

425-439

LITTLEFIELD AVE

CAPITAL IMPROVEMENTS

- New **paint**
- New **landscaping**
- **Mill and pave**
- New **signage**

±18,400 TOTAL SF AVAILABLE

South San Francisco **Multi-Tenant** Industrial Building

NEWMARK

ARK ROW
INDUSTRIAL PARTNERS

DAN MATTEUCCI 650.358.5276

PROJECT HIGHLIGHTS



TENANT MIX

Commercial Caterers/Kitchens, Auto Body, Warehouse, and Storage



ZONING

Mixed Industrial Allowing Flexible Uses Ranging from Life Science to Auto



CAPITAL IMPROVEMENTS

- New **paint**
- New **landscaping**
- **Mill** and **pave**
- New **signage**



POWER

Heavy Power - 1,200 Amps



PARKING

Designated **On-Site Parking** Spaces

NEW OWNERSHIP

ARK ROW
INDUSTRIAL PARTNERS



**Not the advertised unit, represents delivery condition*

UNIT #6: ±6,000 SF

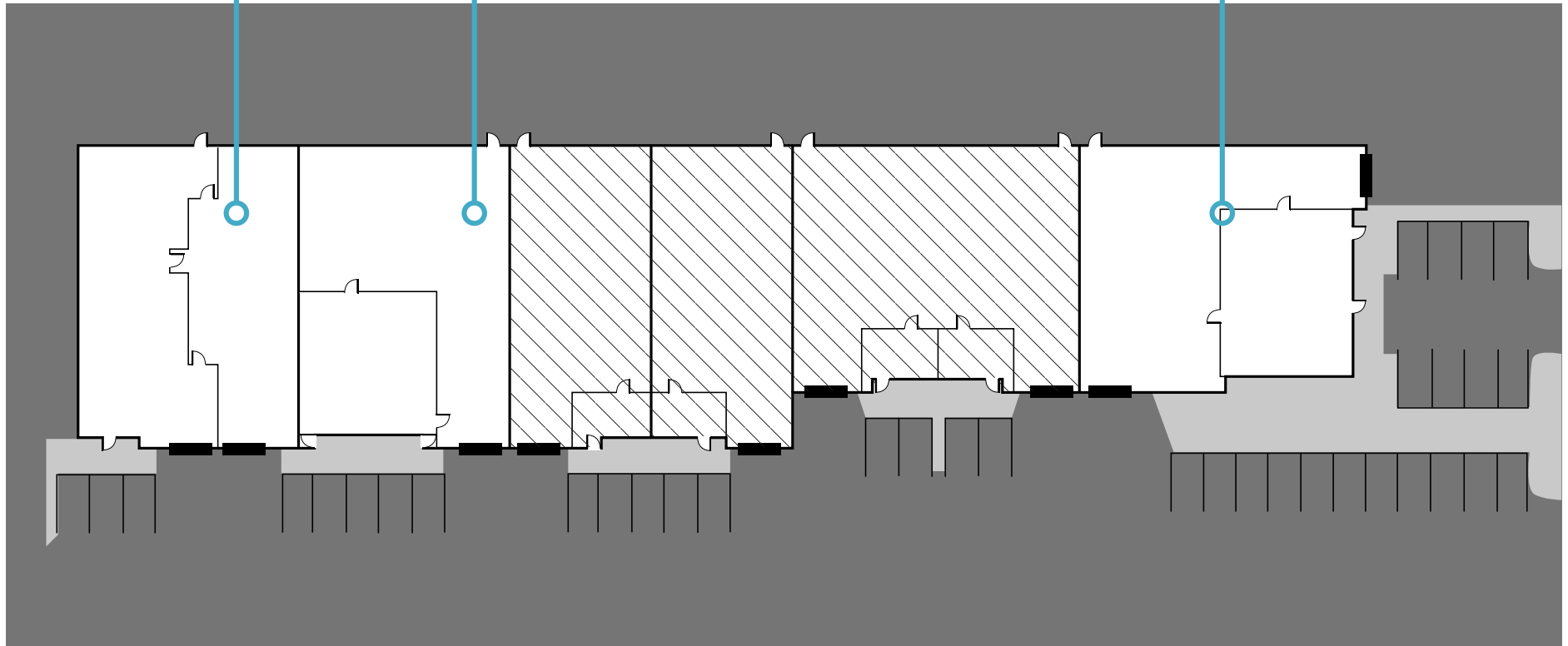
COMMERCIAL KITCHEN or DELIVERABLE
OPEN WAREHOUSE WITH ±1,000 SF OFFICE
CLEAR HEIGHT: 18'
POWER: 200 Amps
DESIGNATED PARKING: 3 Spaces

