



330 SHAW ROAD

SOUTH SAN FRANCISCO, CALIFORNIA

**20,000 SF AVAILABLE
WITH EXPANSION POTENTIAL**

**CURRENTLY SUBDIVIDED WITH
10K SF SUITES AVAILABLE**

Property Overview

- ±17,000 SF secure rear yard/loading area
- 4 Dock-high doors and 2 Drive-in doors
- 1200 Amp 3 Phase 208Y/120 Volt Electrical Service to building
- Mixed industrial zoning
- 1 mile from San Bruno Bart and Caltrain
- \$1.75/SF/Mo. Industrial Cross

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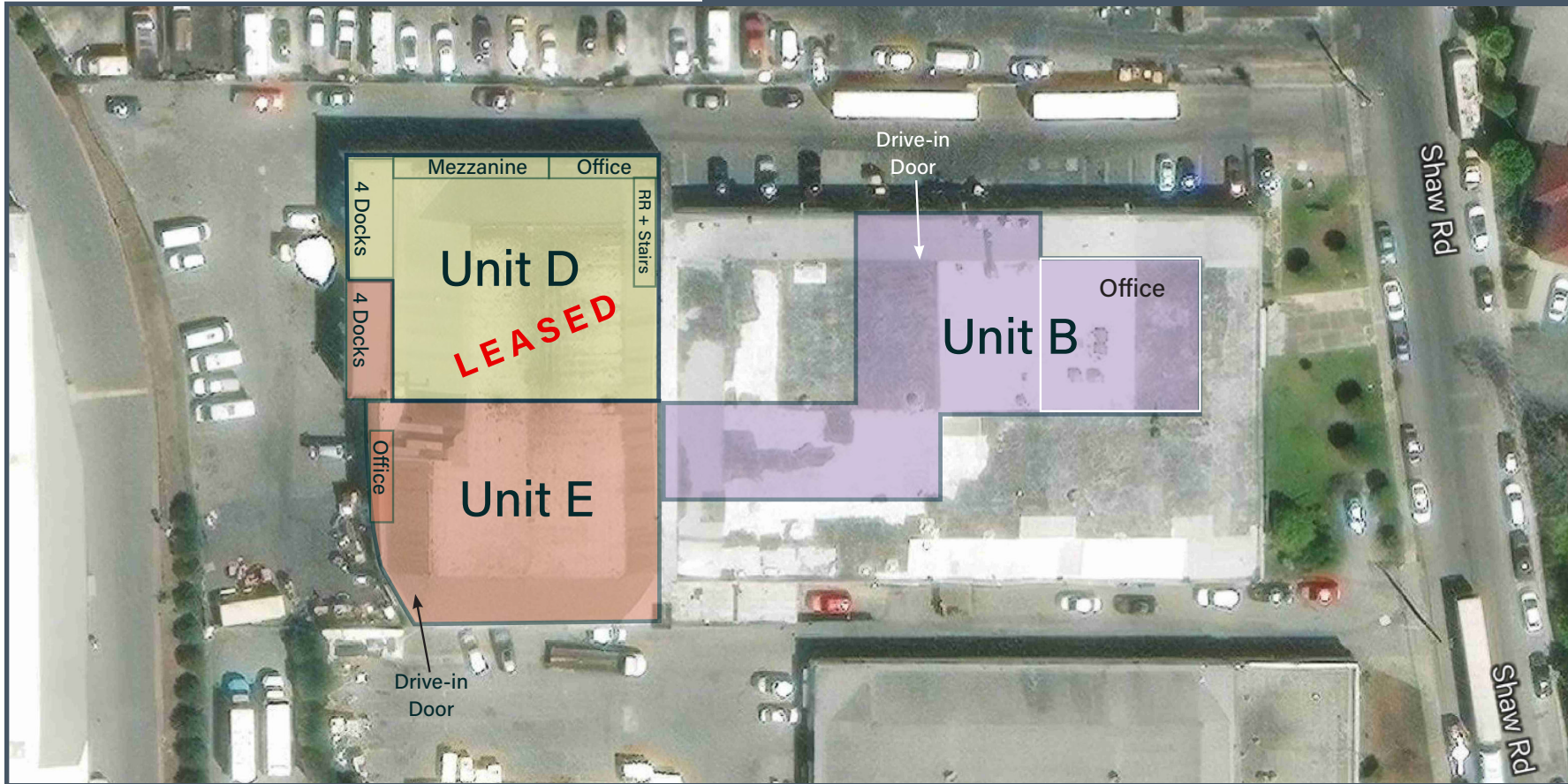
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CBRE

