

430 VALLEY DRIVE

Brisbane, California



AVAILABLE FOR LEASE

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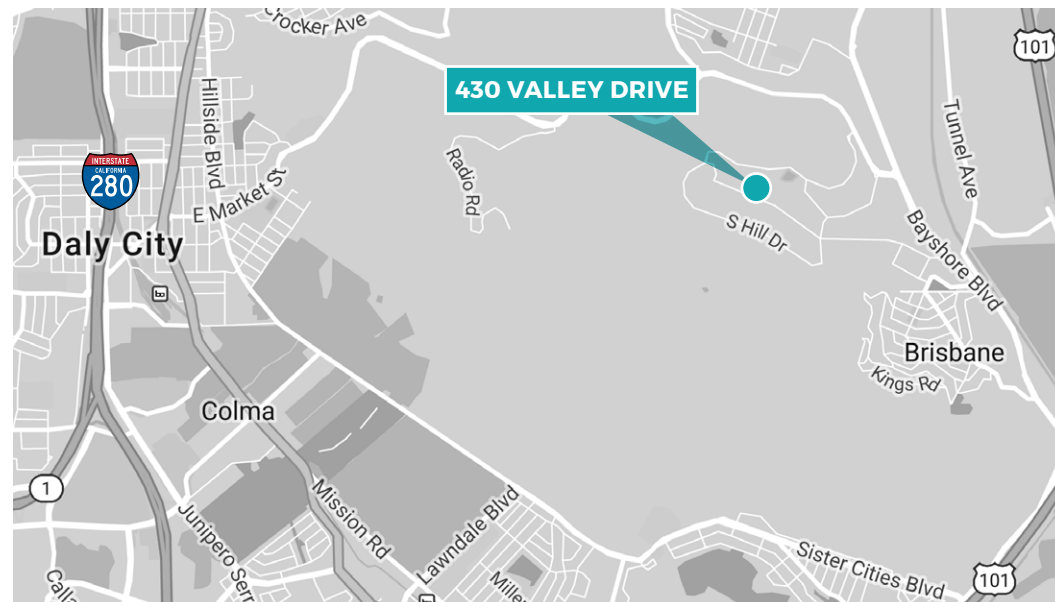
CBRE

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PROPERTY FEATURES

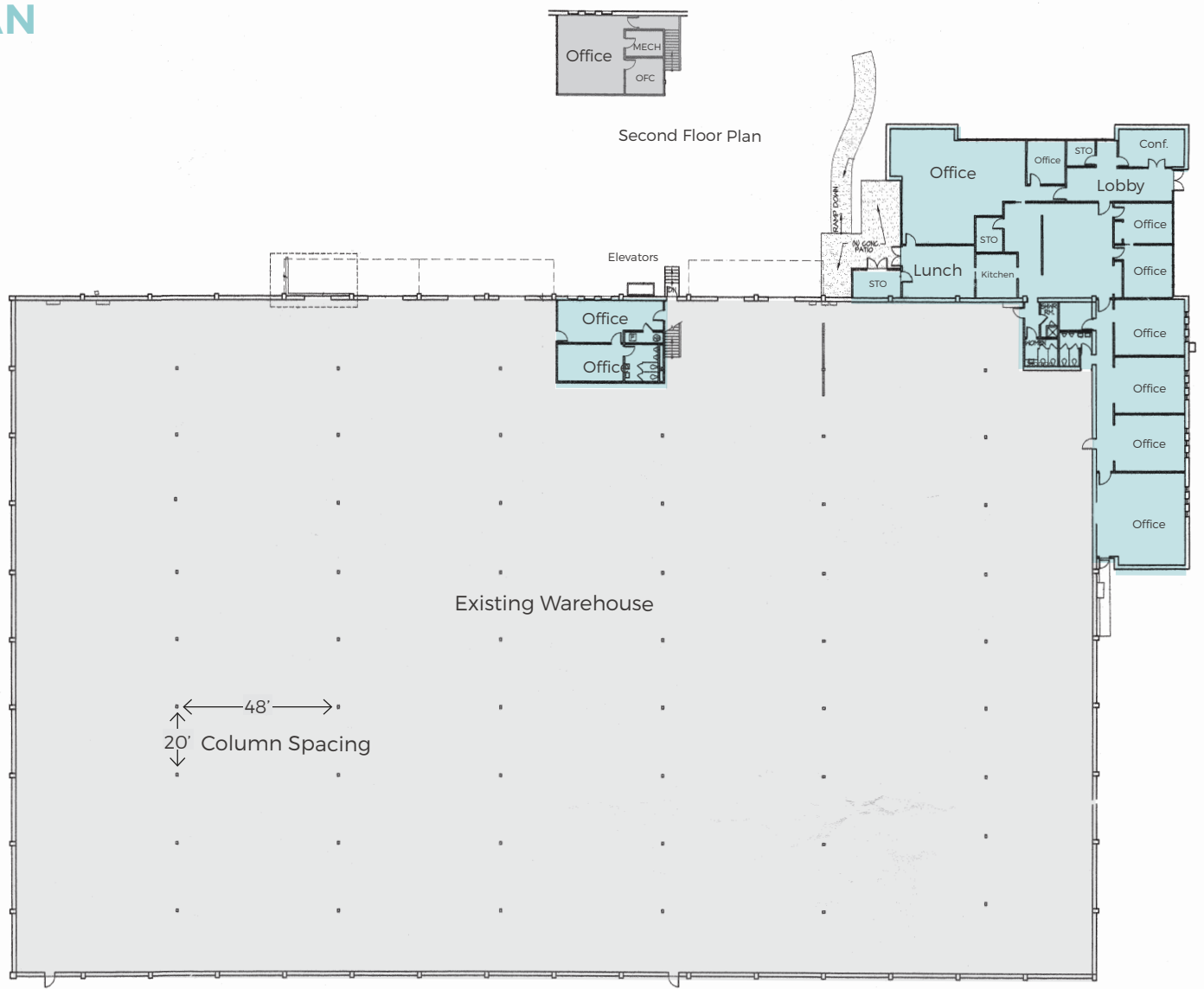
- +/- 71,207 SF Total (foot print)
- +/- 6,310 SF main office
- +/- 1,536 SF 2-story warehouse office
- +/- 63,800 SF warehouse
- Six (6) dock-high doors
- Power: 1,200 AMPS/480V
- Fire sprinklers
- Back-up generator
- +/- 22' clear height
- 49 striped parking stalls
- Fenced and secure yard/parking
- +/-25,000 SF of undeveloped land
- Ask Rate: \$1.25 NNN OPEX: approx. \$0.12/SF
- Available: May 1, 2018



