



Owner-User Warehouse / Flex Building

**614-616 MOUNTAIN VIEW AVENUE
BELMONT, CA**

Two Unit Building: ±6,698 square feet

616 Mountain View:

±3,958 square feet total
±1,779 square foot office
Vacant now

614 Mountain View:

±2,740 square feet total
±880 square foot office
Short term lease

Parcel Size: ±7,989 square feet

Sale Price: \$2,995,000

Building for Sale

New interior and exterior improvements
Full seismic retrofit
Roof repaired, resealed and insulated
AT&T Business Class fiber internet
Wired for gigabit ethernet
Security cameras
Abundant natural light
2 grade level loading doors (12' W x 13 'Ht)
Power : 600 Amps, 240V, 3-phase
16' to 23' clear height

For information, please contact:

Jay Leslie

Senior Managing Director
t 650-358-5273
jleslie@ngkf.com
CA RE License #01244555

Jesse Cardenas

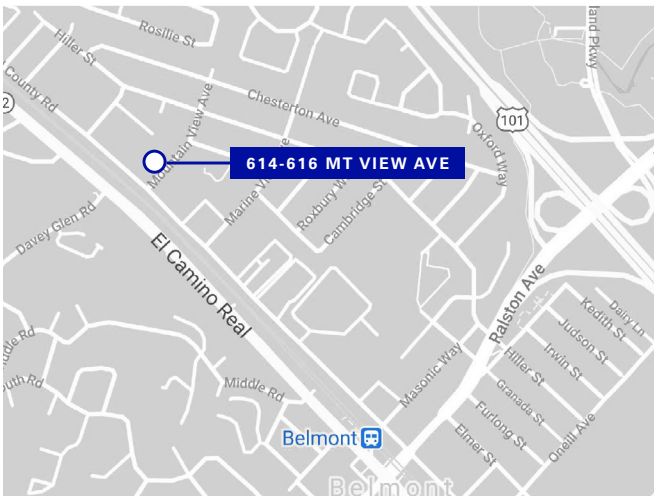
Managing Director
t 650-358-5251
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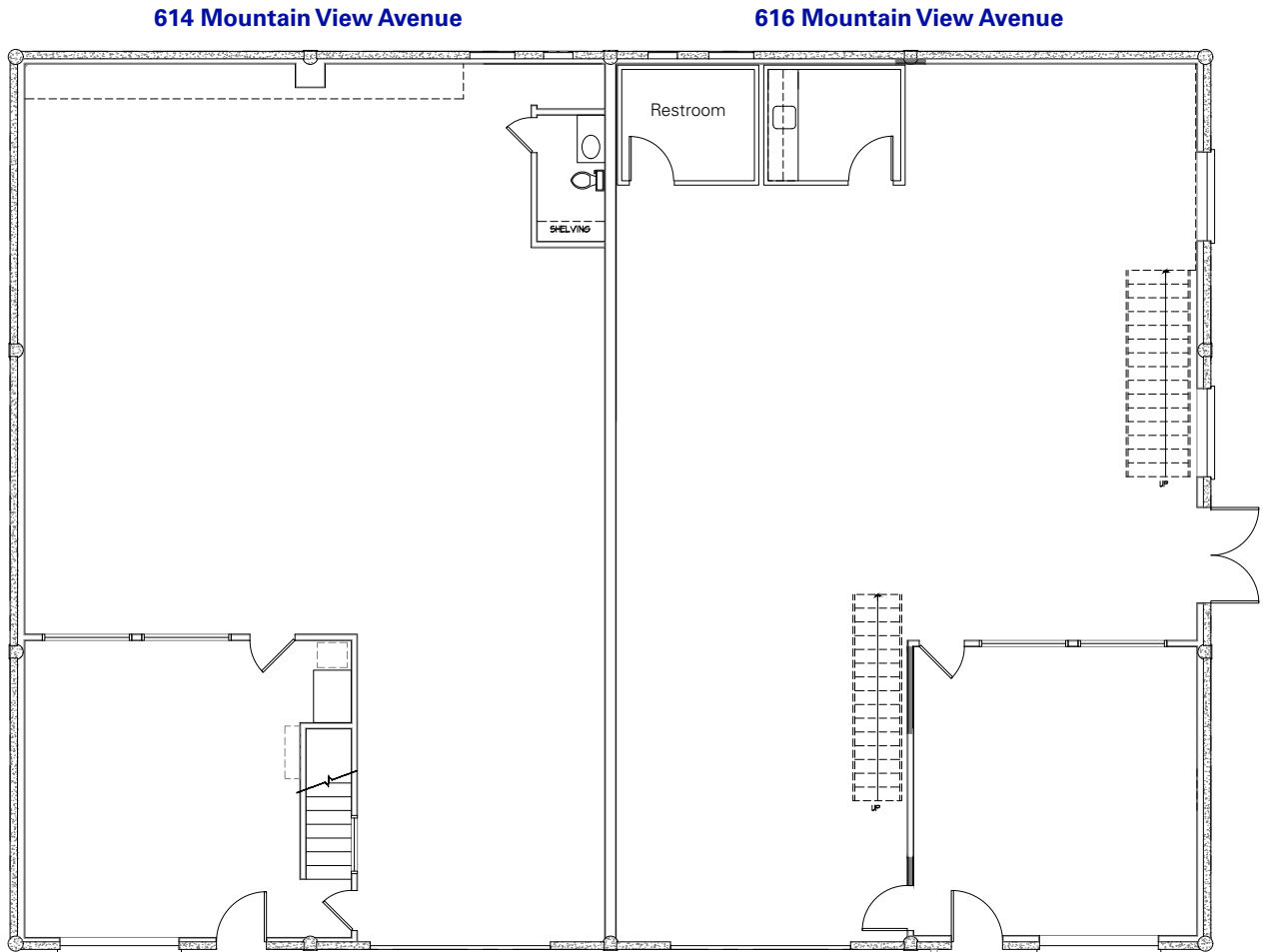
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614-616 MOUNTAIN VIEW AVENUE BELMONT, CA

