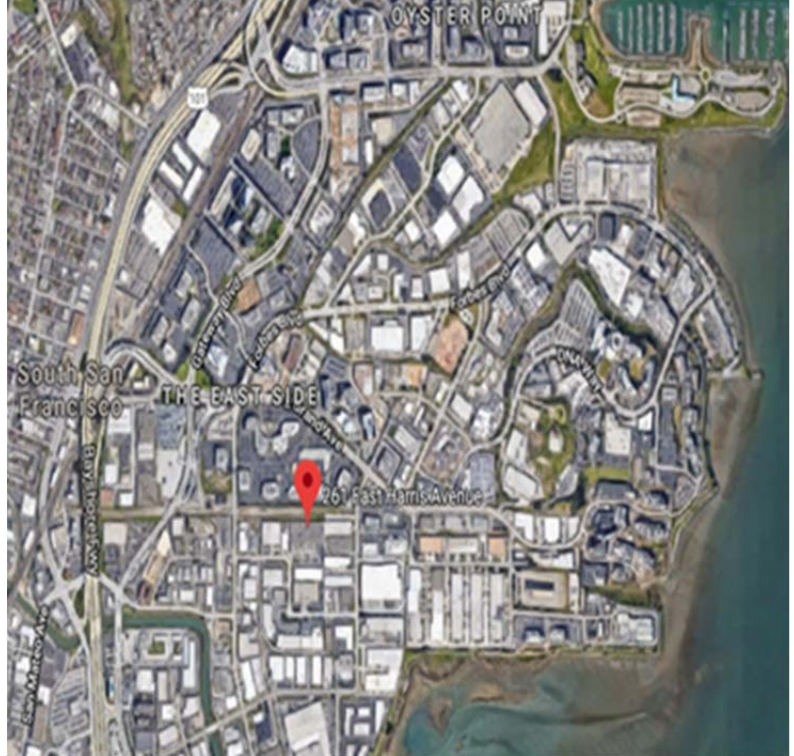




FOR LEASE || WAREHOUS SPACE WITH OFFICE AREA

261 EAST HARRIS AVENUE, SOUTH SAN FRANCISCO



Above: View towards the loading dock area.



Features:

+/- 10,000 SF warehouse/commercial including an 866 SF newly refurbished office space.

Will be **available January 2022.**

Features:

- One (1) roll up dock loading door – height 14'
- Space dimensions: approx. 54' x 185'
- One (1) exterior door leading to refurbished office
- Two (2) restrooms
- Six (6) allocated exclusive parking stalls; plus two (2) pro-rated unreserved/non-exclusive parking stalls

Asking Rate/Terms:

- Rate: \$14,000/month (\$1.40/PSF/Mo.)
- NNN est. (+/- \$1,256.90/month (\$0.126/SF/Mo.) i.e. [Taxes \$702.04; Association Fee \$300.00; Insurance \$254.86.]
- Minimum 3-5-year term

Above: Area 10,000 sq. ft. Includes 866 sf office space