

**131 BEACON ST.
SOUTH SAN FRANCISCO, CA**

**AVAILABLE
FOR LEASE!**



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Property Details

Sq. Ft	18,280
\$/SF	\$21.60/Yr.
Move in	Immediate
Term	Negotiable
Lease	Industrial Gross



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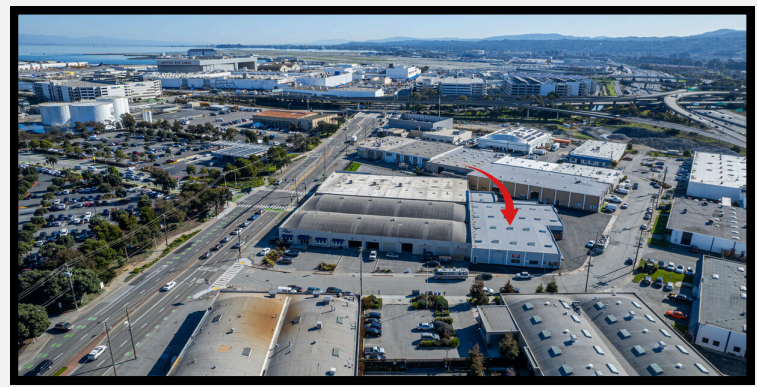


Property Highlights

- ◆ 800 AMP 3 Phase Power
- ◆ 2 Grade level Roll up doors
- ◆ Dedicated Parking Lot
- ◆ Divisible to 9,000 SF
- ◆ Office finished to suit



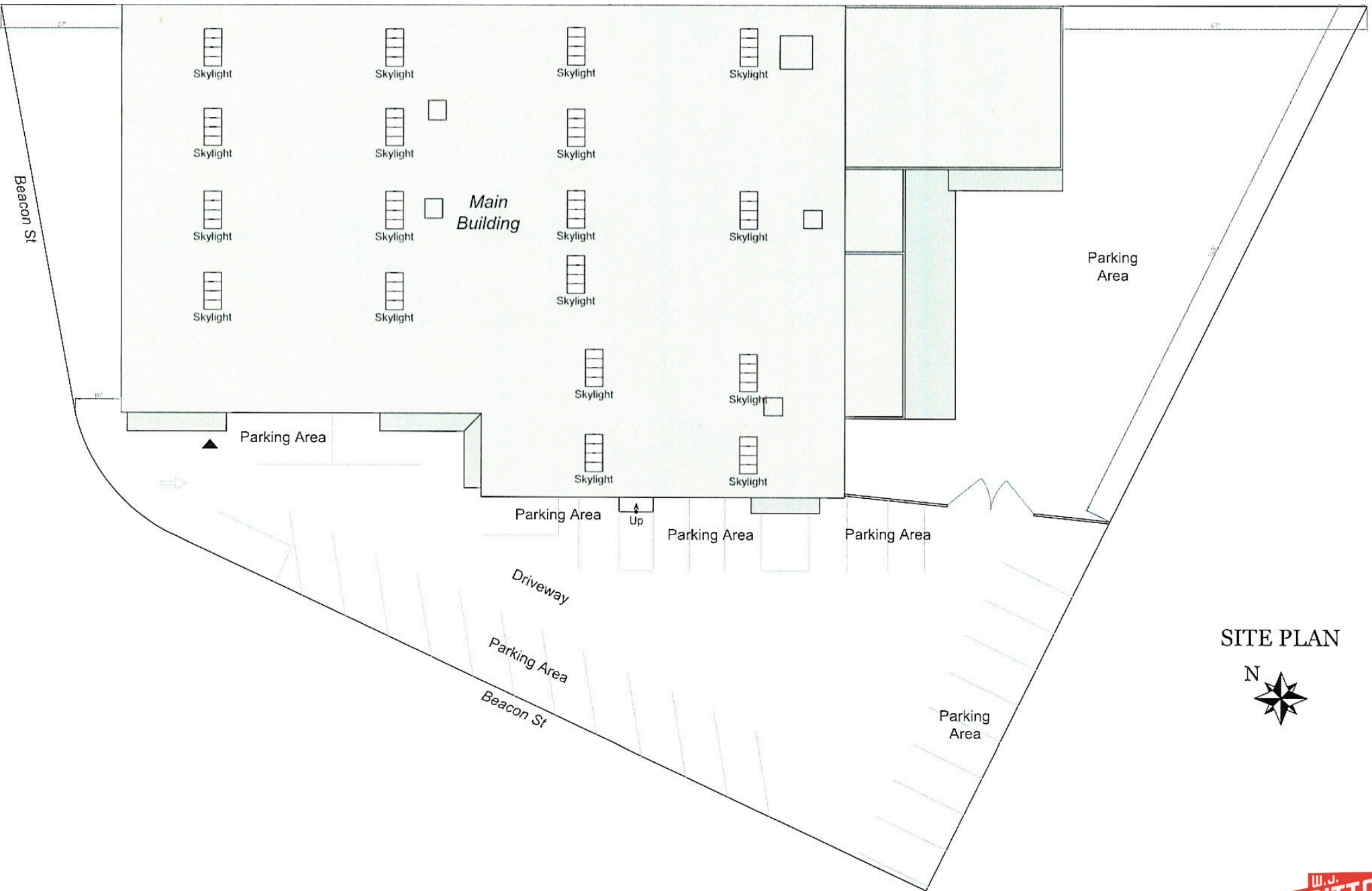
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131 Beacon Street is an expansive industrial facility ideally situated just off the east side of Highway 101 in South San Francisco, California. This newly renovated multi-tenant property has undergone extensive upgrades, including a new roof, sprinkler system, electrical, and a freshly paved parking lot. The warehouse boasts 14-foot-high vaulted ceilings and three grade-level roll-up doors. Office space will be finished to meet tenants' needs! 131 Beacon Street is ideal for a new or growing business looking to set up shop in a sophisticated and prosperous industrial corridor. Space is potentially divisible to 9,000 SF.

The property's central location provides an easy commute to the greater Bay Area, just a 5-minute drive from the San Francisco International Airport. Industrial and flex tenants will enjoy convenient access to major transportation routes, including the 101 Freeway and Interstate 280. The area's growing industrial sector is highly sought-after by industry leaders and has become an increasingly popular hub for new businesses.

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SITE PLAN



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