

# 425-439

LITTLEFIELD AVE

## CAPITAL IMPROVEMENTS

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

**TWO ±6,000 SF SUITES AVAILABLE**

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

NEWMARK

**ARK ROW**  
INDUSTRIAL PARTNERS

W E S P A Y N E  
D A N M A T T E U C C I

6 5 0 . 3 5 8 . 5 2 7 5  
6 5 0 . 3 5 8 . 5 2 7 6

# PROJECT HIGHLIGHTS



## TENANT MIX

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



## ZONING

**Mixed Industrial** Allowing Flexible Uses Ranging from Life Science to Auto



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## 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*

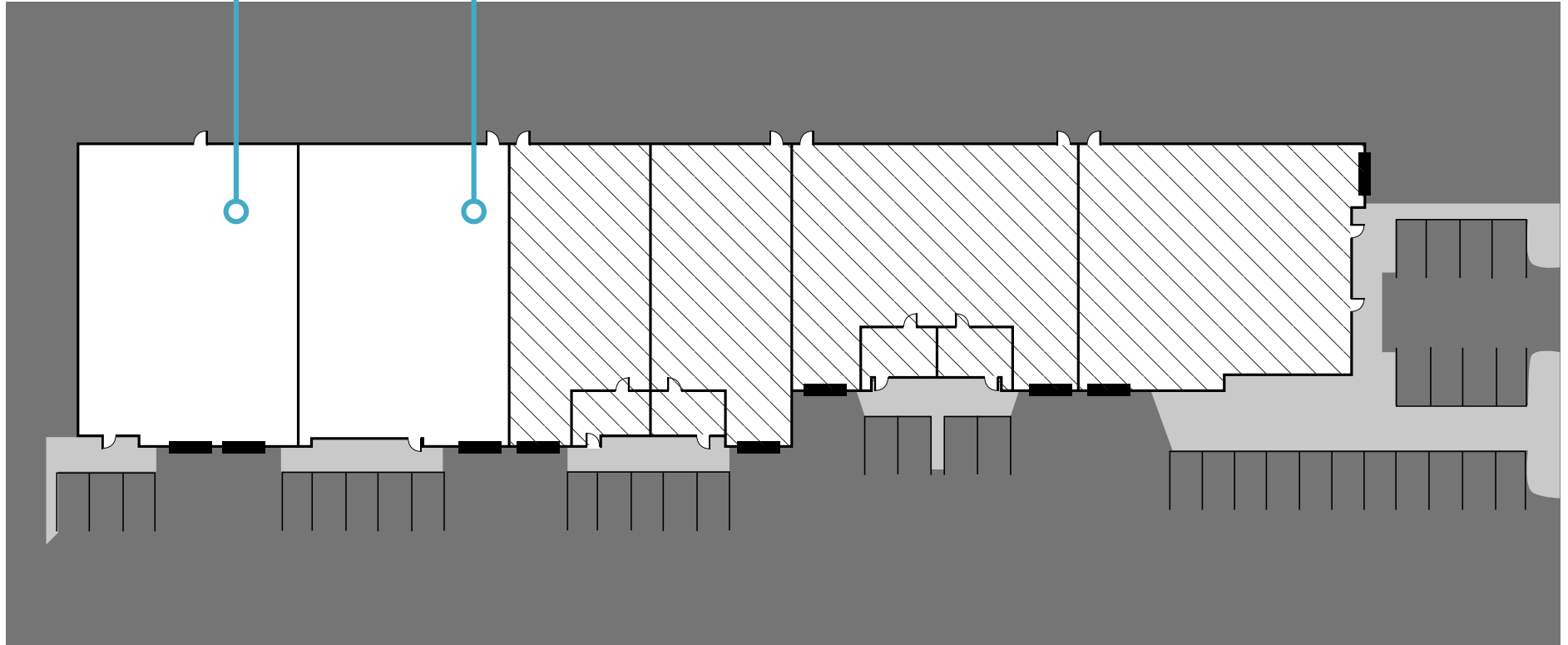
**UNIT #6: ±6,000 SF**

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**

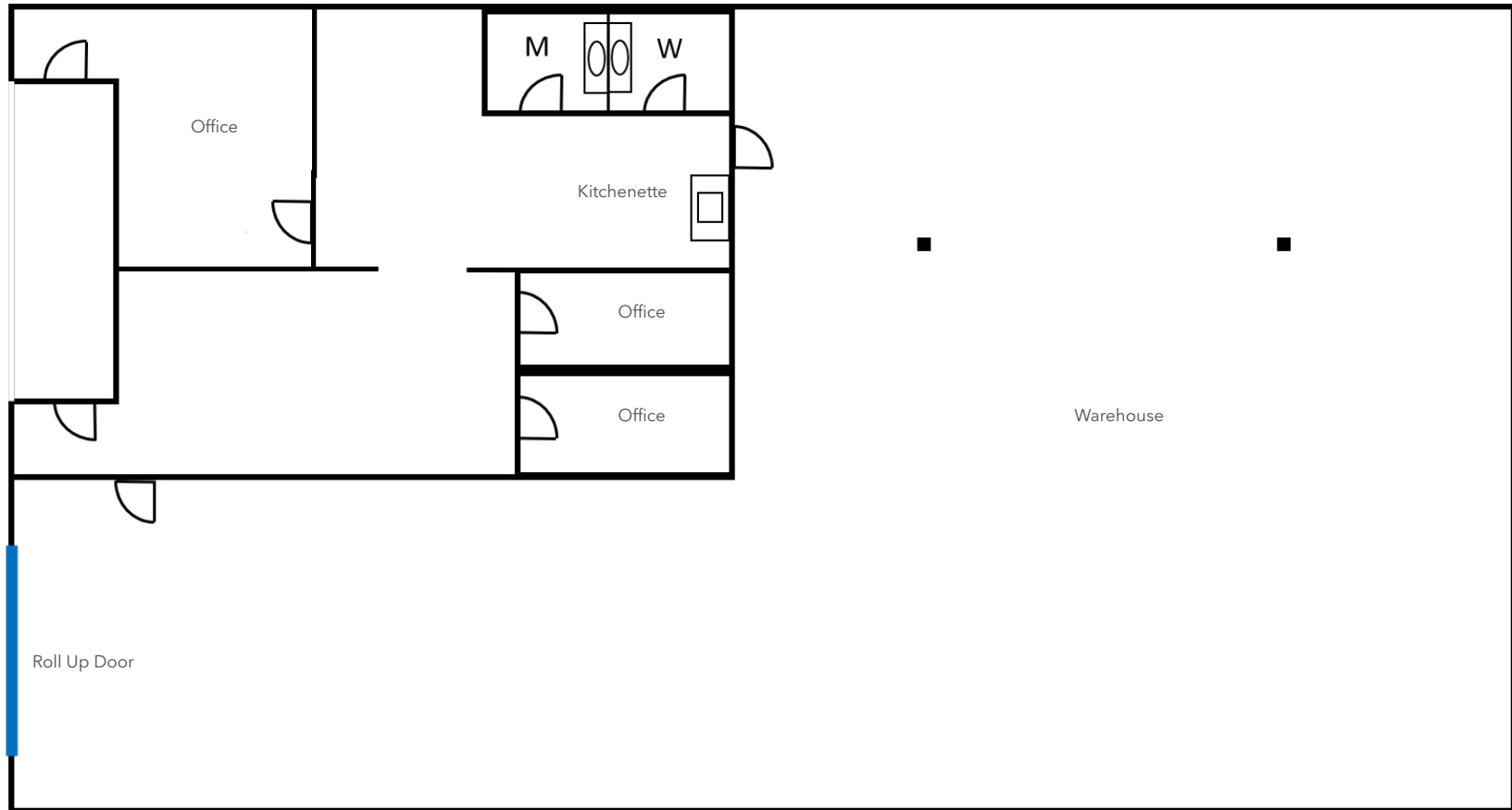
OFFICE: ±1,500 SF  
CLEAR HEIGHT: 18'  
POWER: 200 Amps  
DESIGNATED PARKING: 5 Spaces  
AVAILABLE: January 1, 2021

