

Rare 8,500 SF Industrial Bldg. For Sale or Lease

Currently Owner Occupied by Loural Towing – Owner User Opportunity

3 Phase – 400 Amps | 2 Grade Level Doors | Fenced Lot – 10 Parking Spaces

DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

dtaxin@moinc.net

JEREMY AWDISHO

Vice President

Lic. #02064232

650.814.4510

jeremy@moinc.net

2001-2005 Spring St, Redwood City



Bay Rd

Woodside Rd

Spring St

PROPERTY OVERVIEW



OFFERING PRICE: \$3,400,000
LEASE RATE: \$1.85 SF NNN

BUILDING AREA: ± 8,500 SF

YEAR BUILT: 1973

LAND AREA: ± 13,504 SF

POWER: 3 Phase – 400 Amps

PARCEL NUMBER (APN): 054-065-010

ZONING: MUT – Mixed Use Transitional

PARKING: 10 Fenced Spaces

OF ROLL UP DOORS: 2

CLEAR HEIGHT: 15'-18'

RARE 8,500 SF INDUSTRIAL

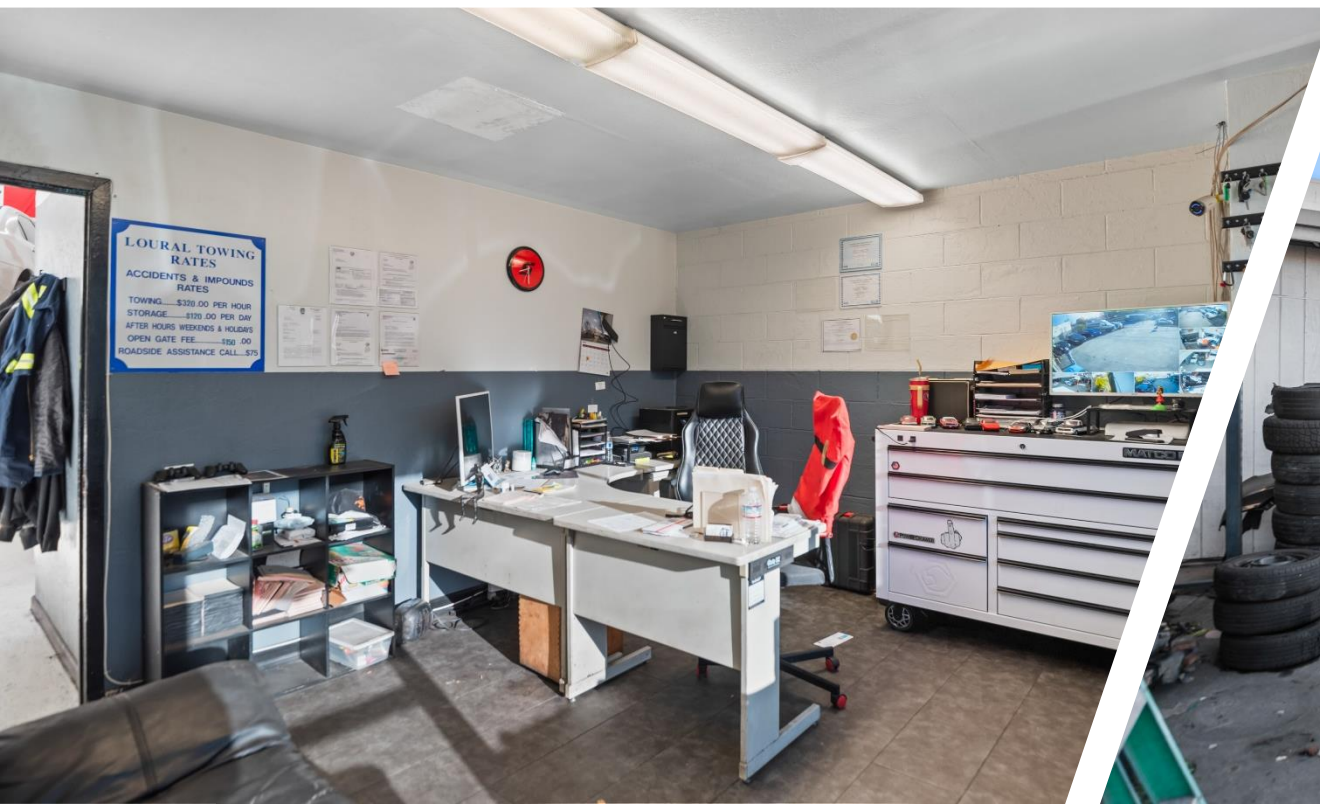
OWNER USER/INVESTMENT OPPORTUNITY

For Sale or Lease

- Owner User Opportunity - 8,500 SF Industrial Building on the Corner of Woodside Rd & Spring St
- Currently Owner Occupied by Loural Towing, will be Delivered Vacant at Close of Escrow
- For Sale or For Lease
- 13,504 SF Fenced Lot with 10 Parking Spaces
- 3 Phase – 400 Amps of Power
- 2 Grade Level Roll Up Doors – 1 in Front & 1 in Rear to Drive Through to the Rear Yard Space
- 15'-18' Ceiling Clear Height
- 2.5 Bathrooms Downstairs & 1 Bathroom with a Shower Upstairs
- Extremely Desirable Signage on Corner of Woodside Road and Spring Street – Very High Traffic Counts
- MUT – Mixed Use Transitional Zoning Designation (Purpose is to transition the area from lower density residential or light industrial to higher density mixed-use or more industrial, commercial, or urban area).
- Central Location with Easy Access to Highway 101, Surrounded by Big Retailers Such as Costco, OSH, Target, CVS, Smart & Final, USPS and Many More.
- Less than 1 Mile from Downtown Redwood City











