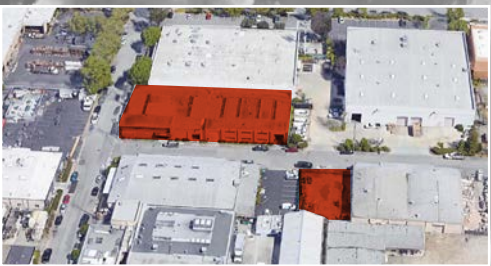




**FOR LEASE
OR SALE**

1001-1007 & 1030 Varian St

SAN CARLOS, CA



**For leasing or
sale information
contact**

BRETT WEBER
650.771.3000
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**Kidder
Mathews**

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SAN CARLOS, CA

PROPERTY OVERVIEW

The subject property is primarily used as an industrial building. The property is ideally situated on the Mid-Peninsula making this location easily accessible from San Francisco, San Jose, and the East Bay. In addition to its superior vehicle access the property is only 1.3 miles to both the San Carlos and Redwood City Caltrain Station and 15 minutes to San Francisco International Airport.

1001-1007 VARIAN ZONING: IH Heavy Industrial. This district is intended to accommodate the broadest range of industrial uses. It includes industrial buildings and complexes, flex space, warehouses, manufacturing and assembly, and other uses that require large, warehouse-style buildings with flexible floor plans. Small-scale retail and ancillary office uses are also permitted.

MAX HEIGHT: 50" | MAX FAR: 2.0

1030 VARIAN ZONING: IA Industrial Arts. This district is intended to promote a building form and reserve areas for small-scale industrial, artisan, and manufacturing uses. Accessory or secondary small-scale retail uses that serve local employees and visitors are also permitted.

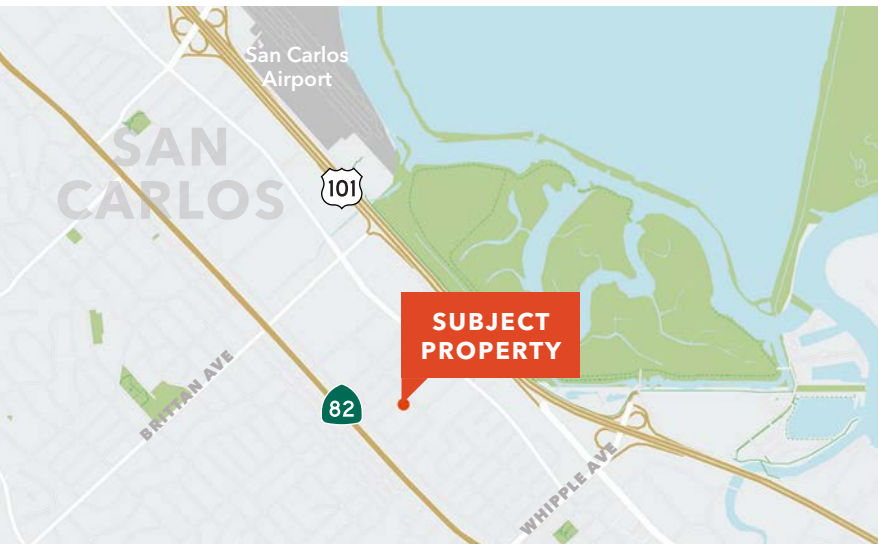
MAX HEIGHT: 28; 35 WITH USE PERMIT | MAX FAR: 1.0

1001-1007 VARIAN STREET

APN	046-223-030
Lot Size	± 0.42 AC or ± 18,228 SF
Building Size	± 20,000 SF
Zoning	Heavy Industrial
Sales Price	\$9,175,000

1030 VARIAN STREET

APN	046-221-080
Lot Size	± 0.13 AC or ± 5,646 SF
Zoning	Industrial Arts
Sales Price	\$1,900,000



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SAN CARLOS, CA

Leasing Availability

1007 VARIAN STREET

±10,300 SF available now

CONCRETE tilt construction

FLEXIBLE open floor plan

17' max clear height

2 roll up doors

ABUNDANT natural light from large skylights and windows

3 phase - 600 amp power

ZONING - Heavy Industrial (IH)

