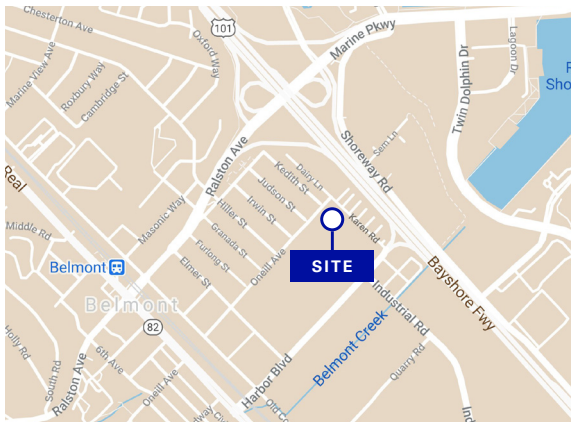




Office/Warehouse for Lease

**215 O'NEILL AVENUE
BELMONT, CA**



Property Highlights

±23,715 sf total

±4,521 sf two-story office

Easy access to and from Highway 101 at Ralston Avenue interchange at Harbor Boulevard

In San Mateo County area, not in the City of Belmont

Available now

Rental rate: \$1.15/sf Industrial Gross

For information, please contact:

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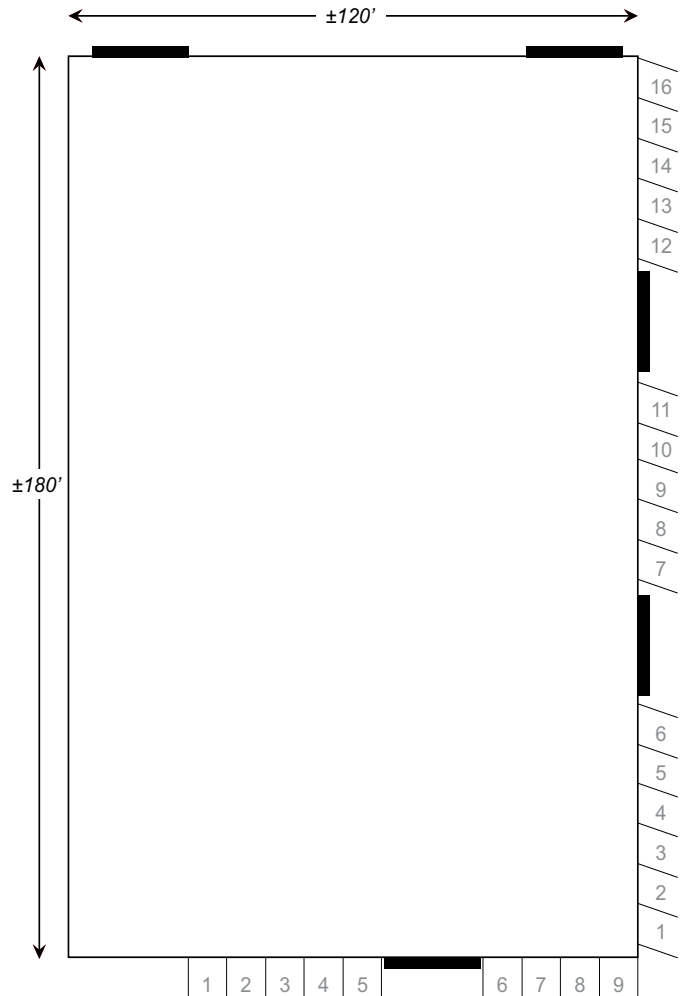
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215 O'NEILL AVENUE BELMONT, CA

Property Specs

20+ foot clear height minimum
Fire sprinkler system
T-5 warehouse lighting
Column spacing: 20' x 30'
Four (4) restrooms, two (2) in warehouse
Two (2) QC office in warehouse
Warehouse skylight and side lights
Five (5) 12' wide x 16' high rolling doors
25 parking spaces total
Shared yard with 9 parking spaces
16 side parking stalls
AT&T fiber optic server room
600 amps- 110/240, single-phase power
2 gas services- 0.5" and 0.25"
(both 0.25 lb. pressure)

