

## OFFICE/WAREHOUSE FOR SALE

1435 Hunnington Ave Unit C, South San Francisco

- ±2,720 Total Sq. Ft. of Warehouse Space
- ±1,560 Sq. Ft. Ground Floor
- ±1,160 Sq. Ft. Top Floor
- 2 Reserved Space with an Abundance of Unreserved Spaces
- 1 Roll-Up Door + 1 Man Door
- Owner/User Opportunity
- Business Could Also Be For Sale
- HOA Fees Approx. \$450 Per Month

**POLETTI**  
REALTY  
COMMERCIAL REAL ESTATE



### EXCLUSIVE AGENTS:

John Poletti  
650.455.4312  
333 El Camino Real, SSF  
John@polettiREALTY.com  
CA License No. 01884624  
CA Broker No.00771228

**\*\* Price: \$1,100,000 \*\***

The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

John Poletti

Poletti Realty

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South San Francisco sits in the heart of the Peninsula industrial corridor, minutes from SFO with immediate access to US-101, I-380, and I-280, plus nearby Caltrain and BART. The submarket benefits from adjacency to one of the world's densest life-science clusters at Oyster Point—home to campuses like Gateway of Pacific and The Cove—driving steady demand for modern warehouse, flex, and support/R&D space. For buyers, the broader San Mateo County industrial market remains tight by Bay Area standards

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## REALTY

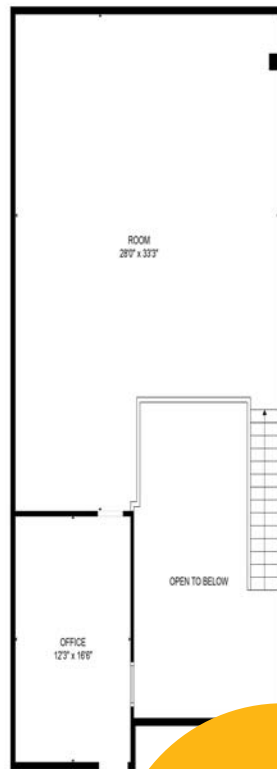
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FLOOR 1



FLOOR 2

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South San Francisco Population: 63,123 with Average  
Income: \$53,660  
Close Proximity to Highway 101, Highway 280, SFO Airport

