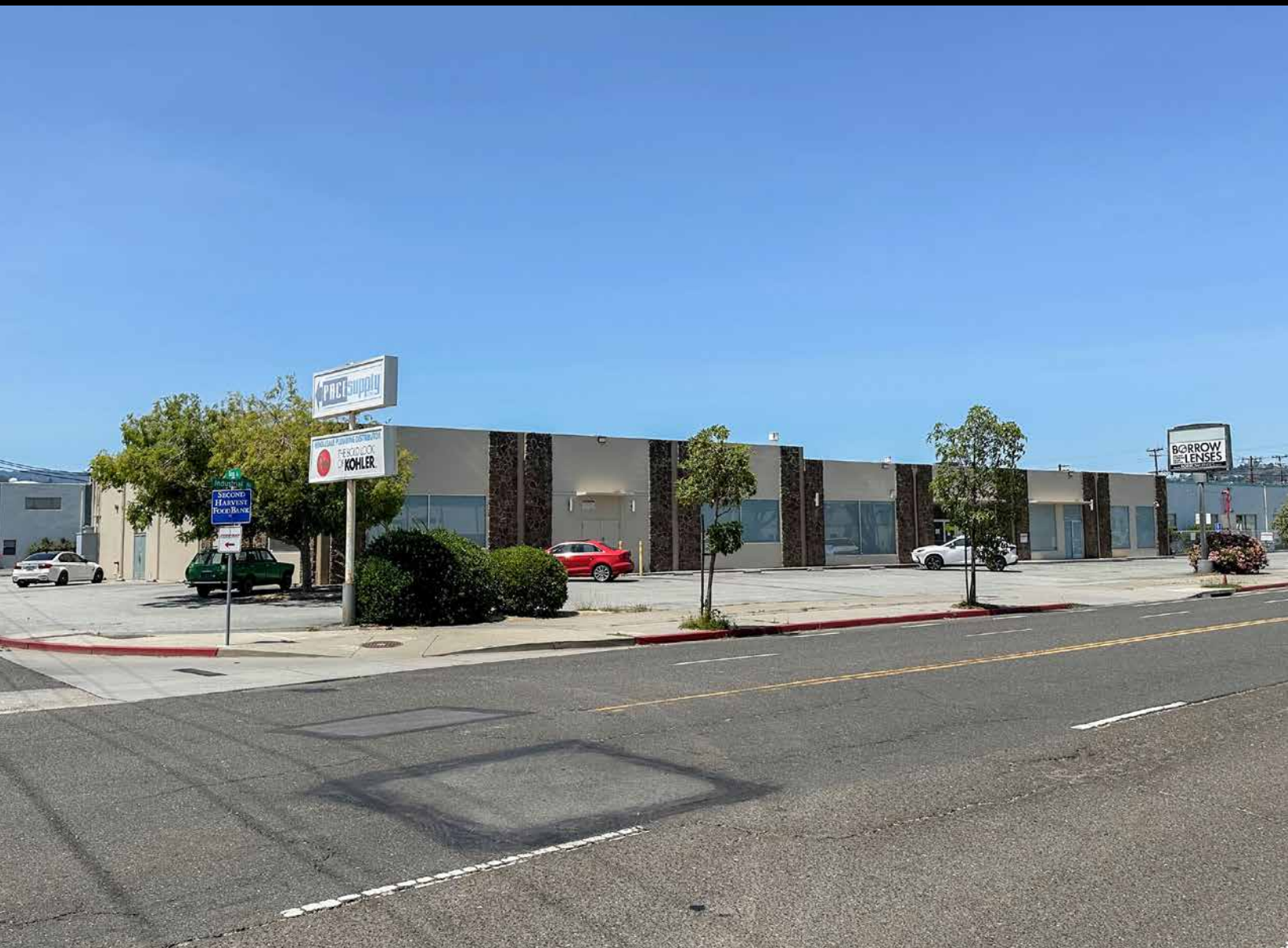


1662-1668

INDUSTRIAL

SAN CARLOS | CALIFORNIA



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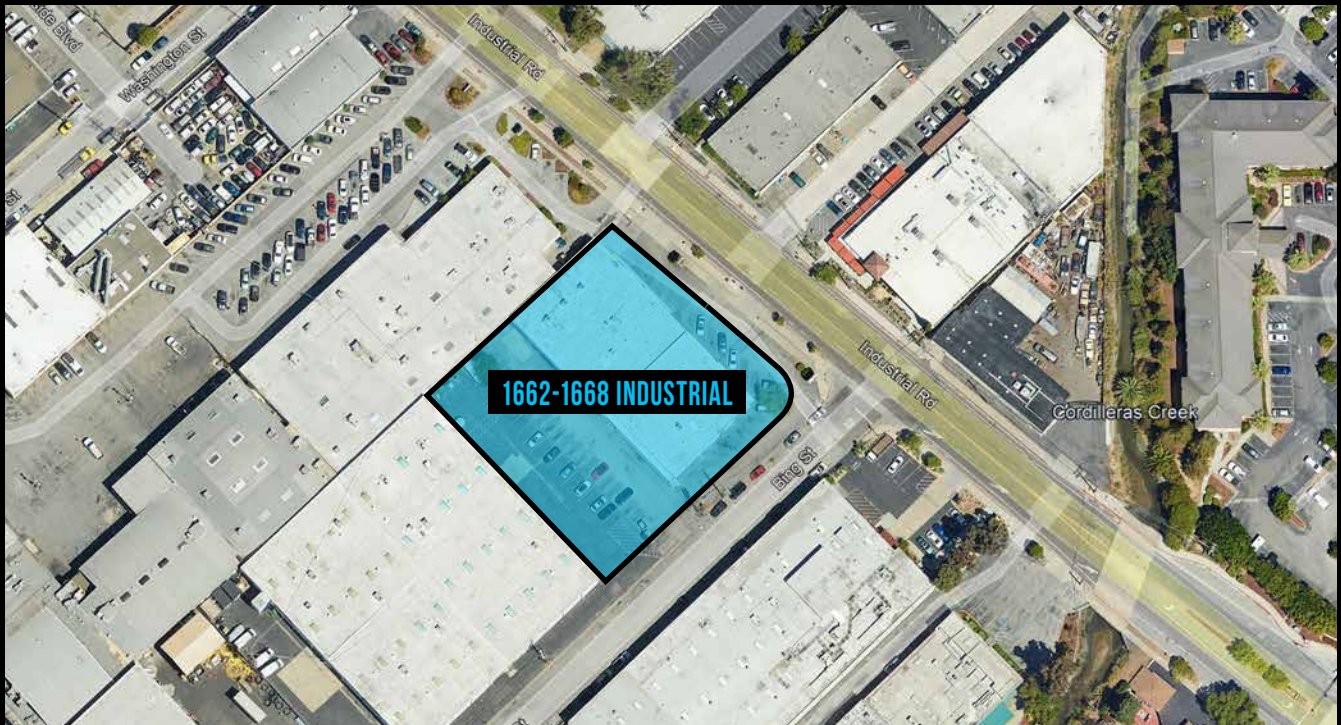
EXECUTIVE SUMMARY