RENTAL RATE: \$2.25 PSF/month
Industrial Gross

1030 VARIAN STREET

±5,663 SF fenced yard; divisible

CAN be used as private off street parking

SITUATED directly across from 1001 Varian Street

EASILY accessible and secure

ZONING - Industrial Arts (IA)

RENTAL RATE: negotiable



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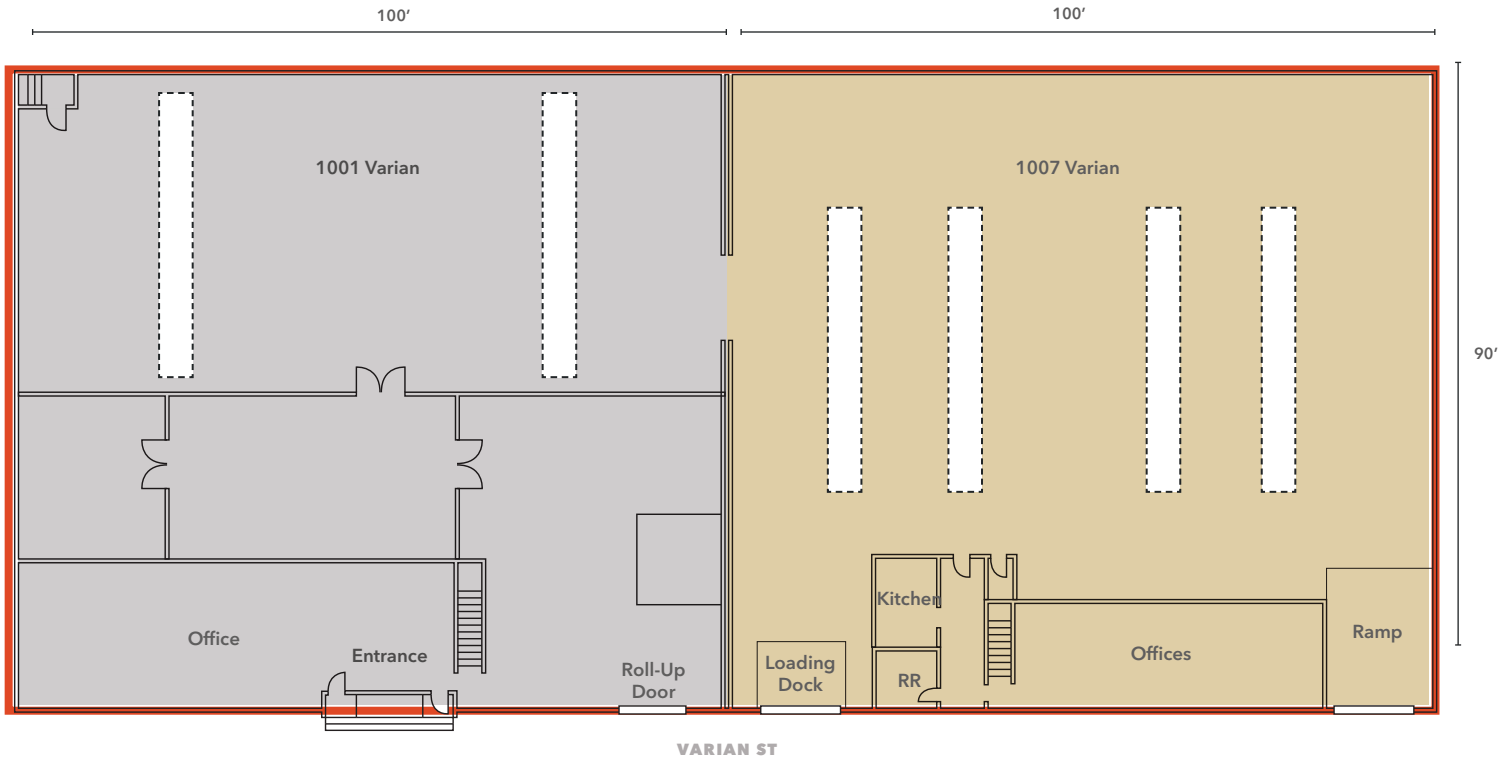
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SAN CARLOS, CA

Floorplan



OWNER OCCUPIED

FOR LEASE

SKYLIGHTS

FOR SALE

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