UNIT #5*: ±6,000 SF OPEN WAREHOUSE

OFFICE: ±1,500 SF
CLEAR HEIGHT: 18'
POWER: 200 Amps
DESIGNATED PARKING: 5 Spaces
AVAILABLE: January 1, 2021

UNIT #1*: ±6,400 SF FLEX/WAREHOUSE

OFFICE: ±1,750 SF
CLEAR HEIGHT: 18'
POWER: 200 Amps
DESIGNATED PARKING: 8 Spaces
AVAILABLE: January 1, 2021



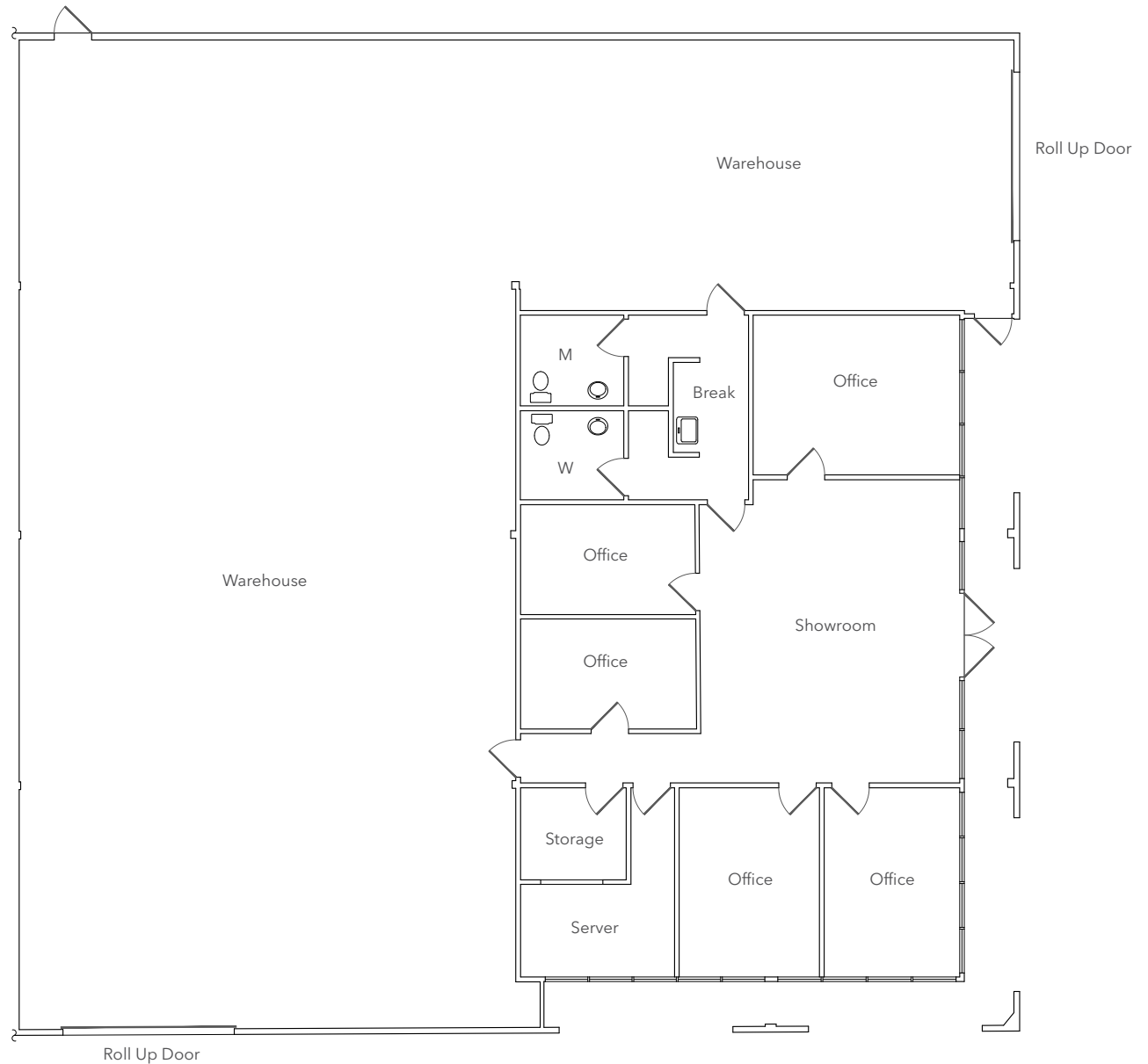
*Planned landlord improvements

■ Loading Door

AVAILABLE

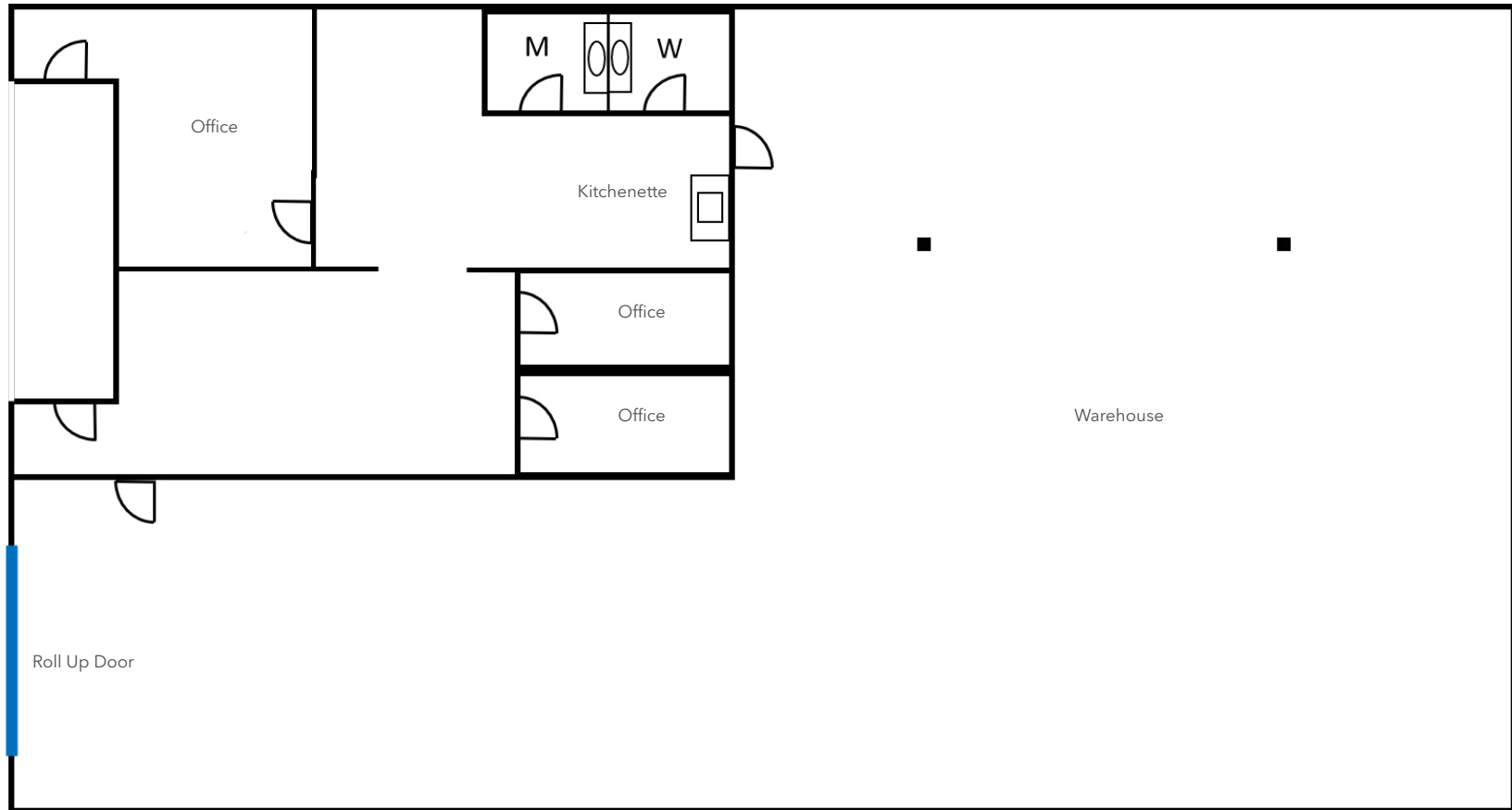
±18,400 Total Square Feet

- ±1,750 SF Office Space
- Street Frontage and Premier Signage
- Corner Office
- 2 Drive In Entries & Cross Deck
- Flexible Zoning Allows Life Science, R&D, Auto and More
- Centrally Located in the Industrial and Biotech Mixed Community
- 8 Designated Parking Spaces - More Potentially Available
- TI Allowance Available
- Planned Landlord Improvements:
 - New paint and carpet
 - New kitchenette
 - New bathroom finishes
 - LED lighting