Colliers International, as Exclusive Advisor, is pleased to present the opportunity to acquire 1662-1668 Industrial Road (the “Property”) in San Carlos, California. The property features a free-standing, divisible, high visibility, ±17,000 SF office/warehouse/flex building on a ±40,000 SF lot.

San Carlos, the “City of Good Living” is tucked between SFO and Palo Alto with easy access to Highway 101 and 92. This asset is well positioned, just blocks from local amenities, 1 mile from downtown, 1.5 miles from the Caltrain Station and 2 miles from the San Carlos Airport.

THE OPPORTUNITY

1662-1668 Industrial Road provides the investment community the opportunity to purchase a highly versatile building with great visibility and opportunity for development.



BUILDING + SITE DETAIL

±17,000 SF
TOTAL BUILDING SF

±40,000 SF
TOTAL SITE AREA

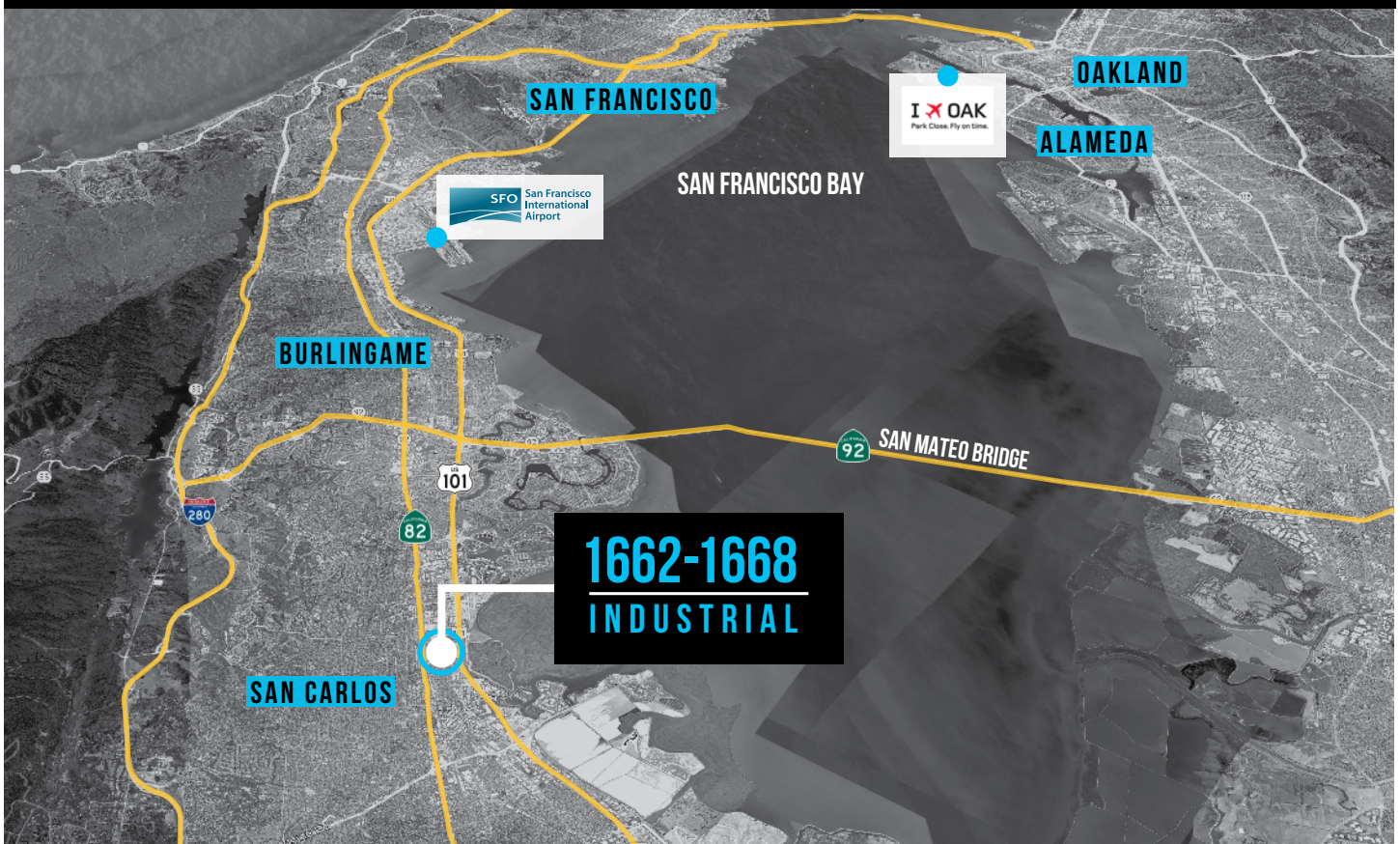
1966/1974
YEAR BUILT

IH: HEAVY INDUSTRIAL
ZONING

50'
HEIGHT LIMIT

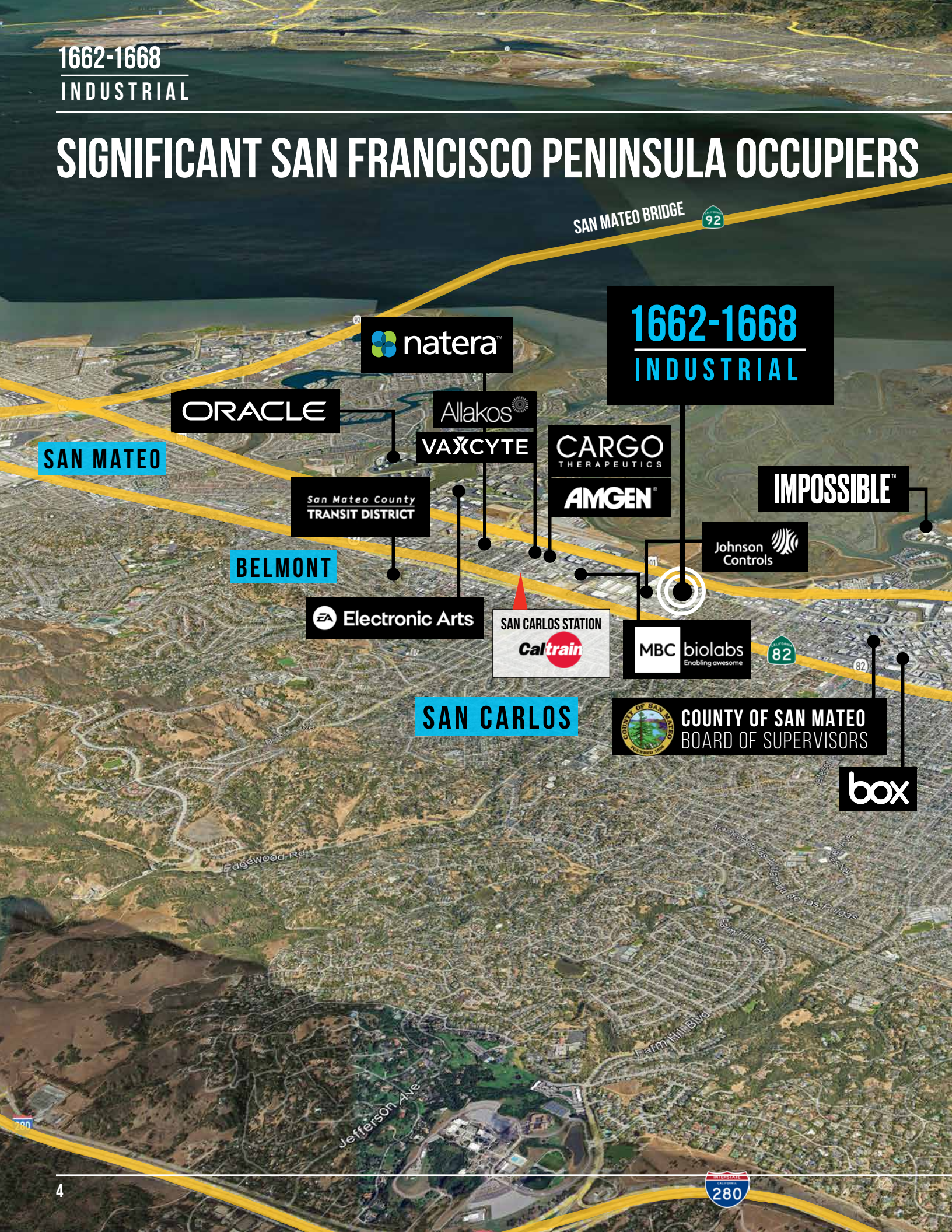
2.0
MAX FAR

LOCATION AERIAL



1662-1668
INDUSTRIAL

SIGNIFICANT SAN FRANCISCO PENINSULA OCCUPIERS



SAN MATEO BRIDGE 92

1662-1668
INDUSTRIAL

natera™

ORACLE

Allakos

VAXCYTE

CARGO
THERAPEUTICS

AMGEN®

IMPOSSIBLE™

San Mateo County
TRANSIT DISTRICT

Johnson
Controls

BELMONT

EA Electronic Arts

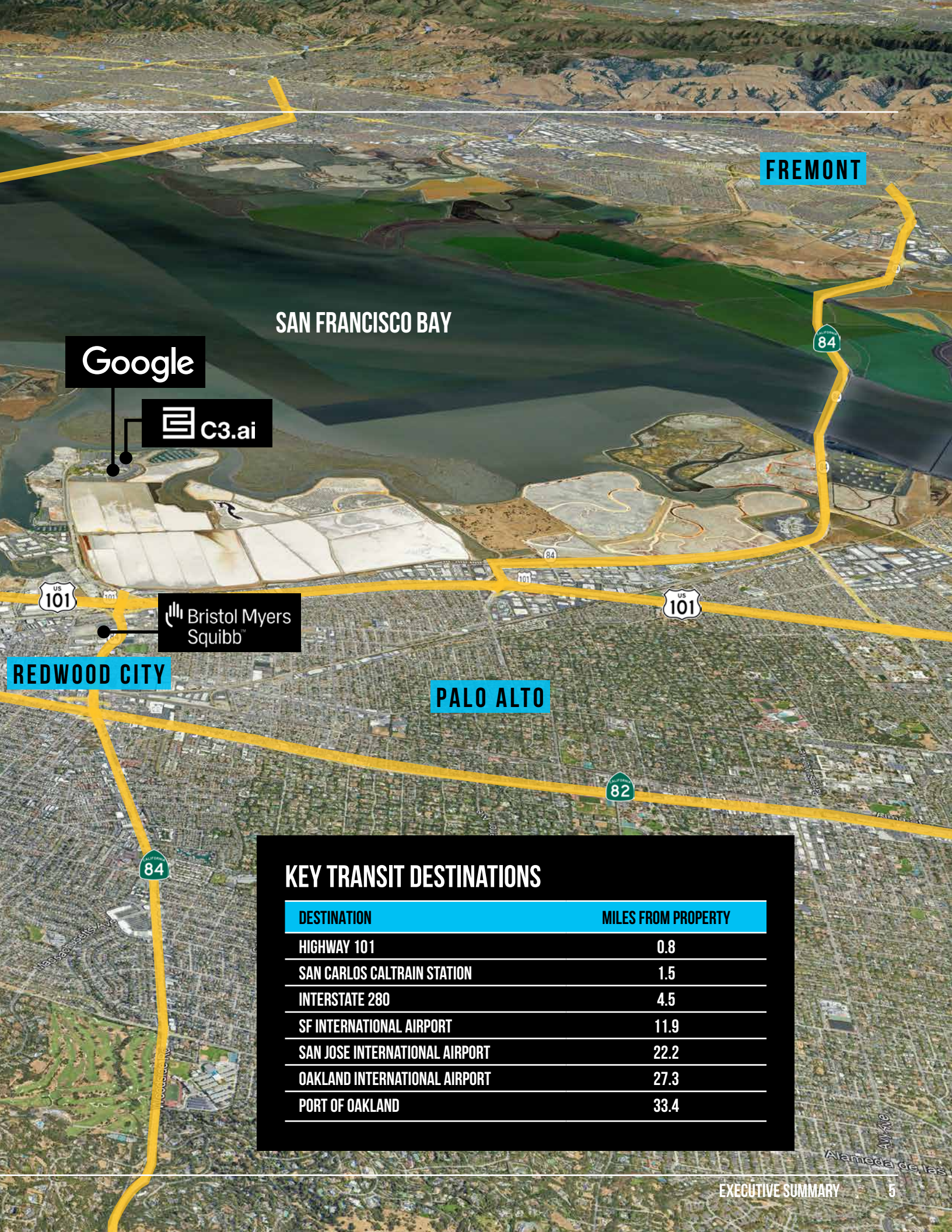
SAN CARLOS STATION
Caltrain

MBC biolabs
Enabling awesome

SAN CARLOS

COUNTY OF SAN MATEO
BOARD OF SUPERVISORS

box



FREMONT

SAN FRANCISCO BAY

Google

C3.ai

Bristol Myers Squibb

REDWOOD CITY

PALO ALTO

KEY TRANSIT DESTINATIONS

DESTINATION	MILES FROM PROPERTY
HIGHWAY 101	0.8
SAN CARLOS CALTRAIN STATION	1.5
INTERSTATE 280	4.5
SF INTERNATIONAL AIRPORT	11.9
SAN JOSE INTERNATIONAL AIRPORT	22.2
OAKLAND INTERNATIONAL AIRPORT	27.3
PORT OF OAKLAND	33.4

1662-1668

INDUSTRIAL

INVESTMENT HIGHLIGHTS

- OFFICE/WAREHOUSE/FLEX FACILITY
- IRREPLACEABLE LOCATION WITH IMMEDIATE ACCESS TO PUBLIC TRANSIT, MAJOR HIGHWAYS, AIRPORTS & AMENITIES
- HIGH VISIBILITY ASSET WITH NOTABLE TRAFFIC COUNTS AND EXCELLENT PARKING RATIO
- FLEXIBLE ZONING & DEVELOPMENT POTENTIAL TO CONSTRUCT A ±80,000 SQUARE FOOT BUILDING

