



**FOR LEASE - 12,104 ± SF**

**SOUTH SAN FRANCISCO**

**255 UTAH AVE**

**Prime Warehouse in close proximity to SFO**

**BLAKE MILLER**  
Partner  
blake@rrea.co  
510.710.4197  
Lic. 01939985

**MAX RATTNER**  
Partner  
max@rrea.co  
650.248.4342  
Lic. 02081586





## PROPERTY FEATURES

- Concrete, tilt-up construction
- 12,104 ± SF
- Fully clearspan
- Two (2) drive-in loading door
- 18'-20' ceiling height
- Insulated roof with skylights
- Updated interior in excellent condition
- 150 amp, 240 volt power
- Immediate access to 101 & 280
- Available Immediately
- \$1.65 PSF, NNN

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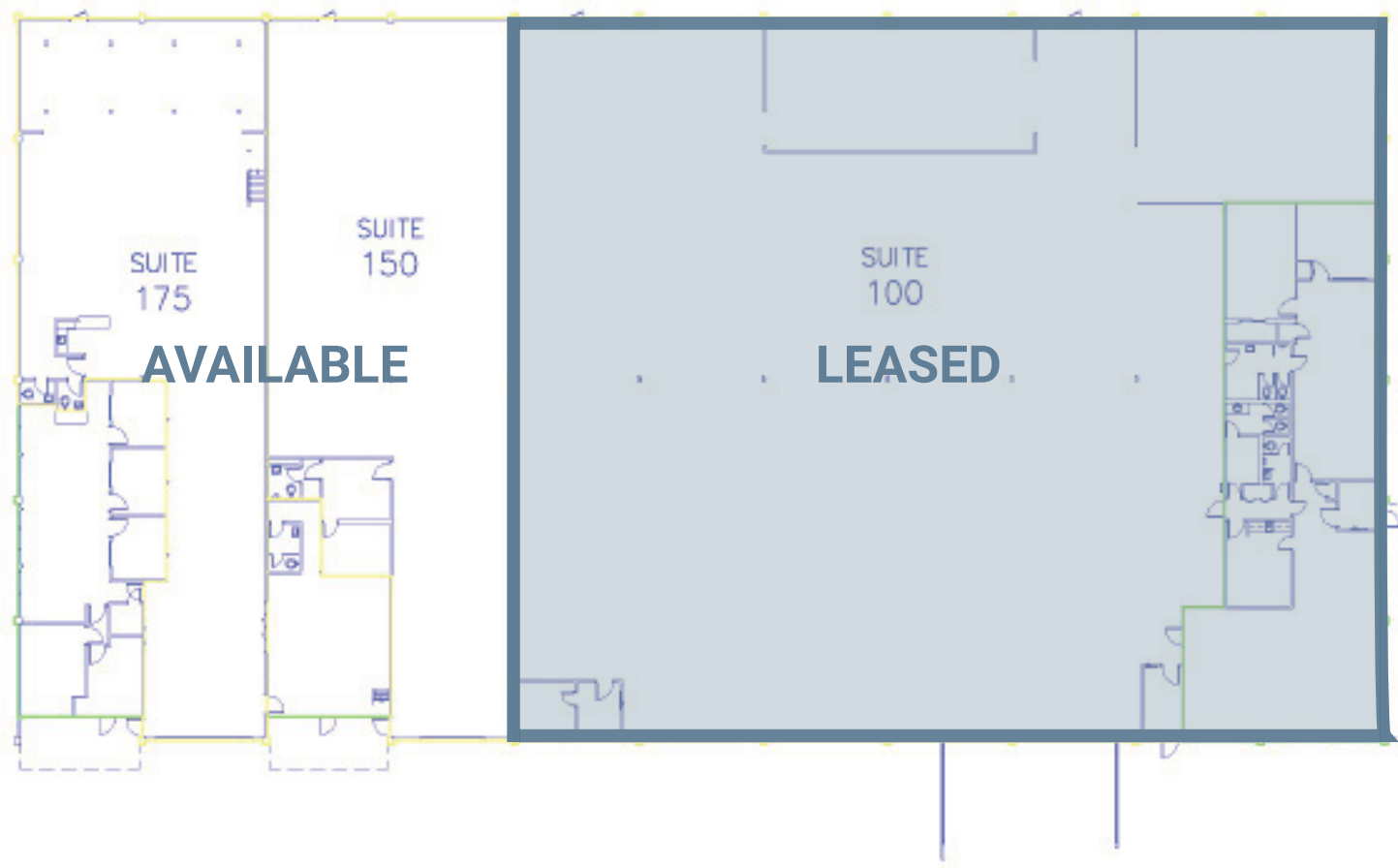
**RELIANCE**  
REAL ESTATE ADVISORS