BUILDING PLAN

(PLAN NOT TO SCALE)



330 SHAW ROAD UNIT B

- 9,528 SF Food Processing Facility
- 1,800 SF Commercial Kitchen Space with washable surfaces
 - + One 8' x 4' Exhaust Hood
 - + Ducting for 2 others
- 1,500 SF open office area
- 6,228 SF cold storage and dry storage warehouse area containing:
 - + 11' x 22' walk-in freezer (242 SF), available for rent
 - + Two connected 30' x 29' walk-in refrigerators (1,740 SF)
- 1 electric push button roll-up door
- Electrical distribution throughout facility
- Men's and Women's restrooms and locker room area
- Off street parking
- Mixed Industrial Zoning
- Contiguous to 1,900 SF office and/or 10,650 SF dock-high warehouse

CONTACT US

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330 SHAW ROAD UNIT D

- ±9,000 SF Warehouse
- ±500 SF Open Office Area and Restroom
- ±1,500 SF Bonus Mezzanine
- Mostly open bow and truss ceiling with 22' clear to trusses and 35' to roof
- 4 Dock-high Loading Doors, 2 with lift levels
- Racking installed and available
- Full building fire sprinkler system
- New LED warehouse lighting
- Sink and floor drain in warehouse
- Potential for secure fenced yard
- Expandable with adjacent units E (±10,650 SF) and B (±9,528 SF)

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330 SHAW ROAD UNIT E

- ±10,000 SF Warehouse
- ±650 SF Open Office Area and Restroom
- Bonus Mezzanine
- Mostly open bow and truss ceiling with 22' clear to trusses and 35' to roof
- 4 Dock-high Loading Doors, 2 with pit levelers, and 1 Drive-in Door
- ±1,500 SF Refrigeration unit available
- Full building fire sprinkler system
- Sink and floor drains in warehouse
- Potential for secure fenced yard
- Expandable with adjacent units D (±9,500 SF) and B (±9,528 SF)

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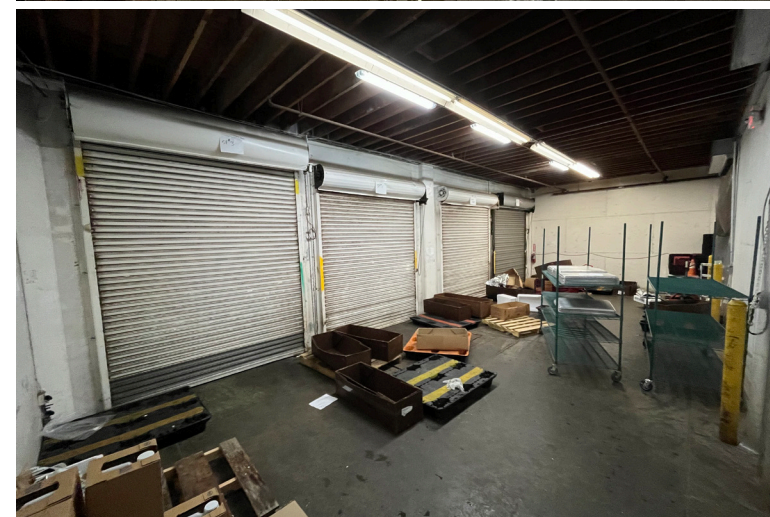
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AERIAL MAP



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