SAN CARLOS STATION



DOWNTOWN



REDWOOD CITY

**1662-1668
INDUSTRIAL**

SAN CARLOS

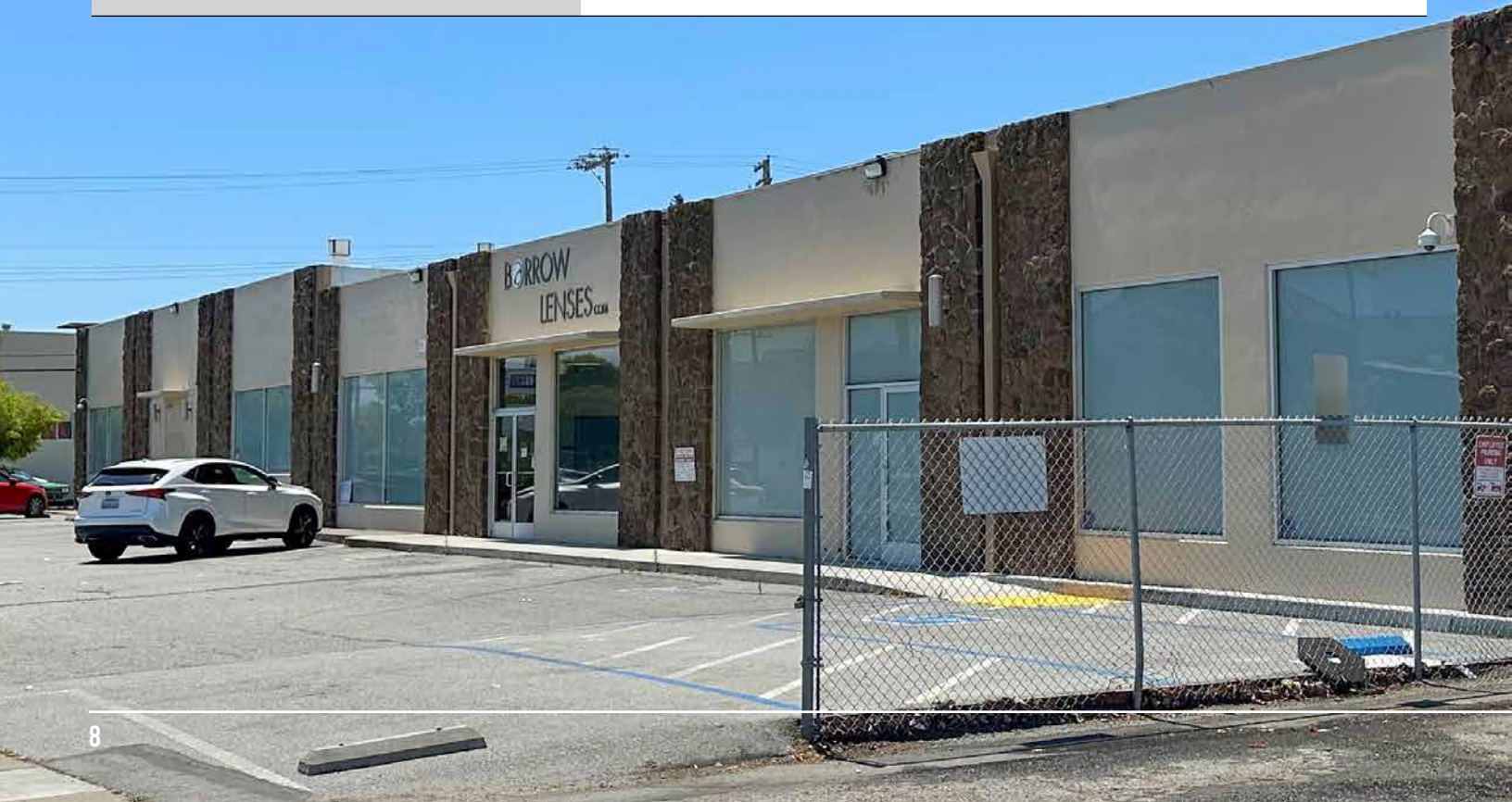


PROPERTY OVERVIEW

1662-1668 Industrial Rd. is a single-story, free-standing office/warehouse/flex facility. The property is a $\pm 17,000$ SF office/warehouse/flex building on a $\pm 40,000$ SF lot. It is divisible, with significant office/R&D build-out, fully sprinklered, HVAC throughout, electrical service rated at 600 amps, 120/240 volt power, $\pm 14'$ - $\pm 17'$ clear height, 2 grade level doors and 34 onsite parking spaces.

PROPERTY SUMMARY

ADDRESS	1662-1668 Industrial Rd., San Carlos, CA 94070
BUILDING AREA	$\pm 17,000$ Sq. Ft.
YEAR BUILT	1966/1974
SITE AREA	$\pm 40,000$ SF
ZONING	IH: Heavy Industrial
MAX FAR	2.0
HEIGHT LIMIT	50'



IMPROVEMENTS OVERVIEW



BUILDING PROFILE

Single-story, free-standing office/warehouse/flex facility with onsite parking.

ACCESS

The Property can be accessed by two driveways off Industrial Road & one driveway off Bing Street. The Building can be accessed through man doors off Industrial and both man doors and grade level doors at the rear of the building.

DOORS

There are two main office entrances in the front of the building on Industrial Road.

LOADING DOORS

There are 2 grade level doors and 2 man doors at the rear of the building.

