



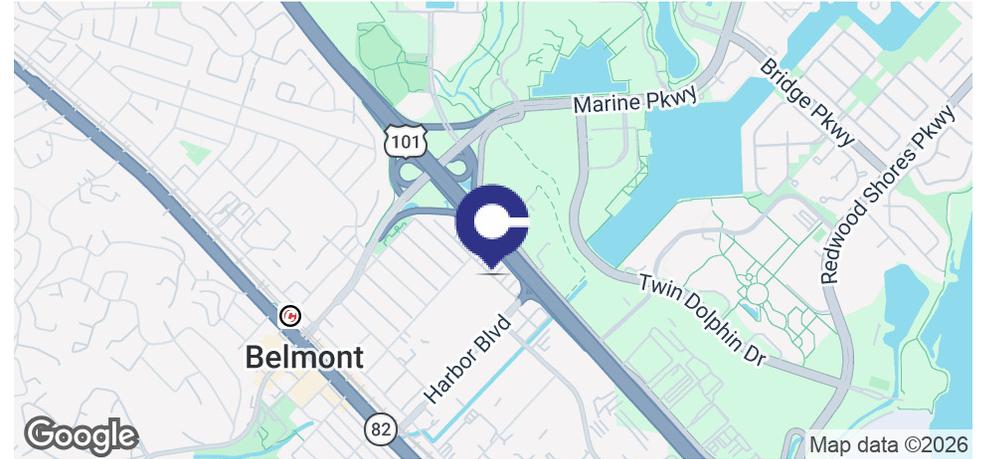
INDUSTRIAL PROPERTY FOR LEASE

WAREHOUSE / OFFICE SPACE

29 KAREN ROAD BELMONT, CA 94002

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	6,000 SF
Lease Rate:	\$2.00 SF/month (MG)
Building Size:	12,000
Zoning:	M-1
APN:	046-010-110

PROPERTY OVERVIEW

+/-6,000 sf industrial space located in the Mid Peninsula market. 11 off-street parking spaces, three roll-up doors and approximately 335 sf of front office space. The overhead lighting was recently retrofitted to provide significant utility savings.

PROPERTY HIGHLIGHTS

- Open/Flexible Floor Plan
- High Ceilings and Ample Natural Light
- Energy-Efficient Lighting Upgrades
- 11 Parking Spaces for Employees/Clients
- Modern and Well-Maintained Building
- Flexible Lease Terms
- Prime Mid Peninsula Location
- Easy Access from Highway 101

RANDY KINGHORN

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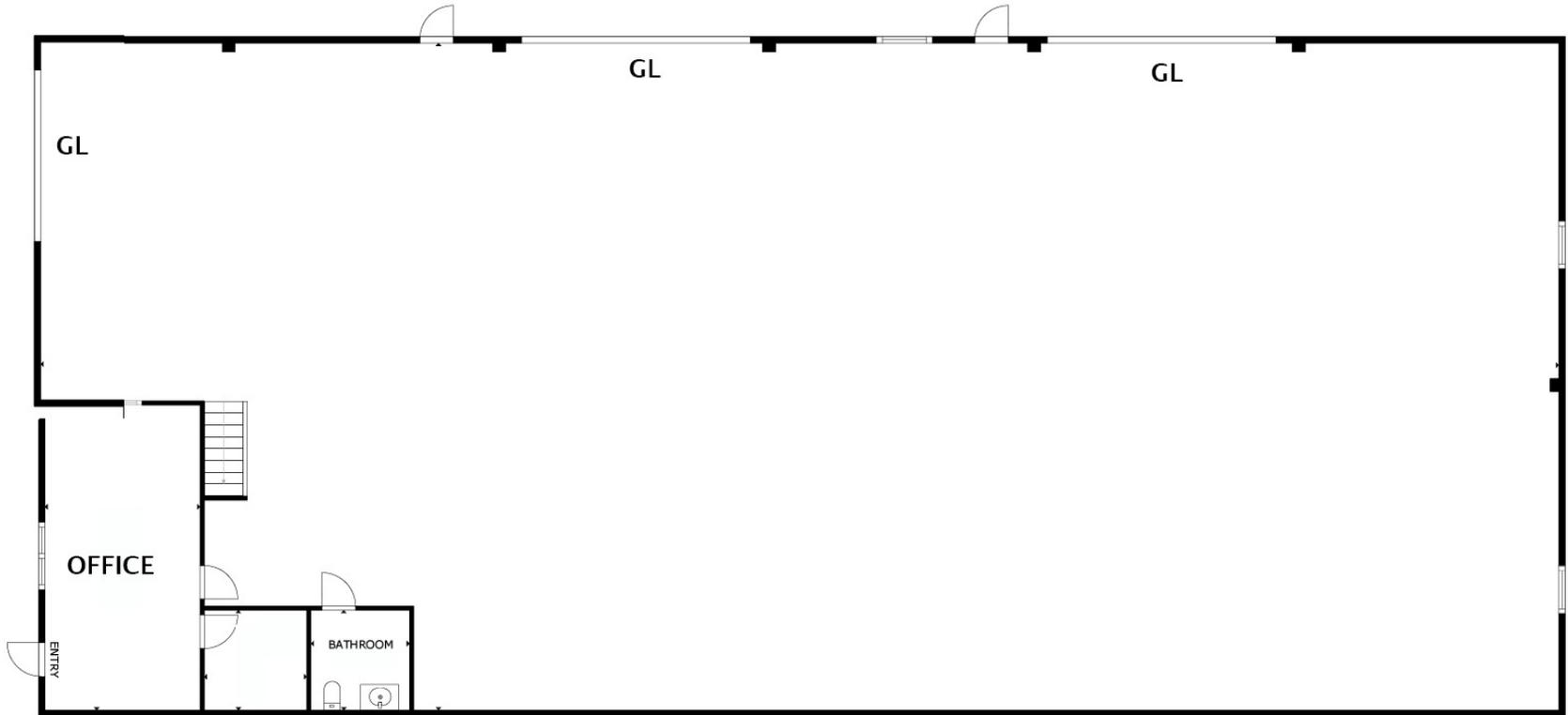
| BELMONT, CA 94002

