

1390 BAYPORT AVE

SAN CARLOS, CA 94070

RARE ±5,800 SF
R&D / LAB SPACE

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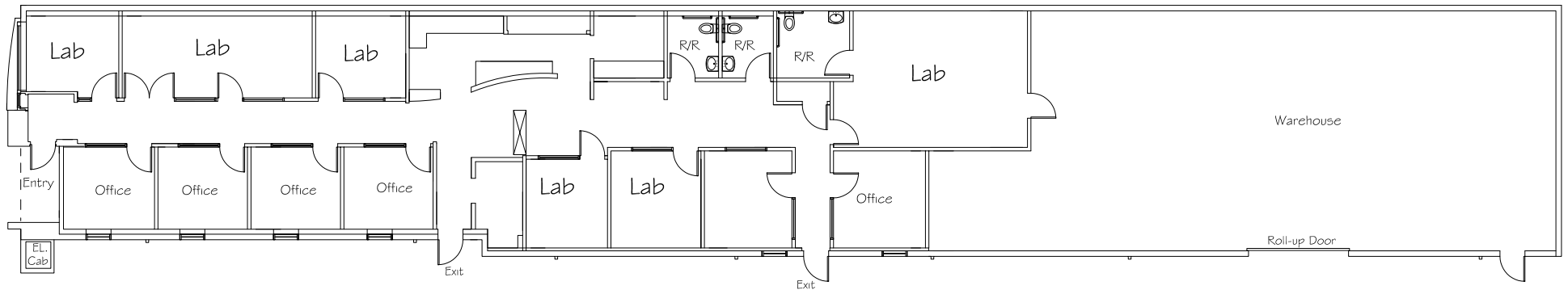
View Site Specific
COVID-19
PREVENTION PLAN



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FLOOR PLAN



HIGHLIGHTS

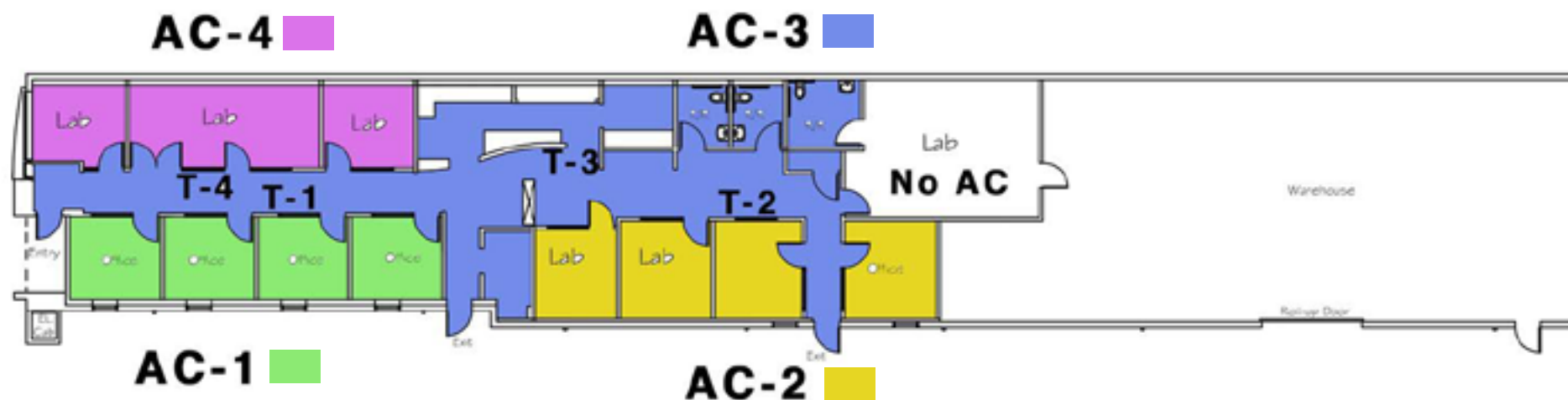
- Rare Office / R&D / Lab Space
- 6 Lab Rooms
- 5 Private Offices
- Flexible Uses
- 3 Restrooms
- Warehouse
- Roll-up Door
- 11 Parking Spaces



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HVAC ZONE MAP



POWER INFORMATION

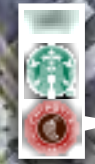
- **Electric Service:** 600 AMP, 3-phase 120-480Volt
- **Natural Gas Service:** 630 CFH
- **Water Service:** 1" City Water Service
- **Fire Sprinklers:** Full Building Coverage
- **HVAC:** See Above Zone Map
- **Warehouse Door Size:** 12' width, 9'-3" Clear Height
- **Warehouse Clear Height:** 10'-3" bottom of sprinkler pipe
- **Office & Lab Ceiling Height:** 9'-6" height
- Lighting & Electrical Service in Warehouse.
- Copper Pipe CDA distribution to Labs. Air Compressor not installed.
- **LAB Room Floors:** VCT
- All Labs are Dry, not plumbed for waste or water.



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TOWN



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- Close Proximity to Downtown San Carlos
- Half Mile to Caltrain
- Less Than 2 Miles to Highway 101

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