

±5,155 SF Light Industrial Building  
For Sale

**CBRE**

# 819 5th Avenue Redwood City, California

**Price: \$2,250,000**



## About the Property

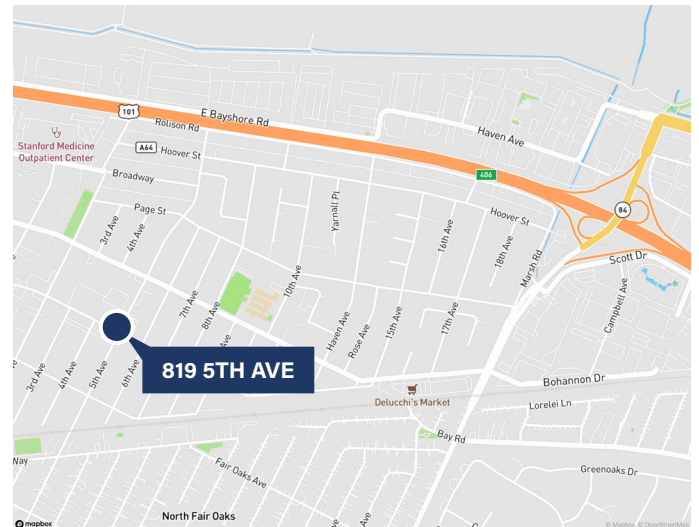
A rarely available ±5,155 SF light industrial building located in Redwood City. Highly desirable for an owner-user or investor/developer.

This parcel is at the corner of 5th Ave and Spring St and a block from Bay St. It is well located off Highway 101 and is easily accessible from neighboring cities. It is zoned as "IR - Industrial Restricted" which allows for a variety of light industrial uses.

## Contact Us

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## Property Highlights

- ±10,102 SF corner parcel, with access from Fifth Ave & Spring St.
- ±5,155 SF Light Industrial Building
- 2 Fenced Yards
- 5 Grade-Level Doors and (1) Sliding Door
- 11'+ Clear height
- Power: 600A/3 Phase (Updated 2014)
- Fully Sprinklered
- Dust Collection System
- Bonus ±550 SF Apartment Loft with full bathroom, kitchen and laundry
- Bonus ±435 SF Mezzanine storage
- Zoning: "IR - Industrial Restricted" Flexible light industrial uses, currently set up for cabinet/woodshop
- Opportunity Zone
- Highly visible and easily accessible

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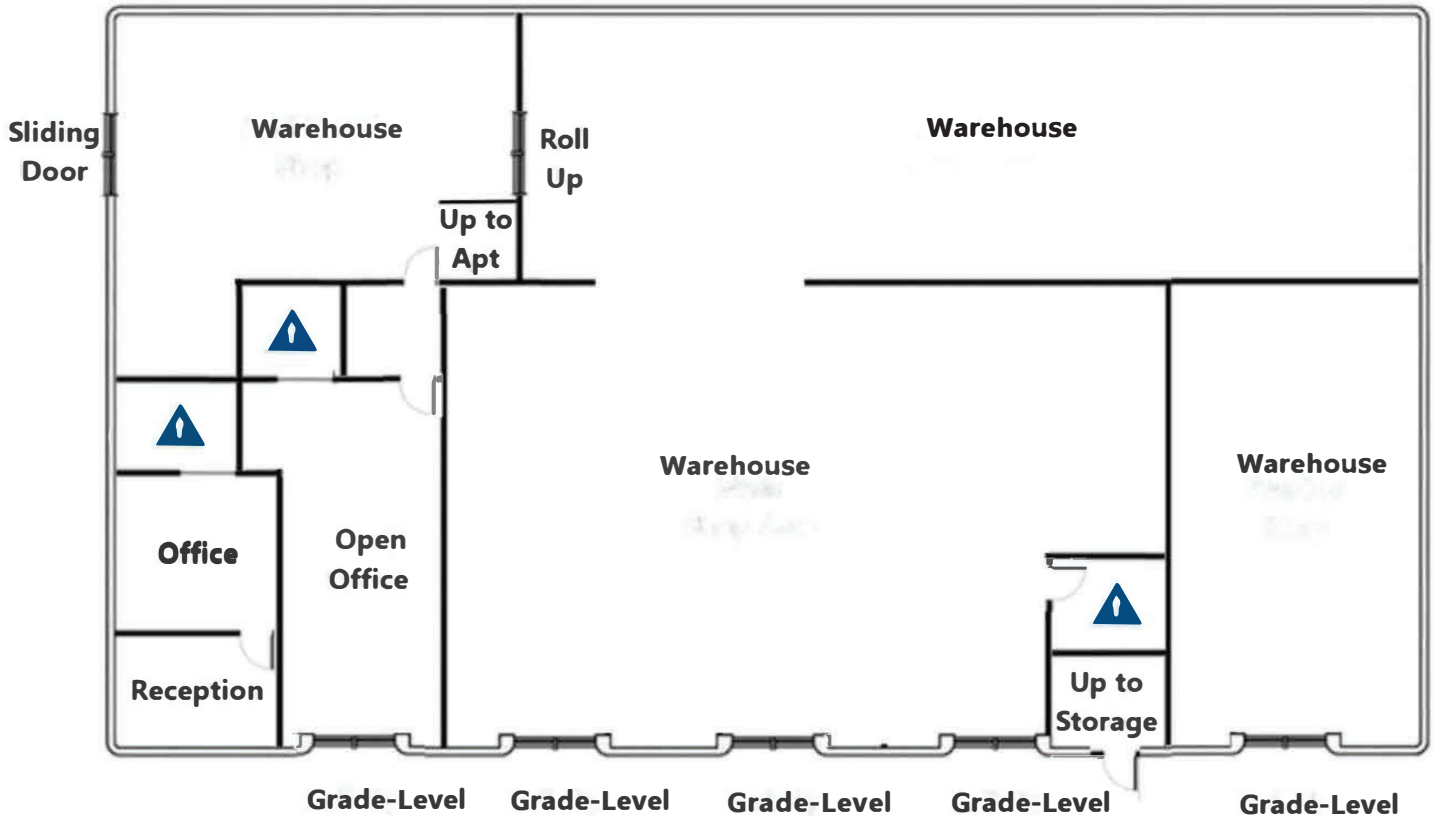
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# Floor Plan (not to scale)



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