

**432 N CANAL ST., UNITS 5 & 6, SOUTH SAN FRANCISCO CA
SPRUCE BUSINESS PARK**

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PROPERTY INFORMATION

PRIVATE. QUIET COMMERCIAL PARK. CLEAN AND WELL-MANAGED.

Both Units Include:

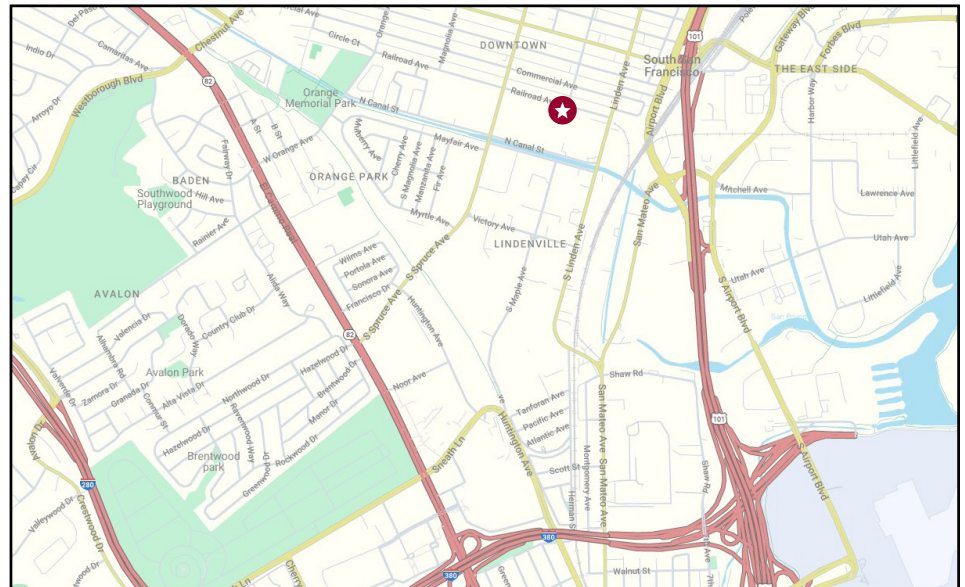
- 2 Reserved Parking Stalls
- 19' - 22' Ceiling Height
- 14'H x 11'9"W Roll-up Doors

Unit 5:

- 2,550 Total SF (660 SF Office & 1,890 SF Warehouse)
- Ceiling Height - 22'
- Power - 200 Amps, 3 Phase

Unit 6:

- Ground Floor - 2,550 Total SF (520 SF Office & 2,030 SF Warehouse)
- Mezzanine - 60 SF
- Ceiling Height - 9'10" (Under Mezzanine) & 7'8" - 10'9" (Mezzanine)
- Power - 100 Amps, 3 Phase



