in Rear to Drive Through to the Rear Yard Space
- 15'-18' Ceiling Clear Height
- 2.5 Bathrooms Downstairs & 1 Bathroom with a Shower Upstairs
- Extremely Desirable Signage on Corner of Woodside Road and Spring Street – Very High Traffic Counts
- MUT – Mixed Use Transitional Zoning Designation (Purpose is to transition the area from lower density residential or light industrial to higher density mixed-use or more industrial, commercial, or urban area).
- Central Location with Easy Access to Highway 101, Surrounded by Big Retailers Such as Costco, OSH, Target, CVS, Smart & Final, USPS and Many More.
- Less than 1 Mile from Downtown Redwood City













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Bay Rd

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REDWOOD CITY PARKS  
RECREATION & COMMUNITY SERVICES

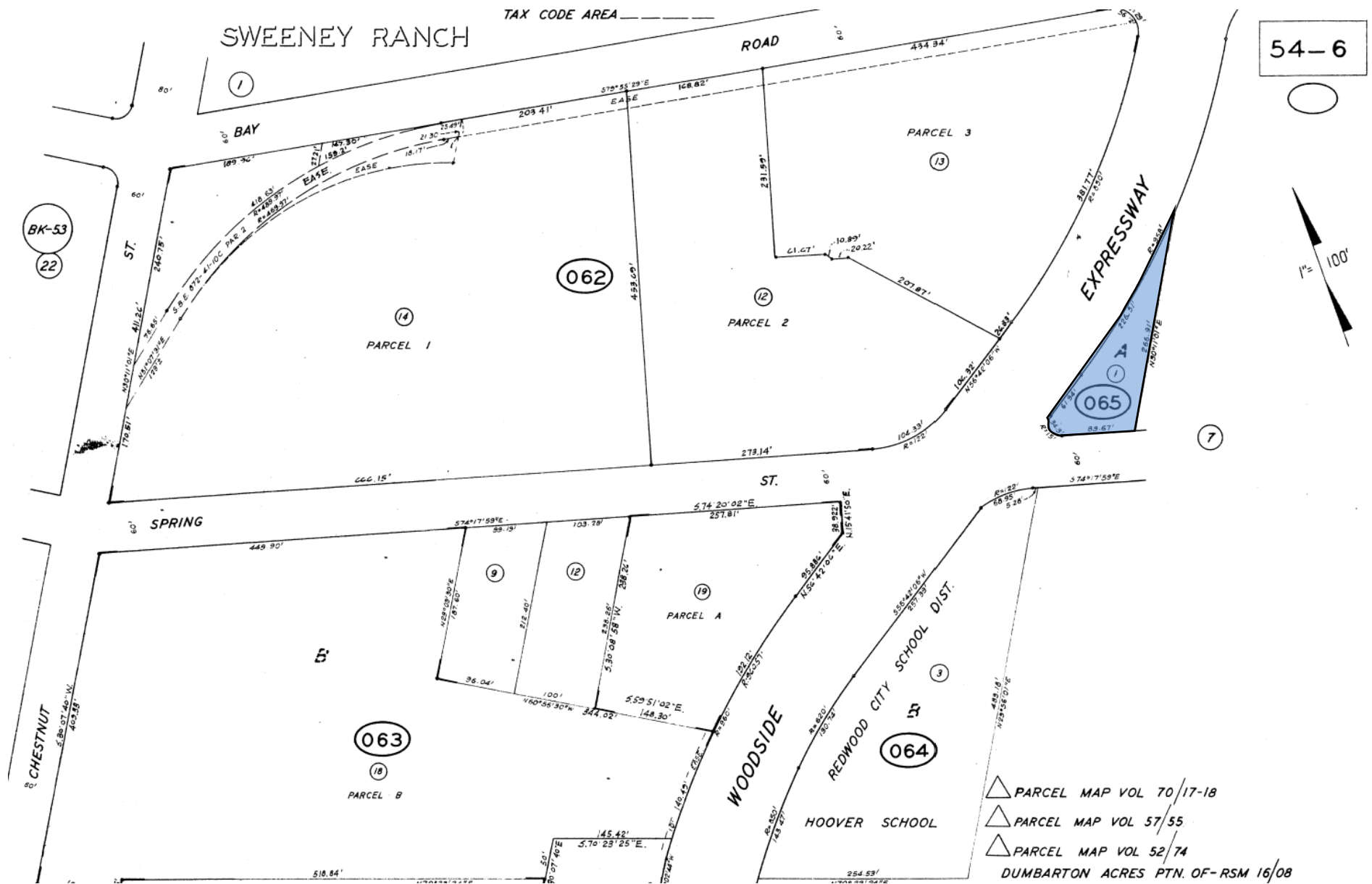
Woodside Rd

Spring St





# PARCEL MAP



## DEMOGRAPHICS

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2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	29,616	255,162	585,123
Households	9,906	90,183	213,541
Average Household Size	2.8	2.6	2.6
Owner Occupied Housing Units	2,002	44,437	105,602
Renter Occupied Housing Units	7,586	41,788	99,583
Median Age	35.8	39.8	39.9
Median Household Income	\$92,128	\$151,730	\$160,766
Average Household Income	\$131,805	\$178,709	\$182,526



# 2001-2005 SPRING ST

REDWOOD CITY, CA

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