

# FOR SALE



## 390 Swift Avenue #22 South San Francisco

Offering Memorandum



# Table of Contents

---

*3* Disclaimer Notice

---

*4* Property Summary

---

*5* Location

---

*6* Floorplan

---

*7* Floorplan

---

*8* Property Photos

---

*9* Property Photos

---

*10* Property Photos

---

*11* Property Photos

---

*12* Broker Contact Information

---

# Disclaimer Notice

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gage Real Estate and should not be made available to any other person or entity without the written consent of Broker. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, asbestos, lead based paint, or any other hazardous or potentially hazardous material, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intention to continue occupancy of the subject property.

The information contained in the Offering Memorandum has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all the information set forth herein.

# Property Summary

- Rarely Available Unit, Perfect Opportunity for an Owner/User
- ± 5887 Square Feet
- Superior Mix of Office and Warehouse Space
- 10 Designated Parking Spaces
- Full Size, Grade-level, Remote Controlled Roll Up Door
- Temperature Controlled Space with Insulated Ceilings
- Fiber Internet Throughout
- High End Finished Executive Offices
- Multiple Private Offices/Open Spaces
- Large, Equipped Break Rooms and Multiple Bathrooms
- **Sale Asking Price: \$1,895,000**

# Location

- Premier South San Francisco Industrial Location
- Easy Access to US-101, US-280 and US-380 Freeways, Public Transportation, and San Francisco International Airport (SFO)







# Photos





# Photos



# Photos



# Photos



# Broker Contact Information

## For More Information Contact:

Daniel Gage

650.445.7578 (Office)

650.642.7168 (Cell)

[danielpgage@gmail.com](mailto:danielpgage@gmail.com)

DRE# 01988938



**GAGE REAL ESTATE**

DRE#01074563