

360 SWIFT AVENUE | Units 37 & 38

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

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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.

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FLOOR PLAN



FLOOR 2



FLOOR 1

Unit 37

Unit 38

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AERIAL



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MAP