UNIT 1: ±6,400 SF

Flex/Warehouse Space



UNIT 5: ±6,000 SF

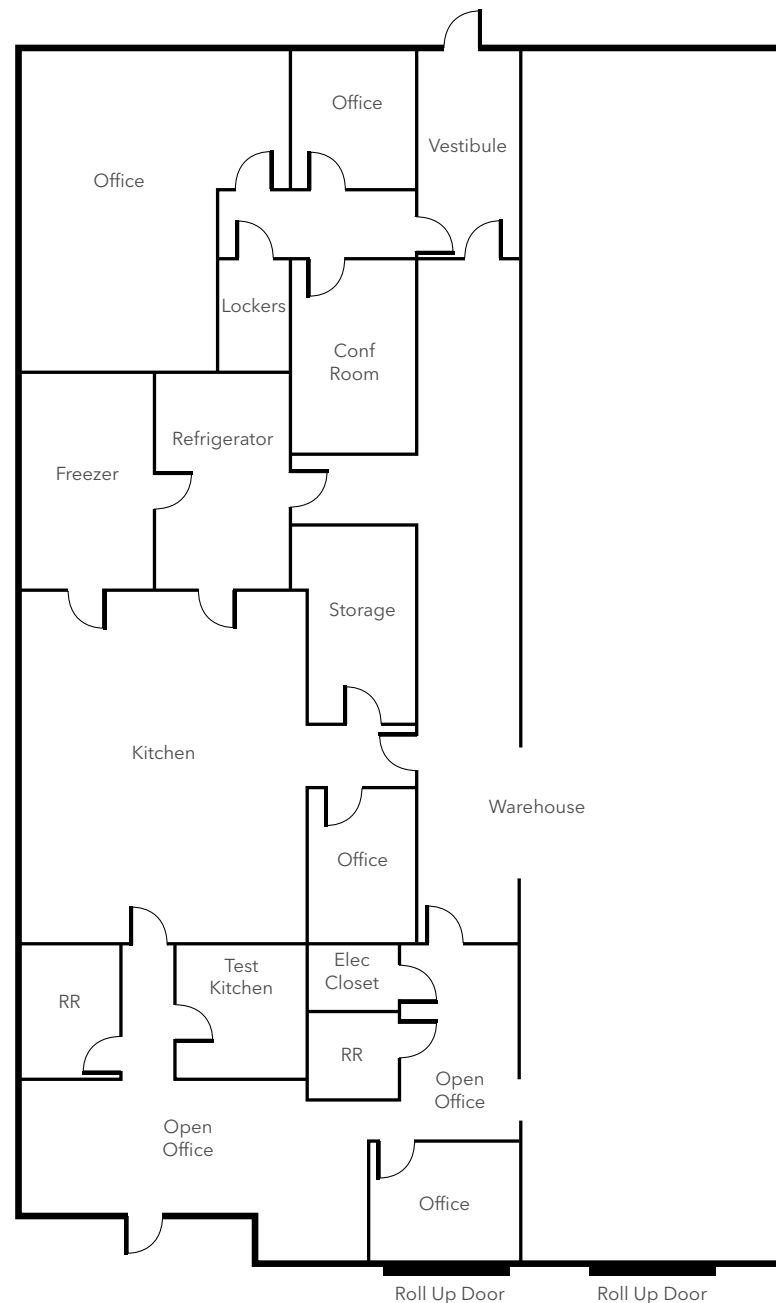
Open Warehouse Available January 1, 2021



KITCHEN EQUIPMENT:

- Home and Main Kitchen Areas
- Wolf Gas Ranges
 - 2 Fixed
 - 1 Mobile
- Walk-In Freezer
- Walk-In Refrigerator
- Floor Drains