Site Plan



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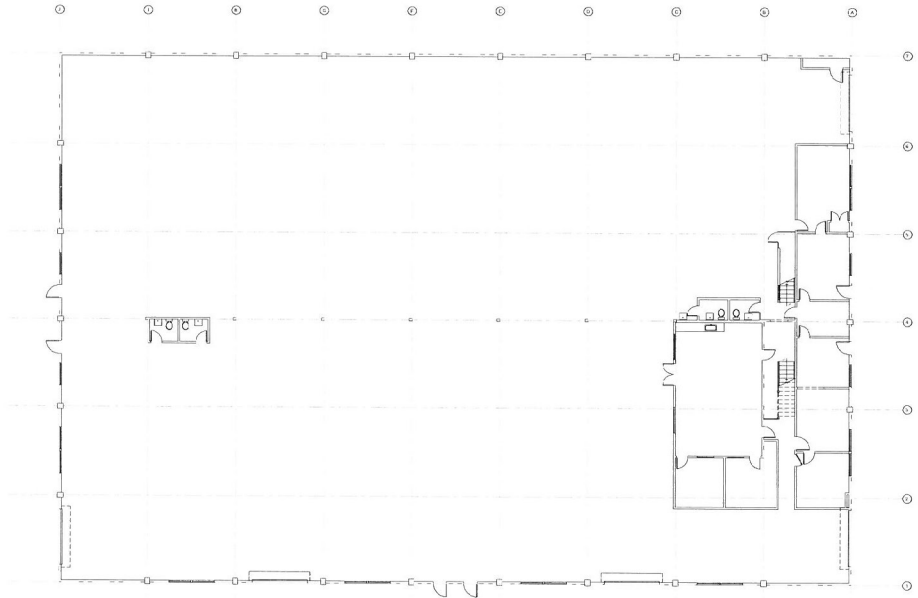
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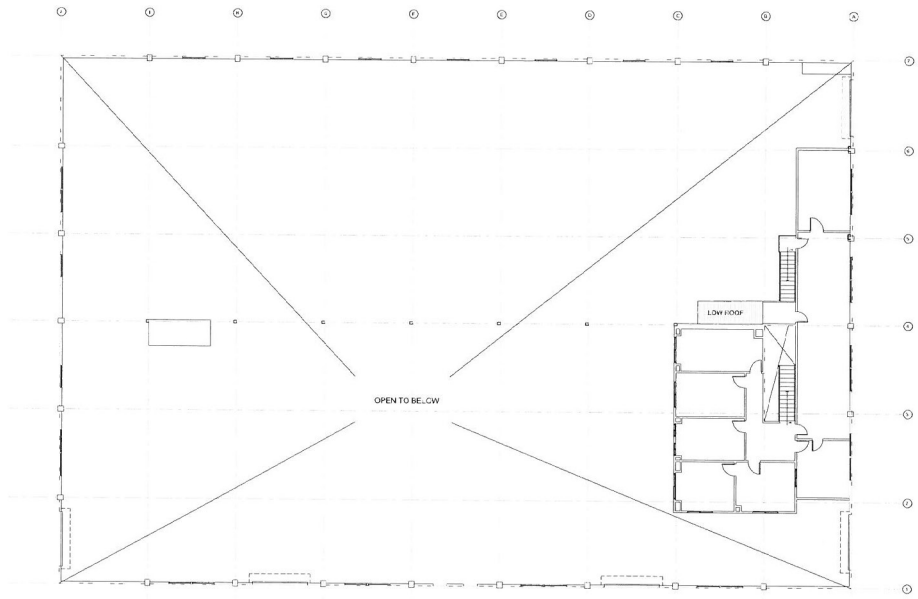
First Floor

±21,611 sf total
±2,417 sf office
±19,194 sf warehouse



Second Floor

±2,104 sf office



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