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FLOOR PLAN



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TRANSPORTATION



CALTRAIN TIMES

(from Bayshore Caltrain)

- 22nd Street Caltrain.....5 minutes
- San Francisco Caltrain.....13 minutes
- Millbrae Caltrain.....15 minutes
- San Mateo Caltrain.....26 minutes
- Palo Alto Caltrain.....52 minutes
- Santa Clara Caltrain.....83 minutes

SHUTTLES TO MILLBRAE BART & CALTRAIN

(from 430 Valley Drive)

- Distance: 8.1 miles.....16 minutes

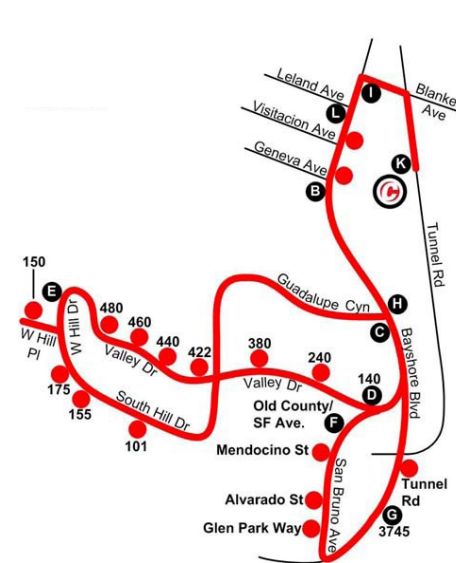
SHUTTLES TO BALBOA PARK BART & CALTRAIN

(from 101-111 S Hill Drive)

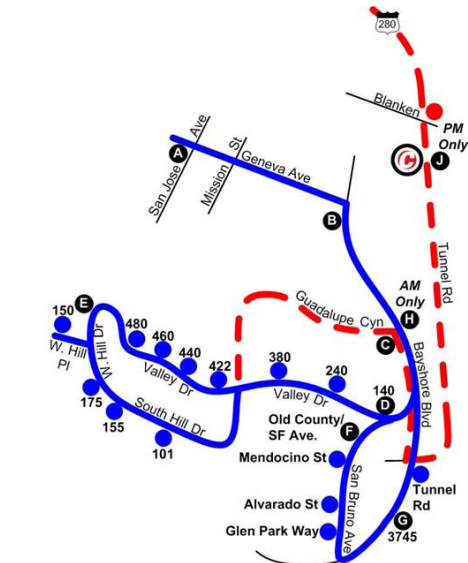
- Distance: 4.1 miles.....13 minutes



Bayshore Caltrain Station



Balboa Park BART Station



For more information on the shuttle service, go to www.commute.org.

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THE NEIGHBORHOOD



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