ADDITIONAL PHOTOS



29 KAREN ROAD BELMONT, CA 94002

SPACE FOR LEASE



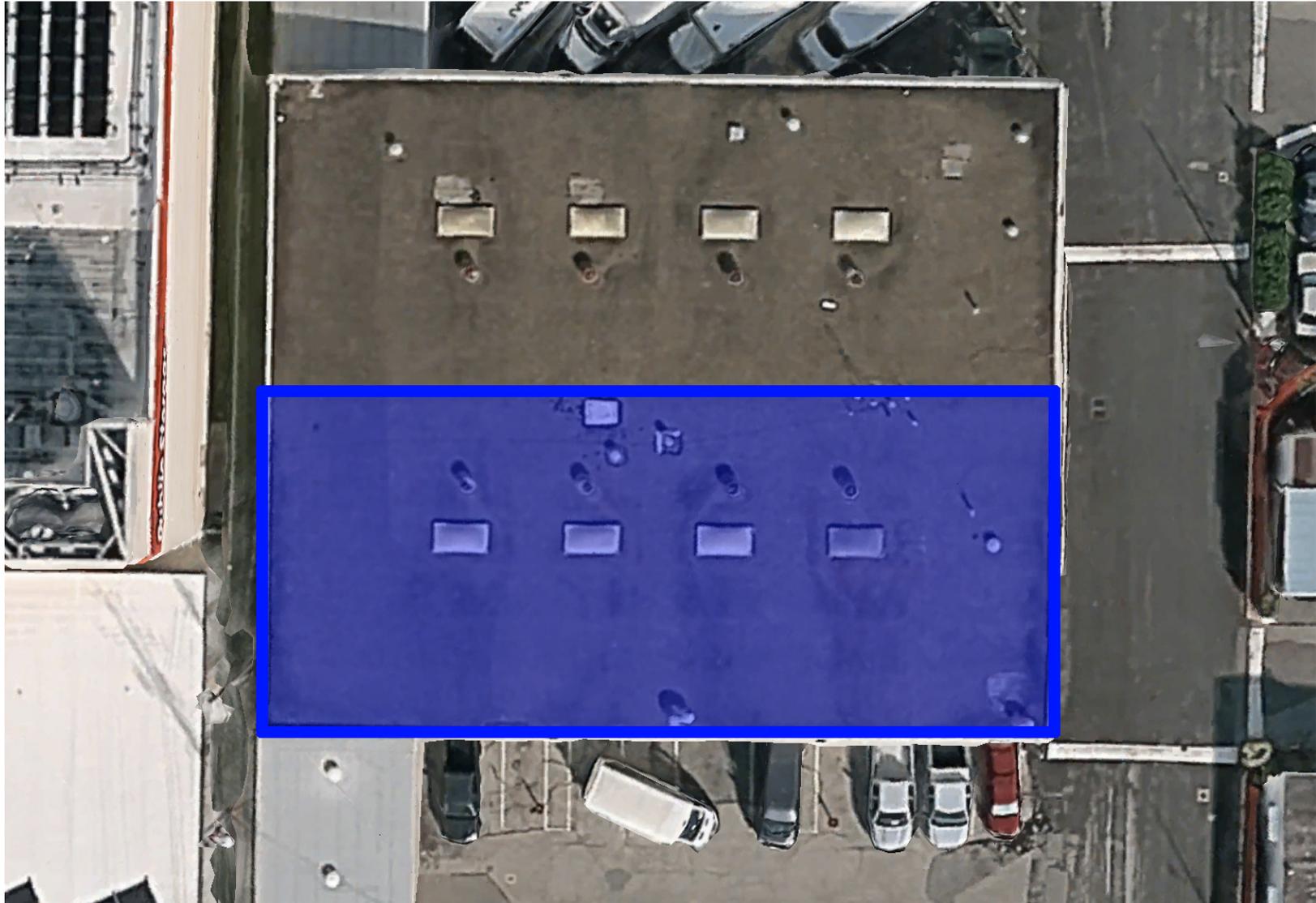
LEASE INFORMATION

Lease Type:	MG
Total Space:	6,000 SF

Lease Term:	1-5 Years
Lease Rate:	\$2.00 SF/month

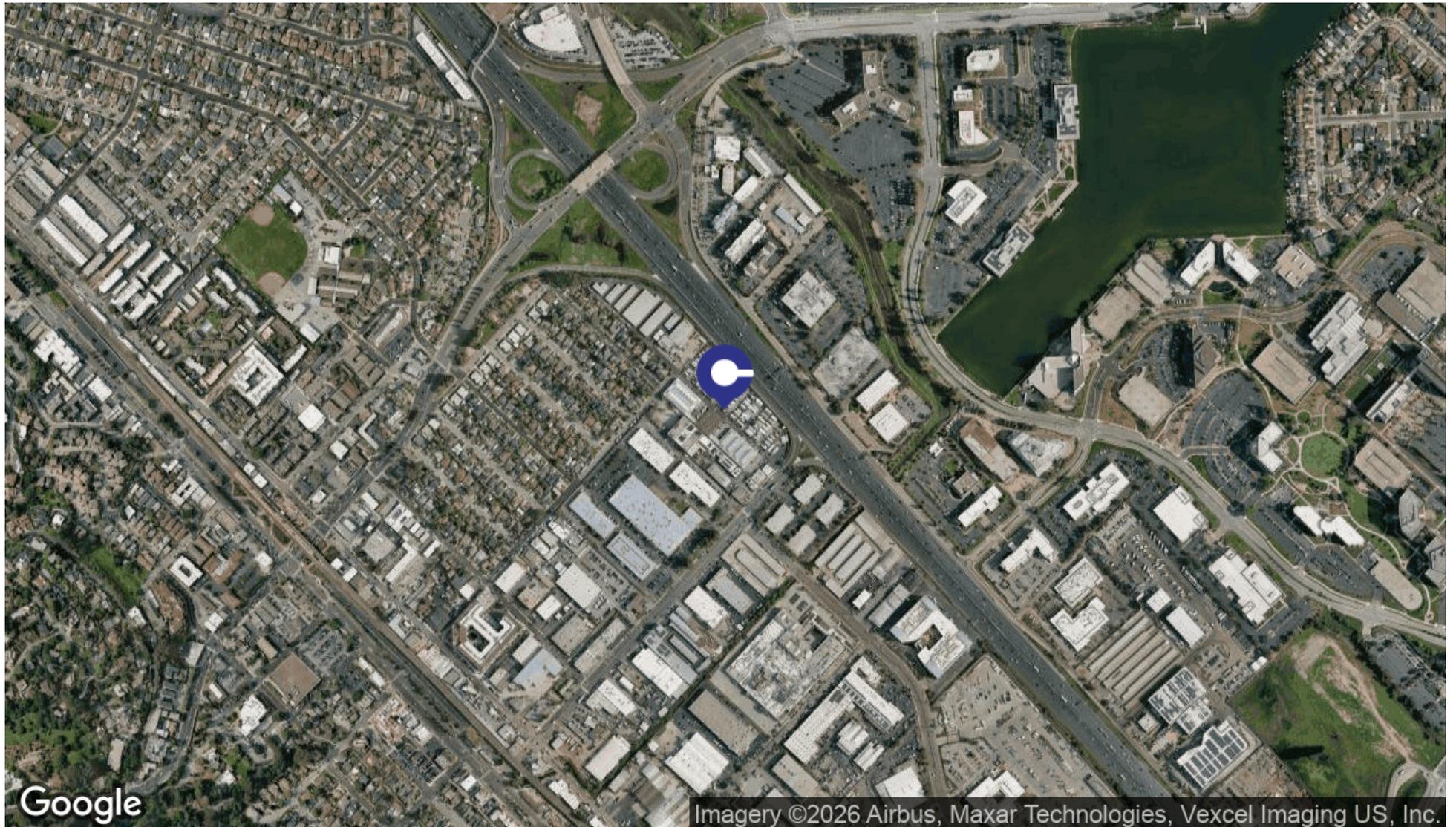
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ADDITIONAL PHOTOS



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AERIAL MAP



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RETAILER MAP



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