FIRST FLOOR



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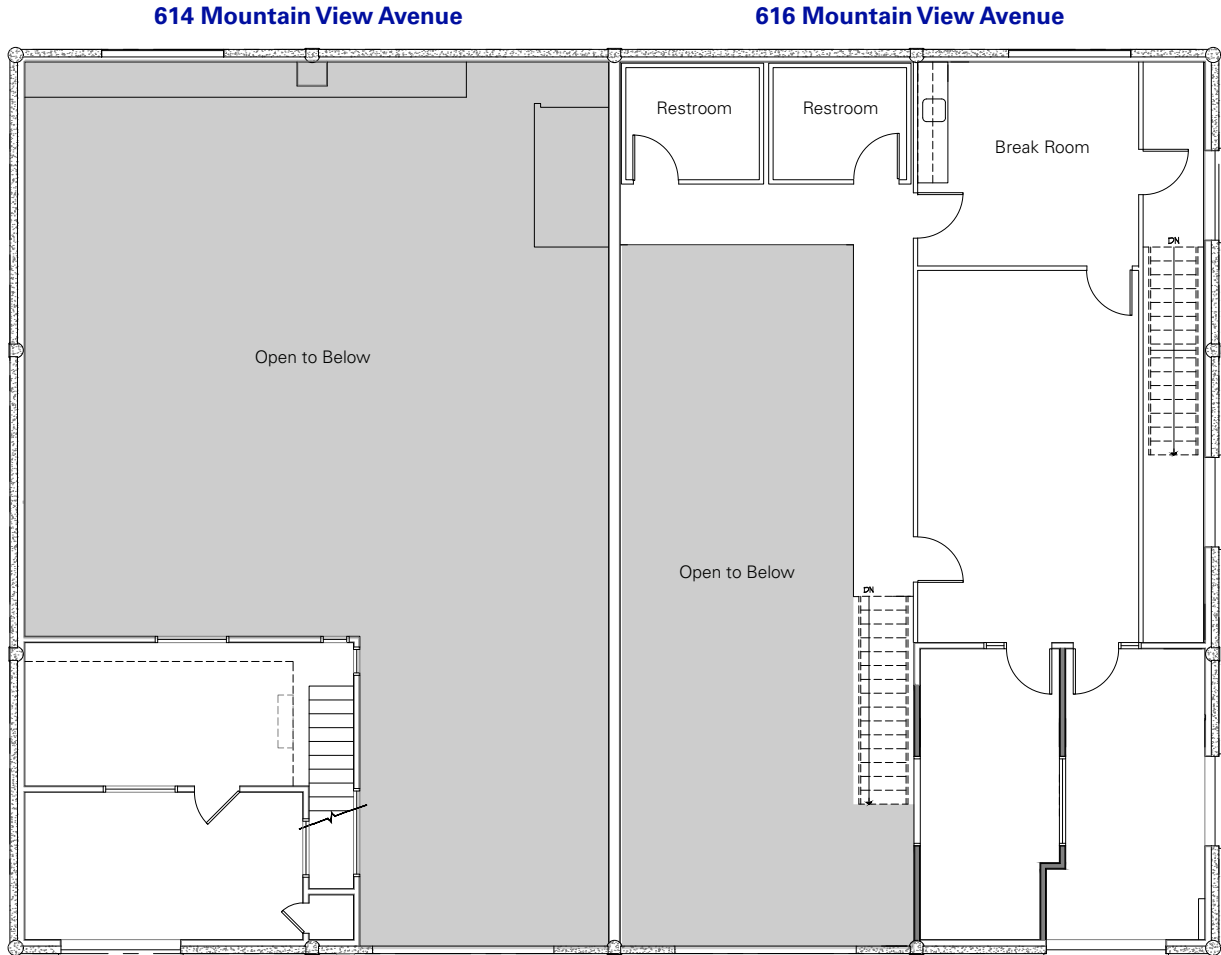
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614-616 MOUNTAIN VIEW AVENUE BELMONT, CA

SECOND FLOOR



For information, please contact:

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