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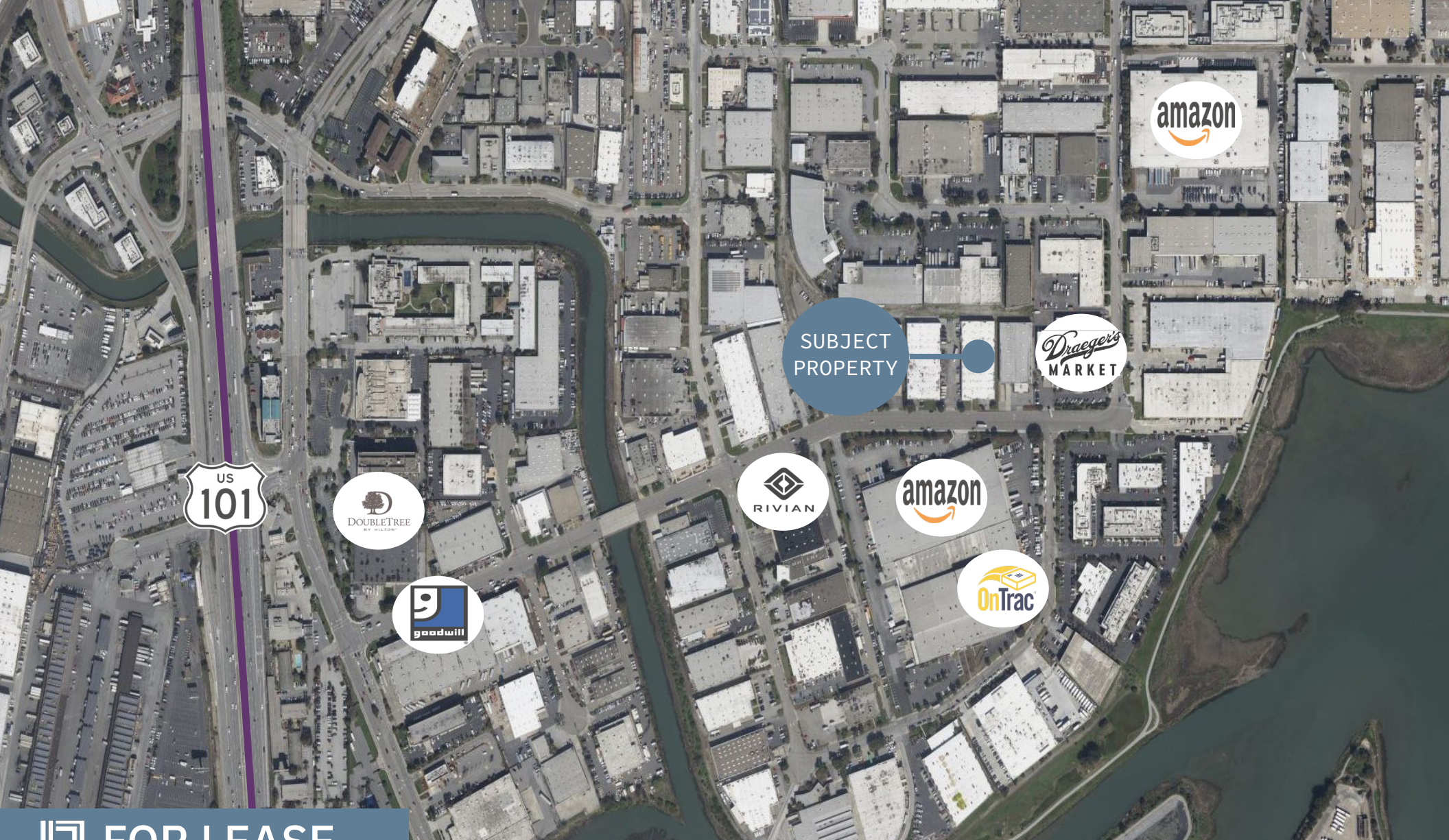
# Floor Plan



FLOOR 1



255 Utah Avenue  
255 Utah Avenue  
South San Francisco, CA 94080



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