South San Francisco, CA 94080



4,800 - 9,600 SF of Industrial Space Available For Lease

±96,000 SF Total Building Size

Features 2 Large Units with Assigned Parking Spaces



Exclusively Listed By:

JENNY YING HE

Broker | CA DRE # 01255995 415-860-8320 JennyYingHe@yahoo.com

- Prefer to lease both units
- Tenants pay their own insurance,
 all utilities and sewer fees except water
- Asking price: \$8,880 Gross/mo.
 (\$2.15 PSF/mo.) with 3% annual increase

PROPERTY OVERVIEW



Property Type Industrial Space

APN 100-880-100 | 100-880-150 Bldg. SF Approximately 9,600 SF

of Units Total 2 Units

Unit 37 / Rental Rate 4,800 SF / \$22.20 SF/YR **Unit 38 / Rental Rate** 4,800 SF / \$22.20 SF/YR

Year Built 1980

Zoning M2, So, San Francisco

Construction Masonry

MLS # 425017766 | 425017761

Price per SF \$1.85 /mo. IG

ASKING PRICE \$8,880 gross/mo. with 3% annual increase.

UNIT 37

This unit offers ±4,800 SF Warehouse/Office Condo. Including ±350 SF workshops with two bathrooms. Ideal for various types of businesses. Plus an additional ±500 sq. ft. Mezzanine level. Lots of natural lighting throughout. Features heavy duty pallet rack storage for bulky machinery and your heaviest pallets. Warehouse offers 18-21' ceiling height, ceiling hung sprinkler system, one entry door plus one Grade level roll-up door that is approximately 12' H x 3.8' W. Offers 480V 3 Phase power, 5 assigned parking spaces, and unassigned spaces for visitors. Big paved lot which gives ample space for turn around access for large trucks.

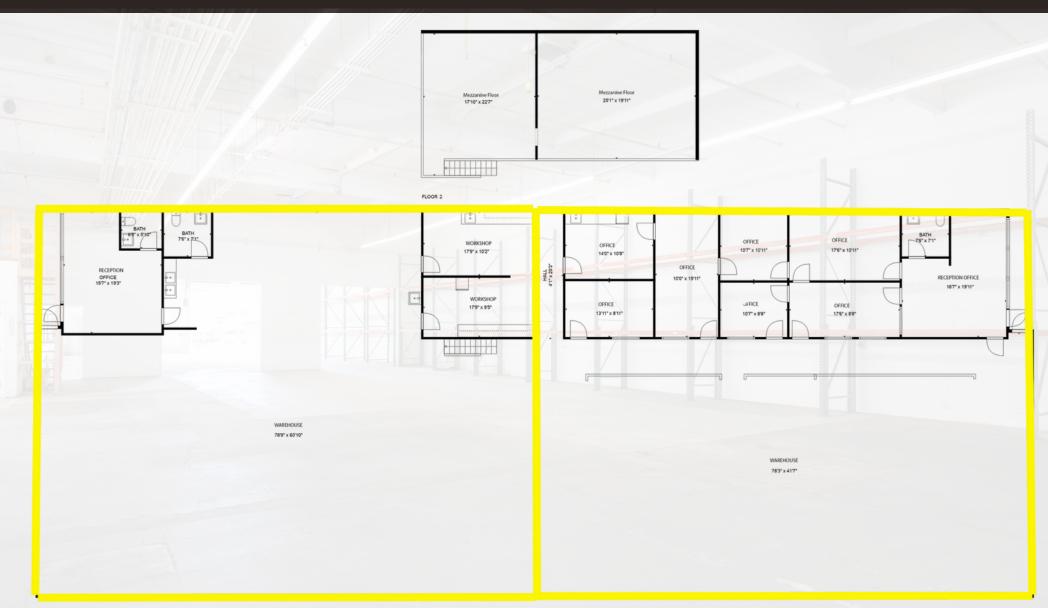
UNIT 38

This unit offers ±4,800 SF Warehouse/Office Condo. Including ±1,500 sq. ft. offices and a bathroom. The warehouse offers ±3,300 SF Ideal for various types of businesses. Plus an additional ±400 SF of Mezzanine level. There are 8 finished offices in various sizes for multiple purposes such as a reception office, general office space, conference area or rest area. Lots of natural lighting throughout. Features heavy duty pallet rack storage for bulky machinery and your heaviest pallets. Warehouse also features 18-21' ceiling height, ceiling hung sprinkler system, two entry doors plus one Grade level roll-up door that is approximately 12' H x 3.8' W. Offers 480V 3 Phase power, 5 assigned parking spaces and unassigned spaces for visitors. Big paved lot which gives ample space for turn around access for large trucks. Easy freeway access to 101, 380 and 280.

Prefer to lease two units together.

FLOOR PLAN





LOOR 1

Unit 37

Unit 38







MAP