FLOOR PLANS

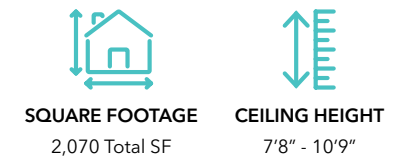
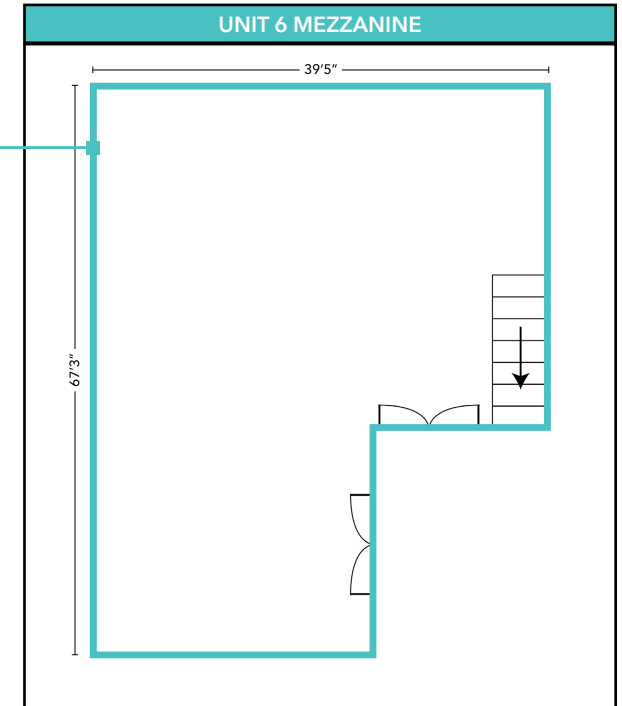
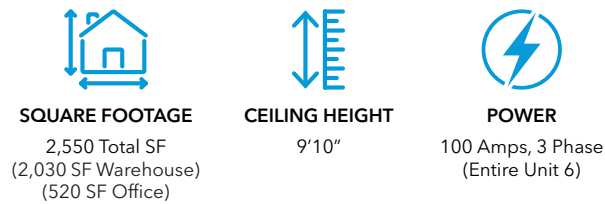
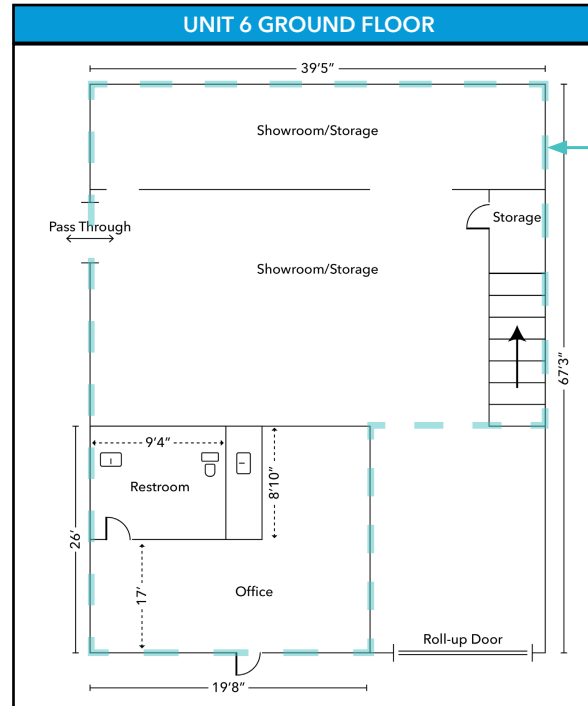
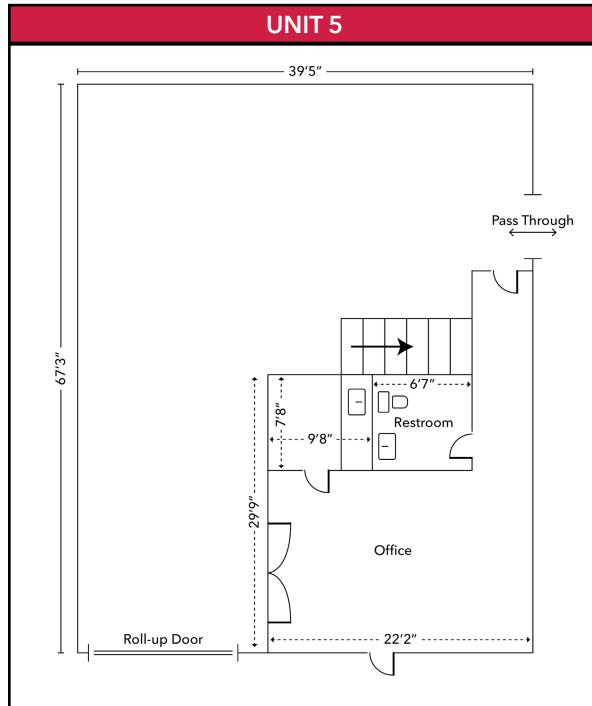


PHOTO GALLERY

UNIT 5



UNIT 6 GROUND FLOOR



AREA MAP