YEAR BUILT

1966/1974

SQUARE FEET

±17,000 SF

PARKING

34 stalls

INTERIOR DETAIL

OFFICE

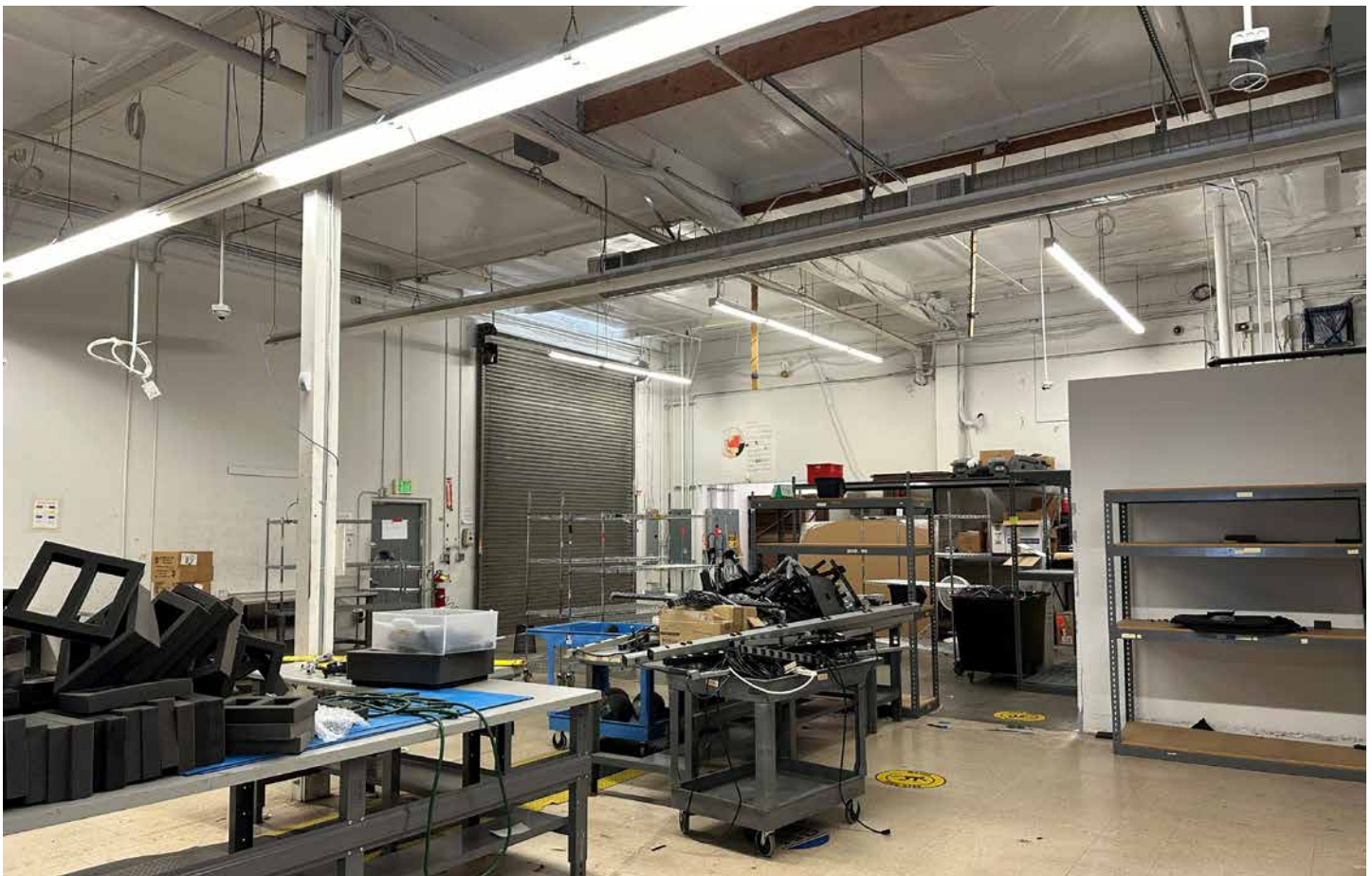
Combination of drop ceiling office, R&D, and break areas.

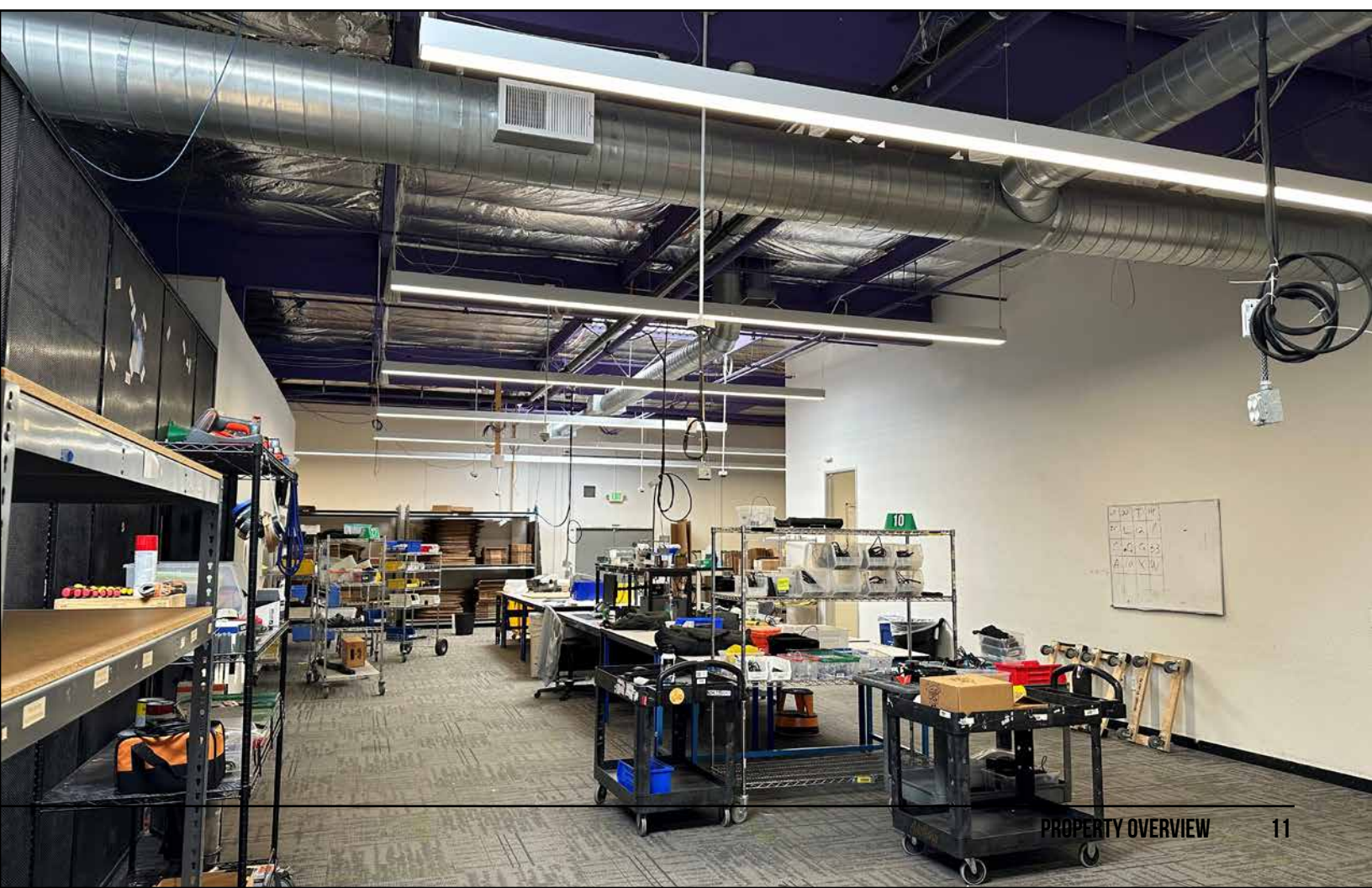
WAREHOUSE

Open and caged storage areas.

