

OFFICE/
WAREHOUSE

2,800 RSF
AVAILABLE

FOR LEASE

\$2.20 IG



TRANSWESTERN

REAL ESTATE
SERVICES

1116 S AMPHLETT BLVD

San Mateo, CA 94402



AVAILABILITY:

- **Unit 1 & 4 - ±2,800 RSF** (±1,200 SF of Warehouse and ±1,600 SF of Office)
- Also for lease is a fenced yard in rear, approx. 75' x 17', for an additional PSF rent

Rare Space, Ideal Solution

- E-Commerce, Light Manufacturing, Contractors, Services, Tech
- Meet clients or customers in professional comfort, then go next door to get work done

Building Features:

- Fronts on 101, one exit from 92 and minutes from SFO
- A short walk to Hayward Park, San Mateo Caltrain Stations and Downtown San Mateo
- Potential for sign viewed by traffic on Highway 101
- C4 Zoning
- Available Now - Shown by Appointment
- No Auto Usage

Leasing Information:

Anna Mcquillan Rose

LIC# 01368576

408.753.1785

anna.rose@transwestern.com

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Suite 1 - ±2,800 RSF:

- ±1,200 SF of Warehouse and ±1,600 SF of Office
- One roll up door on Warehouse
- \$2.20 IG
- Warehouse with perimeter Mezzanine
- Also for lease is a fenced yard in rear, approx. 75' x 17', for an additional PSF rent
- No Auto Usage
- Available Now - Shown by Appointment

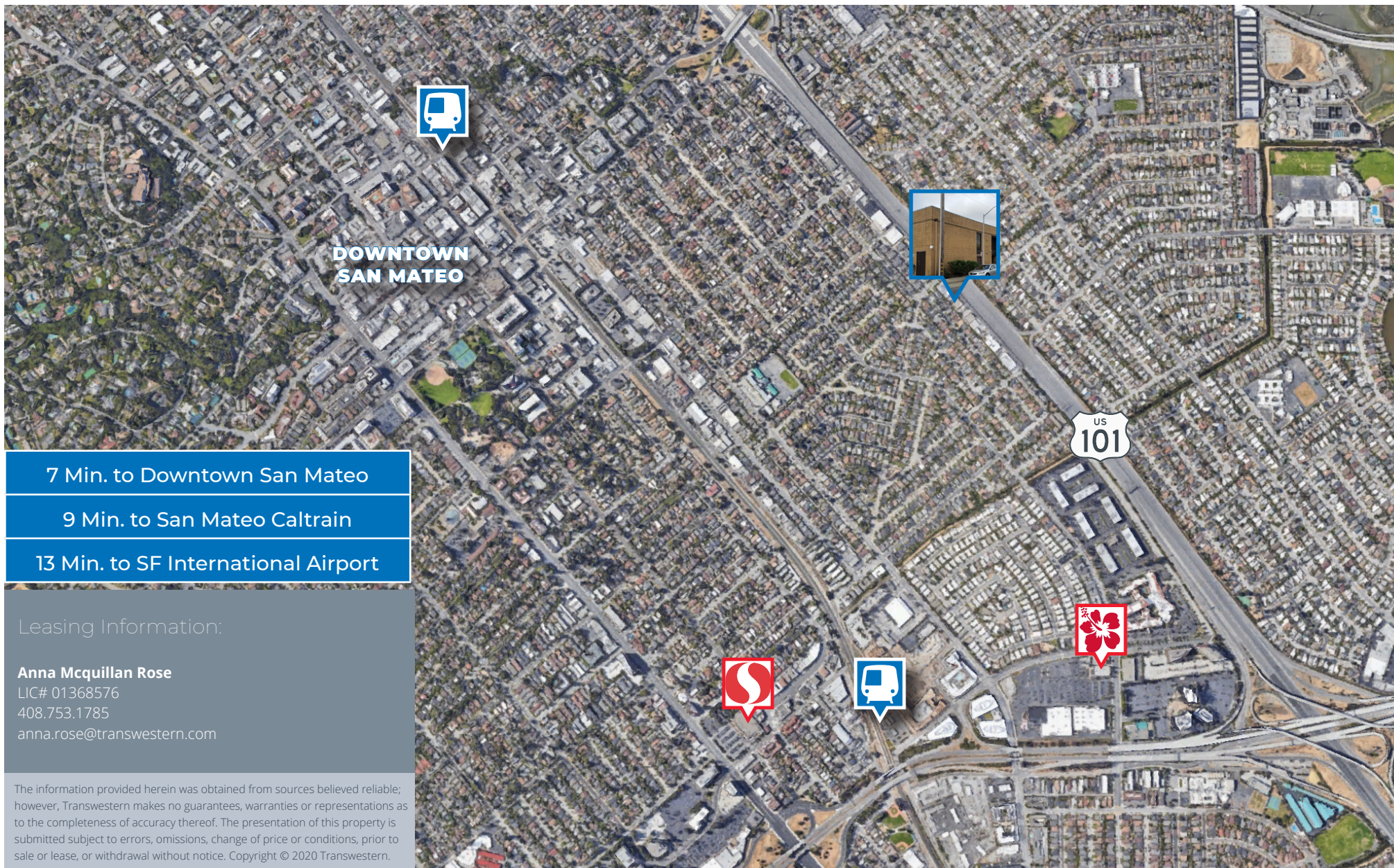
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7 Min. to Downtown San Mateo
9 Min. to San Mateo Caltrain
13 Min. to SF International Airport

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