

**FOR SALE**

**1200 INDUSTRIAL RD | SUITE 14**  
**SAN CARLOS, CA 94070**

**± 6,550 SqFt**  
**AVAILABLE NOW**



**This location is Central Peninsula, midway between San Francisco and San Jose, 15 minutes to SF International Airport, 8 minutes to the San Mateo/Hayward bridge, next to US 101 freeway ramp and just a short walk to shopping and restaurants.**

**CONTACT US**

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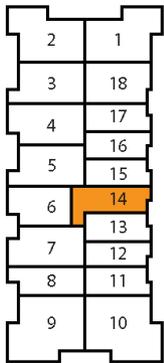
## SITE PLAN



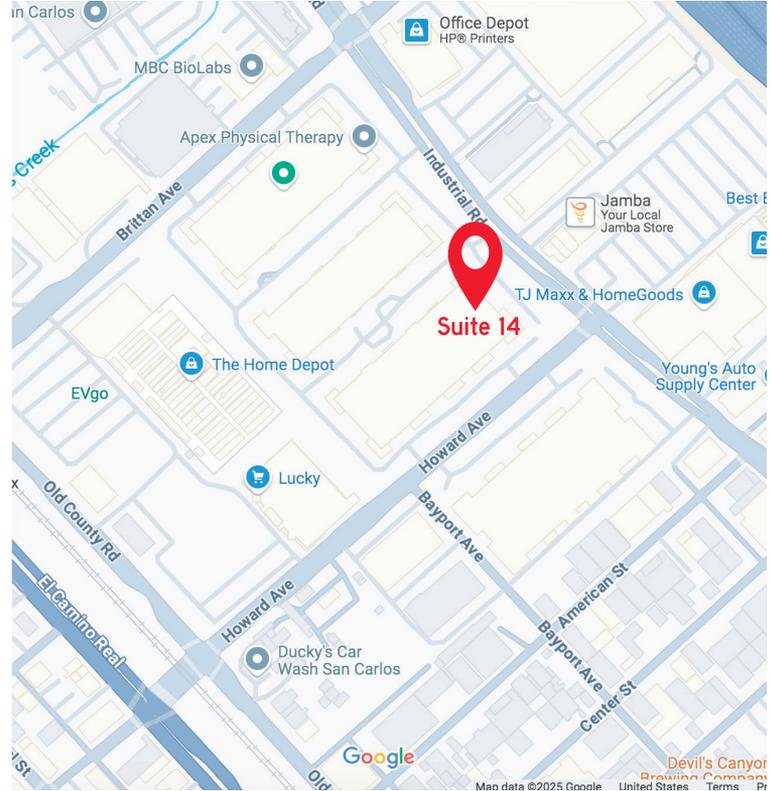
FIRST FLOOR



SECOND FLOOR



NOT TO SCALE



## PROPERTY DETAILS

*This is a highly adaptable FLEX industrial unit suitable for light manufacturing, fabrication, assembly, electrical lab, office/showroom and related uses allowed under PD zoning (Planned development)*

- 4950 SqFt primary space.
- 1600 SqFt mezzanine.
- 400 AMP / 3 phase power.
- Building professionally wired for phones and data with ample receptacles for both phone, data and 110V power at each desk.
- Commercial phone system with paging capability, multiple 5 phone lines, multiple voice mails with multiple phone sets throughout the building, internet lines, etc.
- One standard sized grade level truck door.
- All interior walls are non-load bearing in order to create an open plan
- 3 stairways to second floor.
- Prominant front lobby with reception desk and seating.
- Large production area and material storage areas.
- 4 large restrooms. (Non-ADA accessible at this time but could bring one of them in compliance)
- Kitchen with refrigerator, sink and cabinets.
- Owner's association services include water, landscaping maintenance, exterior painting, roof maintenance & replacement, parking areas cleaning and repair plus property management.
- 5 office areas (One on the first floor and 4 on the second floor. "One of them a bull pen" with 4 desks.
- 8 designated parking spaces with many non-designated parking spaces throughout the campus near the front entrance.