

For Lease

733 INDUSTRIAL ROAD, SAN CARLOS, CA 94070

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Features

±10,000 SF freestanding concrete-tilt building

Ideal for Flex, R&D, and Medical Device uses, Life Science uses also considered

2.5/1,000 Parking

±14' Clear height

New lobby, restroom core, and 2-3k sf of office to be included

All new perimeter glass with two 12'x10' glass roll-up doors

1,000 Amp 3-Phase-208 Power serviced

New AC units, 2 @ 12.5 tons and 2 @ 10 tons, 45 tons total

±1,000,000 BTU's gas serviced. Total BTU's used for the AC units are ±730,000, leaving ±270,000 BTU's for building

Water line size 1"; Sewer line size 4"

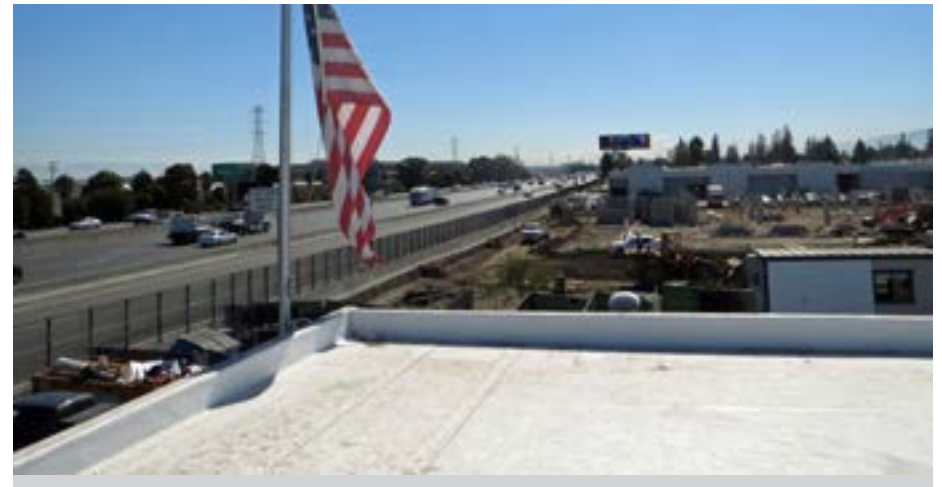
New white TPO roof, R38 insulation, fire sprinkler system, & seismic upgrades

New interior & exterior paint, interior & exterior lighting, and irrigated landscaping

Zoned Heavy Industrial (IH)

Prime San Carlos location fronting Hwy 101, less than half a mile from the San Carlos CalTrain Station and three blocks from the Holly Street exit to Hwy 101

Rental rate: \$3.50 NNN PSF (NNN=±\$0.40 PSF)



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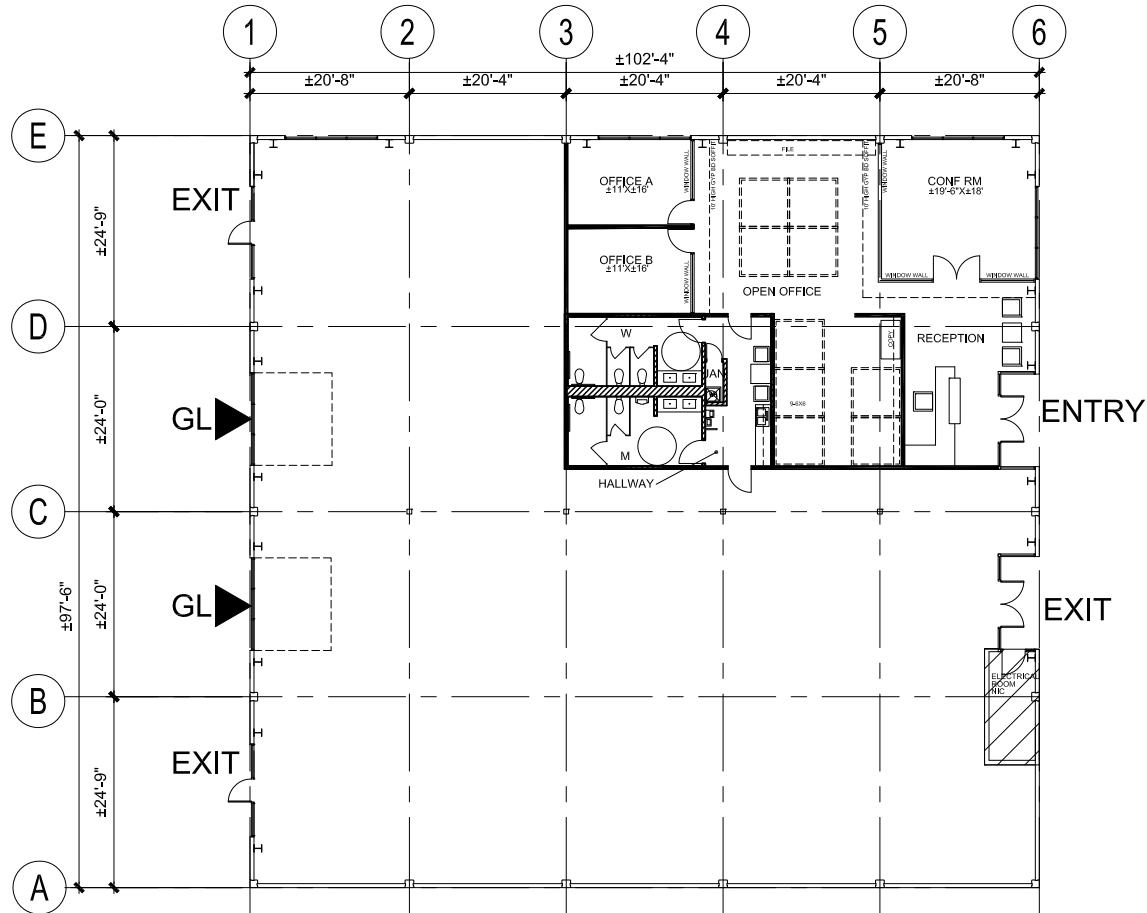
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Proposed Floor Plan



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