Midway

MIDWAY
800-771-6644

SCHOOL

SLOW



Smart&Final

CVS

Bay Rd

ExtraSpace Storage

**HOOVER PARK
REDWOOD CITY PARKS
RECREATION & COMMUNITY SERVICES**

Woodside Rd

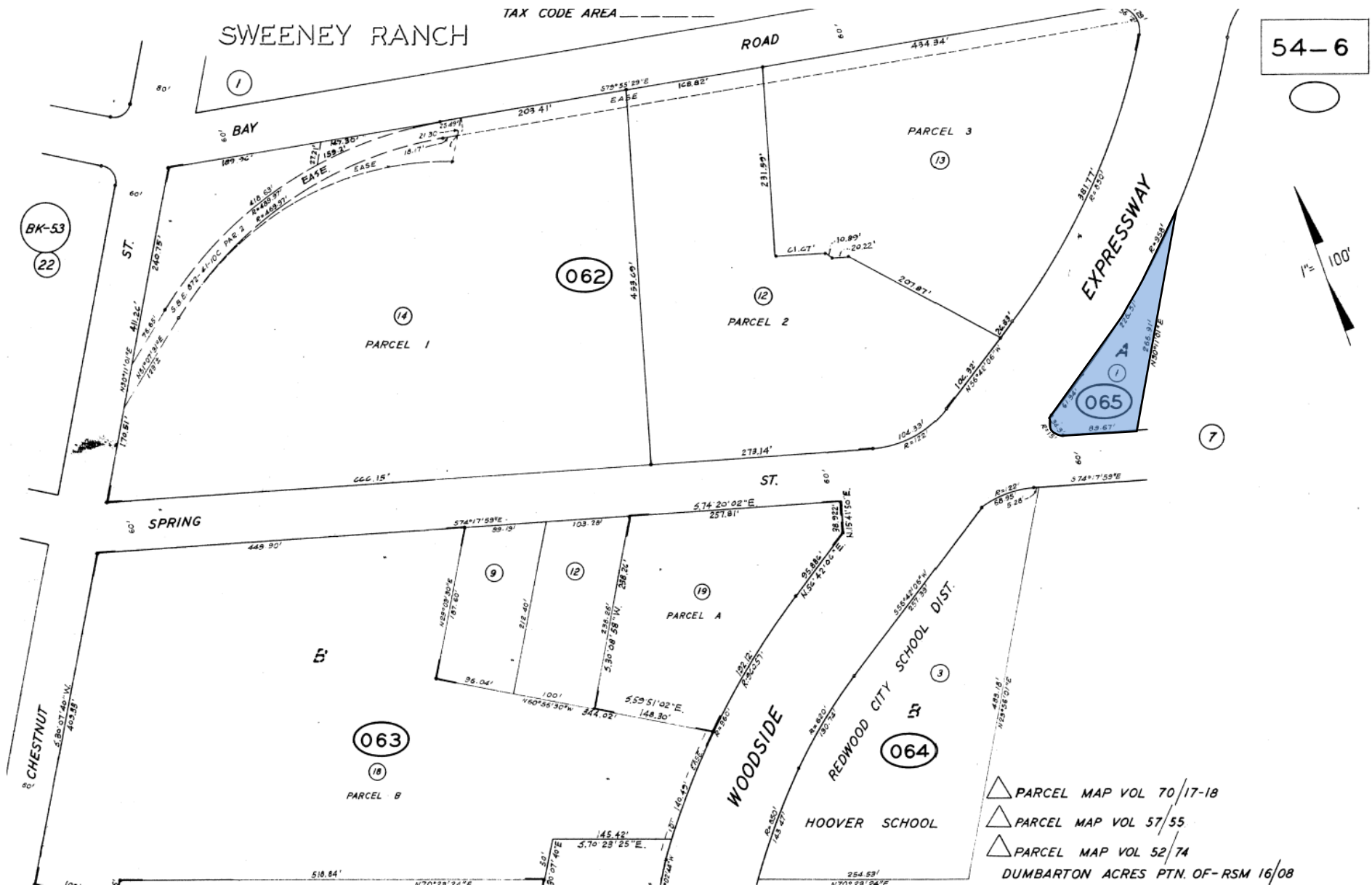


Spring St





PARCEL MAP



DEMOGRAPHICS

2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	29,616	255,162	585,123
Households	9,906	90,183	213,541
Average Household Size	2.8	2.6	2.6
Owner Occupied Housing Units	2,002	44,437	105,602
Renter Occupied Housing Units	7,586	41,788	99,583
Median Age	35.8	39.8	39.9
Median Household Income	\$92,128	\$151,730	\$160,766
Average Household Income	\$131,805	\$178,709	\$182,526

2001-2005 SPRING ST

REDWOOD CITY, CA

DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

dtaxin@moinc.net

JEREMY AWDISHO

Vice President

Lic. #02064232

650.814.4510

jeremy@moinc.net

MEACHAM/OPPENHEIMER, INC.

8 N San Pedro St. #300

San Jose, CA 95110

Tel. 408.378.5900

www.moinc.net