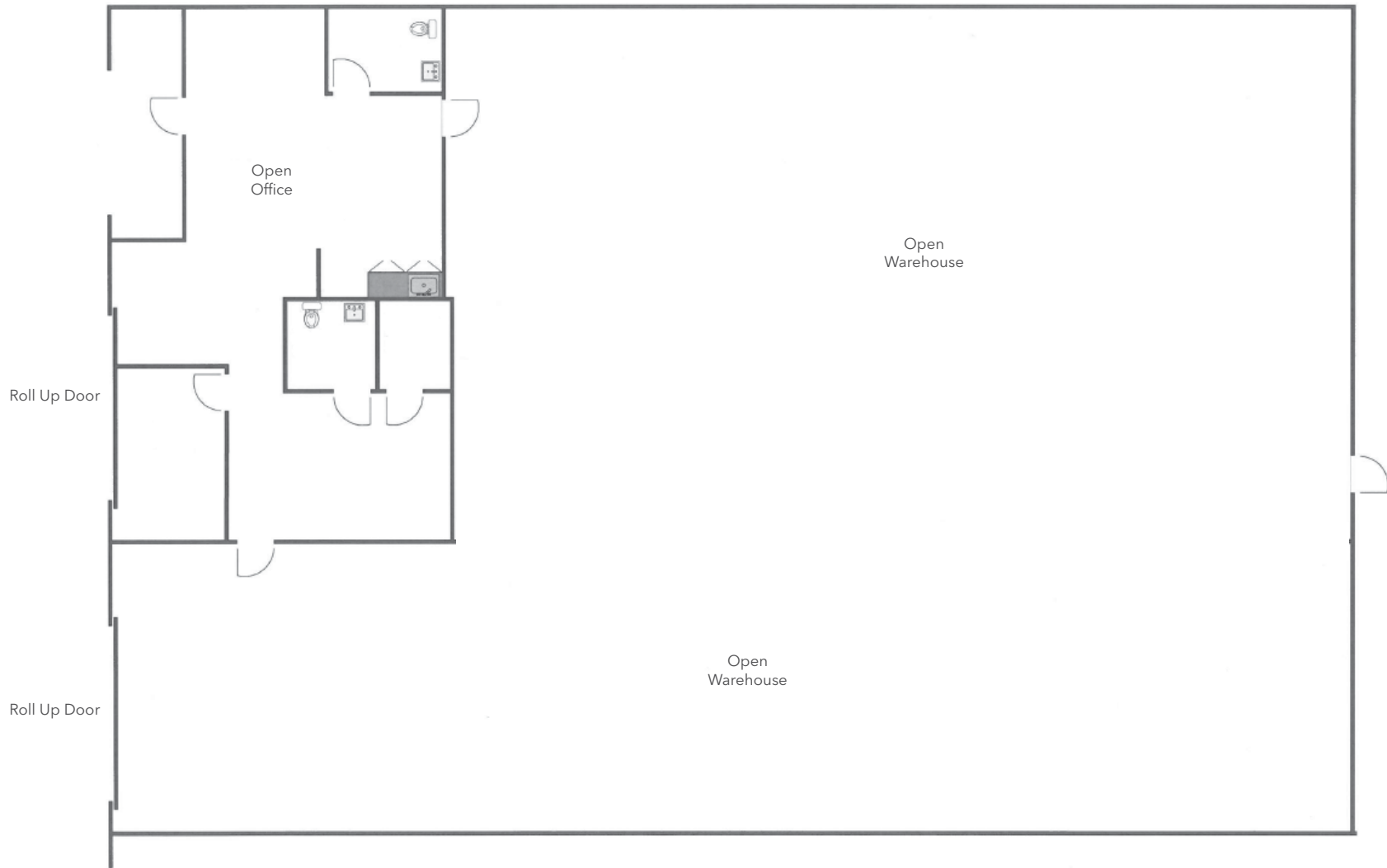
TI ALLOWANCE AVAILABLE



UNIT 6: ±6,000 SF

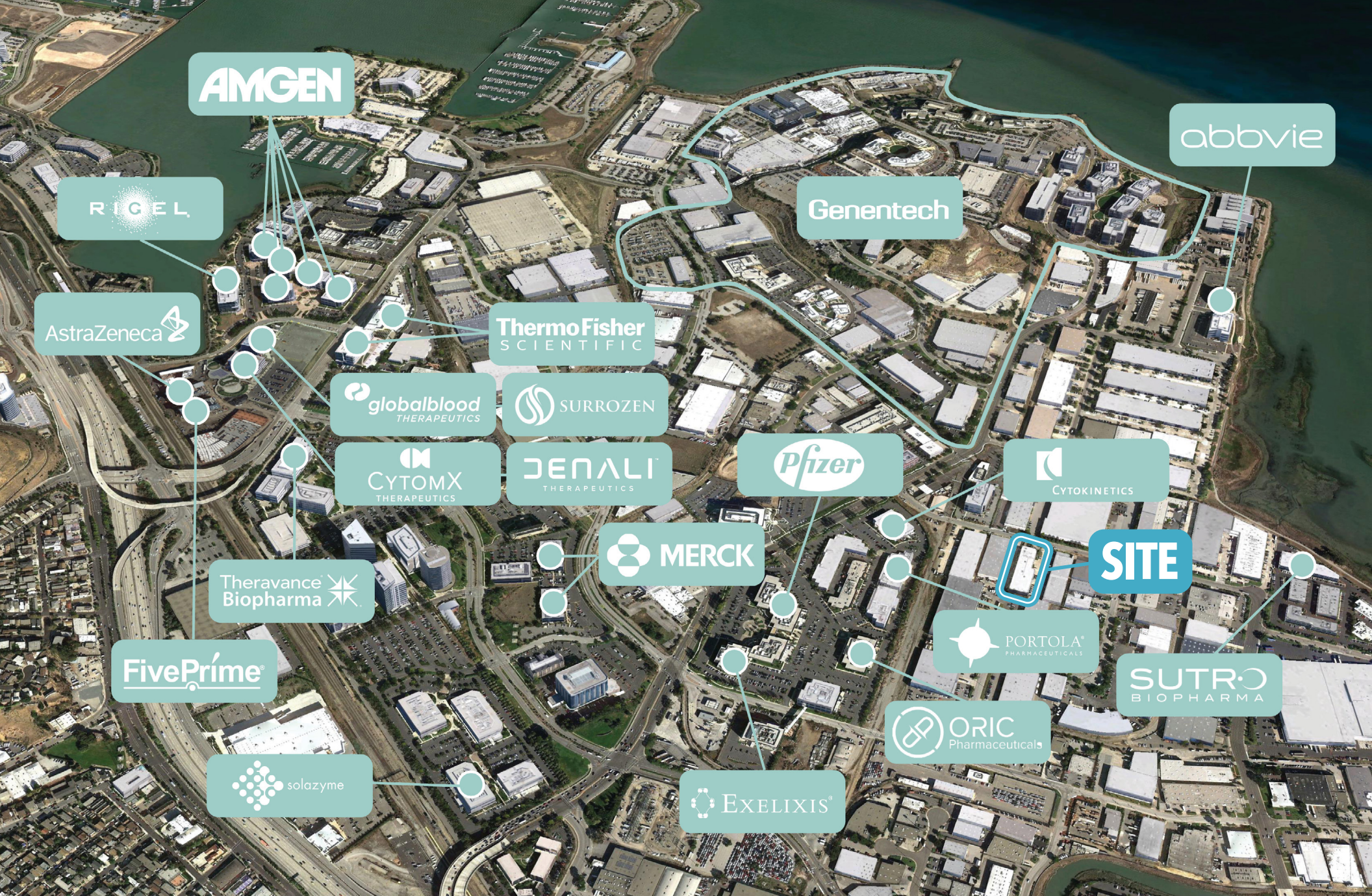
Commercial Kitchen

Space can be leased as a commissary kitchen or as a standard warehouse with 1,000 square feet of office space



UNIT 6: ±6,000 SF

Proposed Warehouse Layout Available December 1, 2020



AMGEN

RIGEL

abbvie

Genentech

AstraZeneca

ThermoFisher
SCIENTIFIC

globalblood
THERAPEUTICS

SURROZEN

CYTOMX
THERAPEUTICS

DENALI
THERAPEUTICS

Pfizer

CYKINETICS

MERCK

SITE

Theravance
Biopharma

FivePrime

PORTOLA
PHARMACEUTICALS

SUTRO
BIOPHARMA

solazyme

ORIC
Pharmaceuticals

EXELIXIS

PRIME LOCATION

Located in the **Gateway of Life Science & Industrial**

425-439

LITTLEFIELD AVE

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