

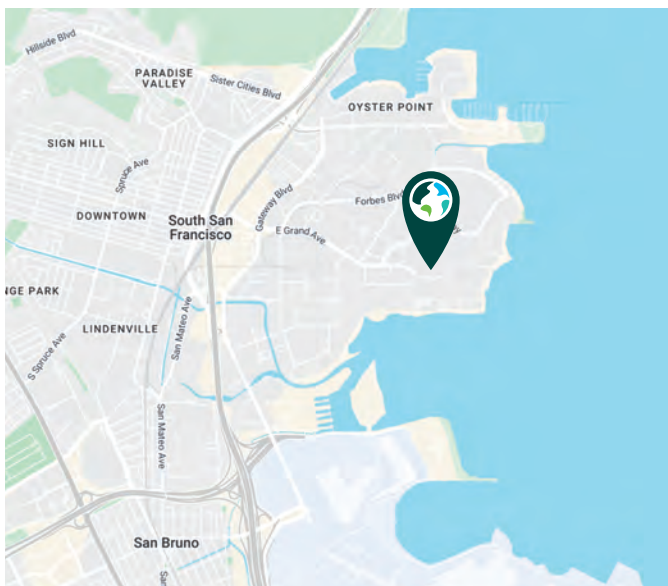


INDUSTRIAL SPACE FOR LEASE

±17,933 SF

Warehouse with Ample Office

415 East Grand Ave.  
South San Francisco, CA 94080



- 5 Miles (7 Minutes) to San Francisco International Airport, and 1.5 Miles (4 Minutes) to Cal Train
- 13 Miles (19 Minutes) to Port of San Francisco
- 12 Miles (17 Minutes) to Downtown San Francisco

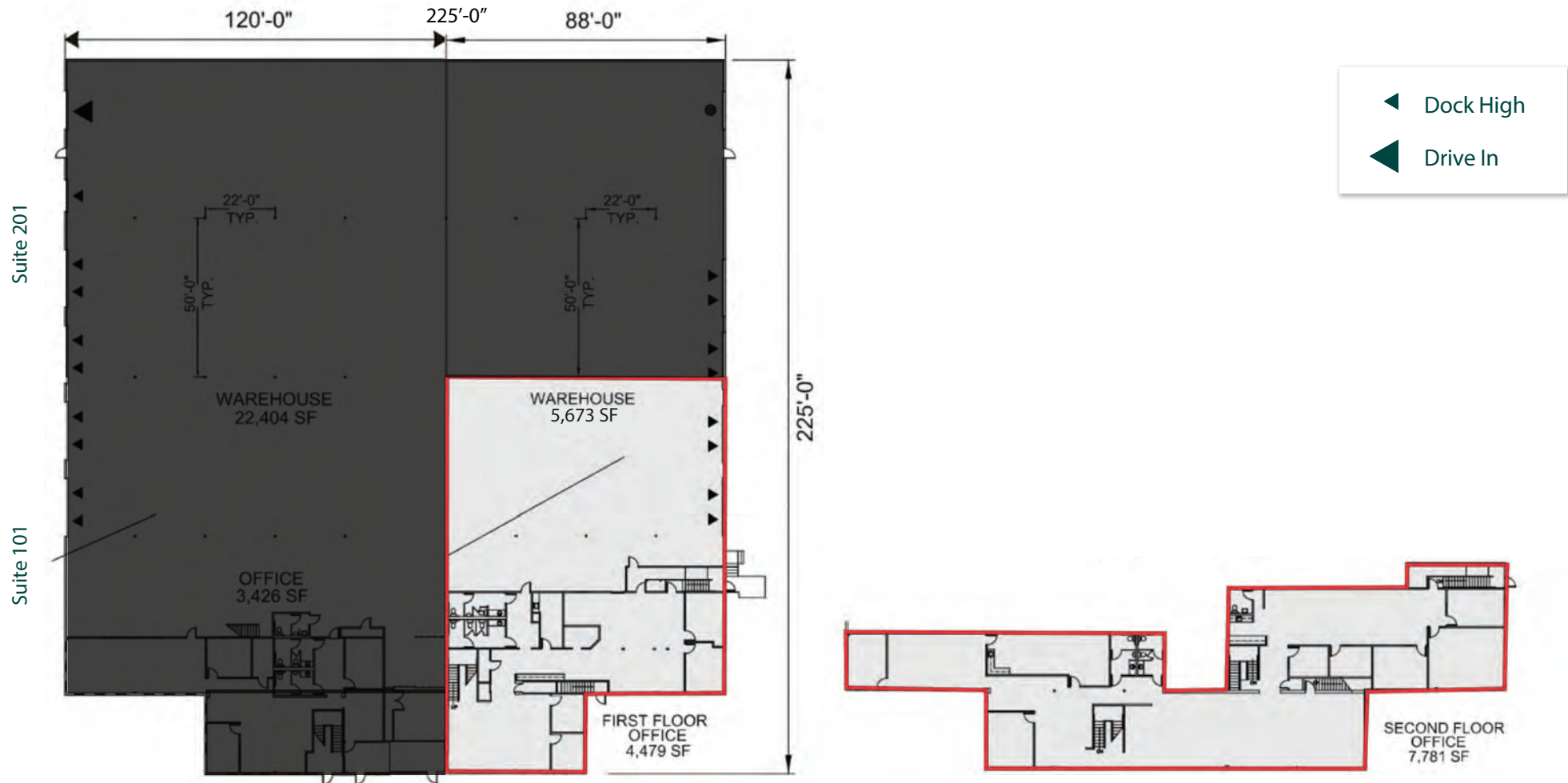


## Property Features

|                  |            |                         |                     |
|------------------|------------|-------------------------|---------------------|
| Available Space  | ±17,933 SF | Car Parking Spaces      | 17                  |
| Warehouse        | ± 5,573 SF | Clear Height            | 20'                 |
| Office           | ±12,260 SF | Electrical Service      | 600 Amps @ 208v 3Ph |
| Conference Rooms | 6          | Dock High Roll up Doors | 2 (18'x19')         |
| Private Offices  | 4          | Dock Positions          | 4                   |
| Kitchens         | 2          |                         |                     |



Unlock the full potential of your warehouse with one strategic, single-source partner.



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Warehouse space



Office space



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