CLEAR HEIGHT

±14' to ±17'





1662-1668

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CONSTRUCTION DETAIL

FOUNDATION/SUBSTRUCTURE

Concrete slab-on-grade and spread footings

SUPERSTRUCTURE

Concrete tilt-up wall panels at perimeters, interior steel and wood column frame with a wood frame roof supporting plywood sheathing

FAÇADE

Painted concrete with stone panel accents at storefronts

ROOF TYPE

Flat, polyurethane foam roof system

PARKING AREA

Asphalt paved surface lots

PARKING SPACE COUNT

34

ADA PARKING COUNT

One designated space of which one was designated for van parking



MECHANICAL DETAIL

HVAC

Rooftop-mounted packaged units and split system condensers and exhaust fans

ELECTRICAL

Service rated at 600 amps, 120/240 volt power

FIRE SUPPRESSION

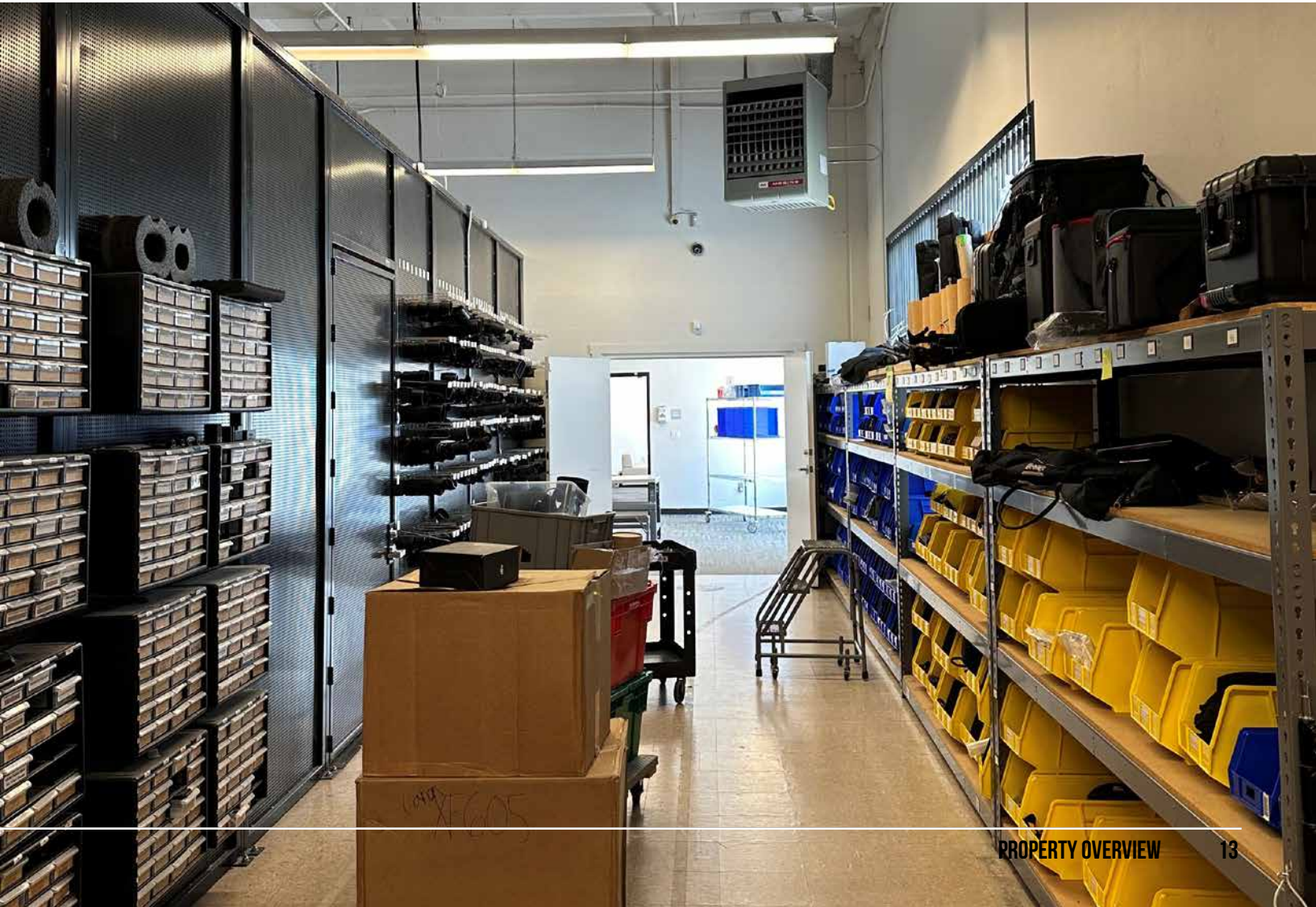
Wet-pipe sprinkler system, fire extinguishers

FIRE ALARM

Central system with outside dialer

UTILITIES

Storm Water	City of San Carlos
Electric	PG&E
Gas	PG&E
Water	California Water Service
Sanitary Sewer	City of San Carlos



ZONING INFORMATION



DISTRICT PURPOSE

This district is intended to accommodate the broadest range of industrial uses. It includes industrial buildings and complexes, flex space, warehouses, manufacturing and assembly, and other uses that require large, warehouse-style buildings with flexible floor plans. Small-scale retail and ancillary office uses are also permitted.

PERMITTED USES

- General Industry
- Custom Manufacturing
- Research and Development
- Indoor Warehousing and Outdoor Storage
- Wholesaling and Distribution
- Freight/Truck Terminals and Warehouses
- Light Fleet-Based Services
- Automobile/Vehicle Repair
- Large Vehicle and Equipment Sales

LOCATION OVERVIEW

1662-1668 Industrial Road is located in the city of San Carlos on the San Francisco Peninsula. Situated in close proximity to both San Francisco and Silicon Valley, San Carlos's location has made it one of the most sought-after cities to both live and work.



SAN CARLOS STATION
Caltrain

CALTRAIN

DOWNTOWN

SILICON VALLEY 🚗 19 MIN.

SAN FRANCISCO BAY

SUNNYVALE

PALO ALTO

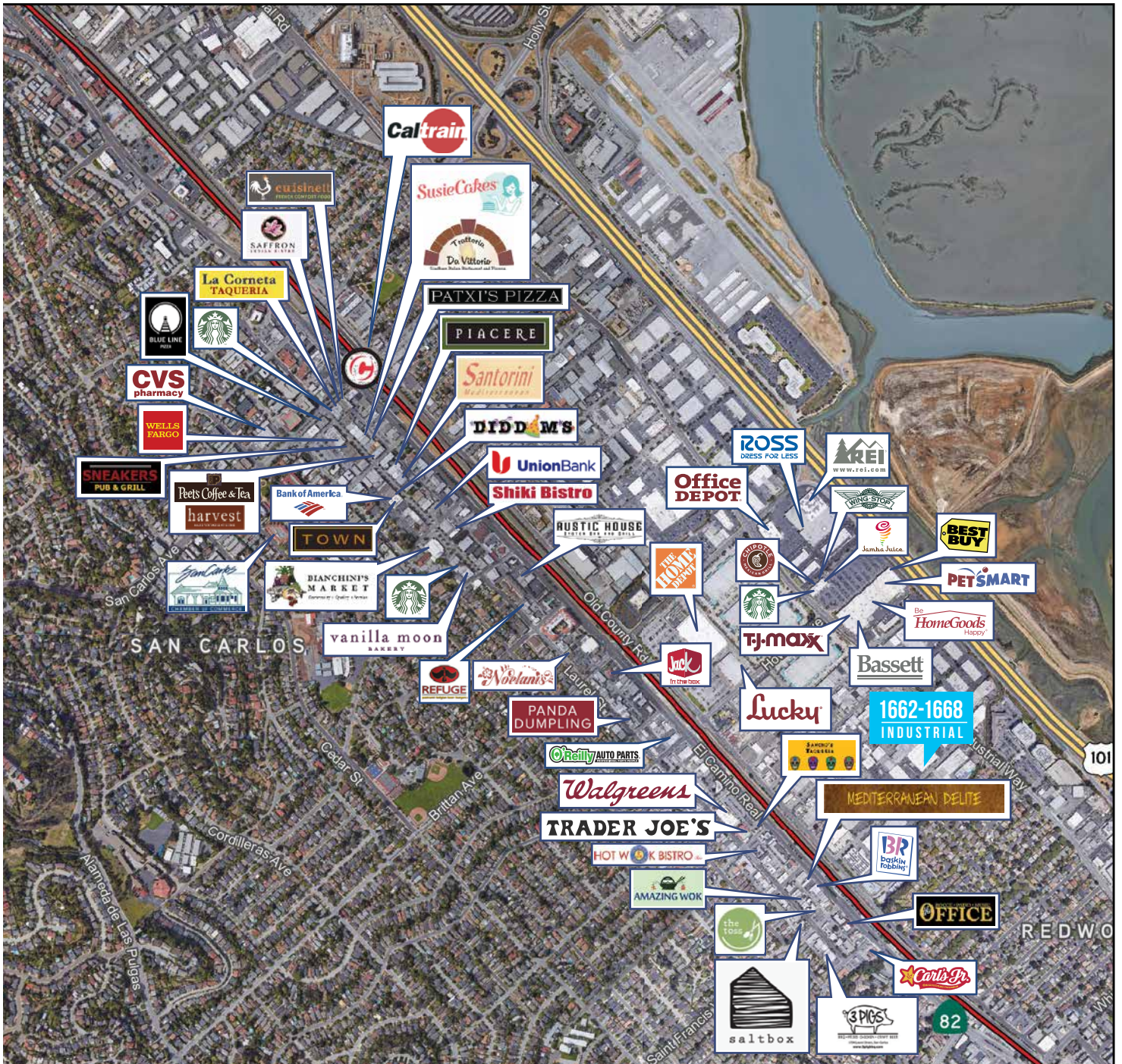
REDWOOD CITY

1662-1668 INDUSTRIAL



SAN CARLOS

SAN CARLOS AMENITIES



LOCAL AMENITIES 2 MILE RADIUS FROM PROPERTY

FOOD & RESTAURANTS

- Town Restaurant
- Noelani's Island Grill
- Blue Line Pizza
- Rustic House Oyster Bar & Grill
- Mediterranean Delite
- Amazing Wok
- Johnston's Saltbox
- Izzy's
- Chick-fil-A
- In-n-Out



RUSTIC HOUSE OYSTER BAR & GRILL



ALE ARSENAL

BARS & NIGHTLIFE

- Ale Arsenal
- Molly O's
- Faith & Spirits
- The Office
- Domenico Winery
- Nighthawk
- Orchid Room
- The Refuge

GROCERY & RETAIL

- Trader Joe's
- Lucky
- Whole Foods
- San Carlos Marketplace
- Bianchini's Market
- Grocery Outlet
- 7-Eleven
- Walgreens



TRADER JOE'S



LIA HOTEL

HOTELS

- Hyatt Place
- Courtyard Redwood City
- Best Western Inn
- Extended Stay America
- LiA Hotel
- Residence Inn
- Fairfield Inn & Suites
- Holiday Inn

1662-1668

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