\*Planned landlord improvements



■ Loading Door

**AVAILABLE**  
Suites



# UNIT 5: ±6,000 SF

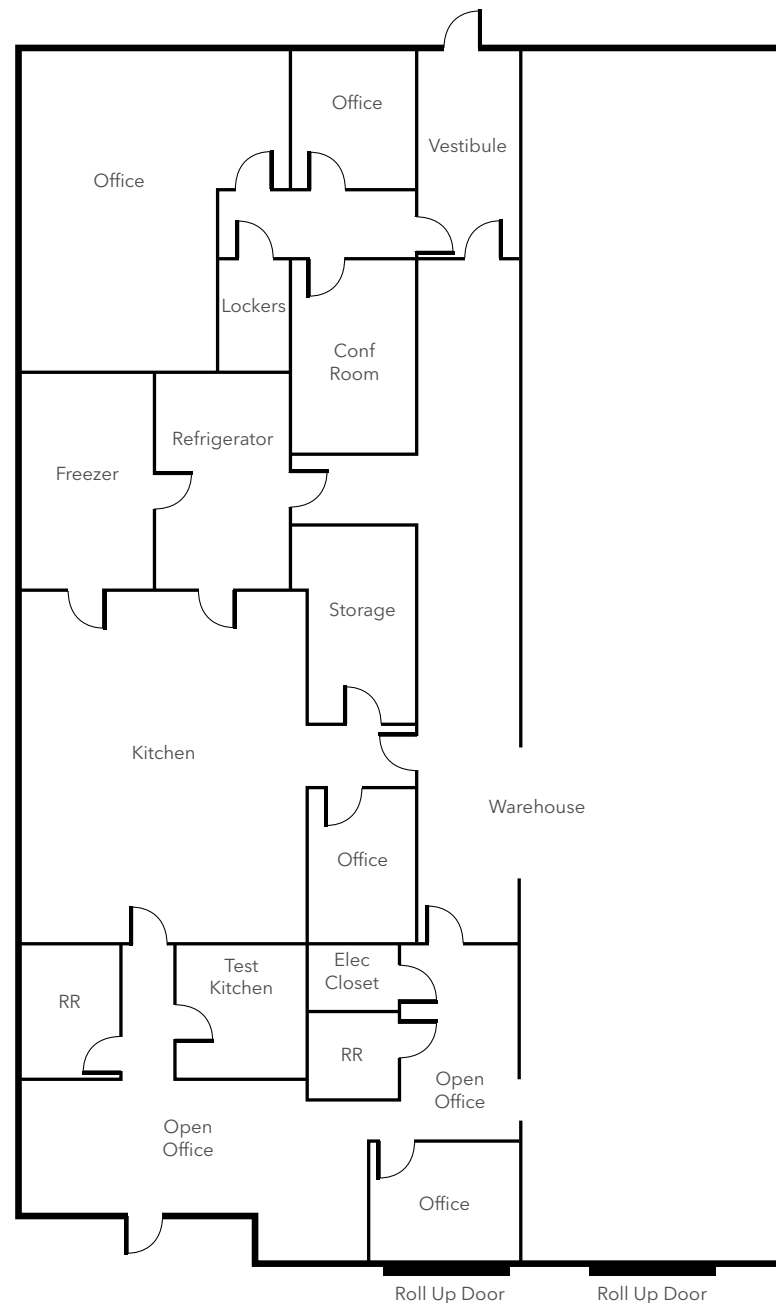
**Open Warehouse** Available January 1, 2021



#### KITCHEN EQUIPMENT:

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

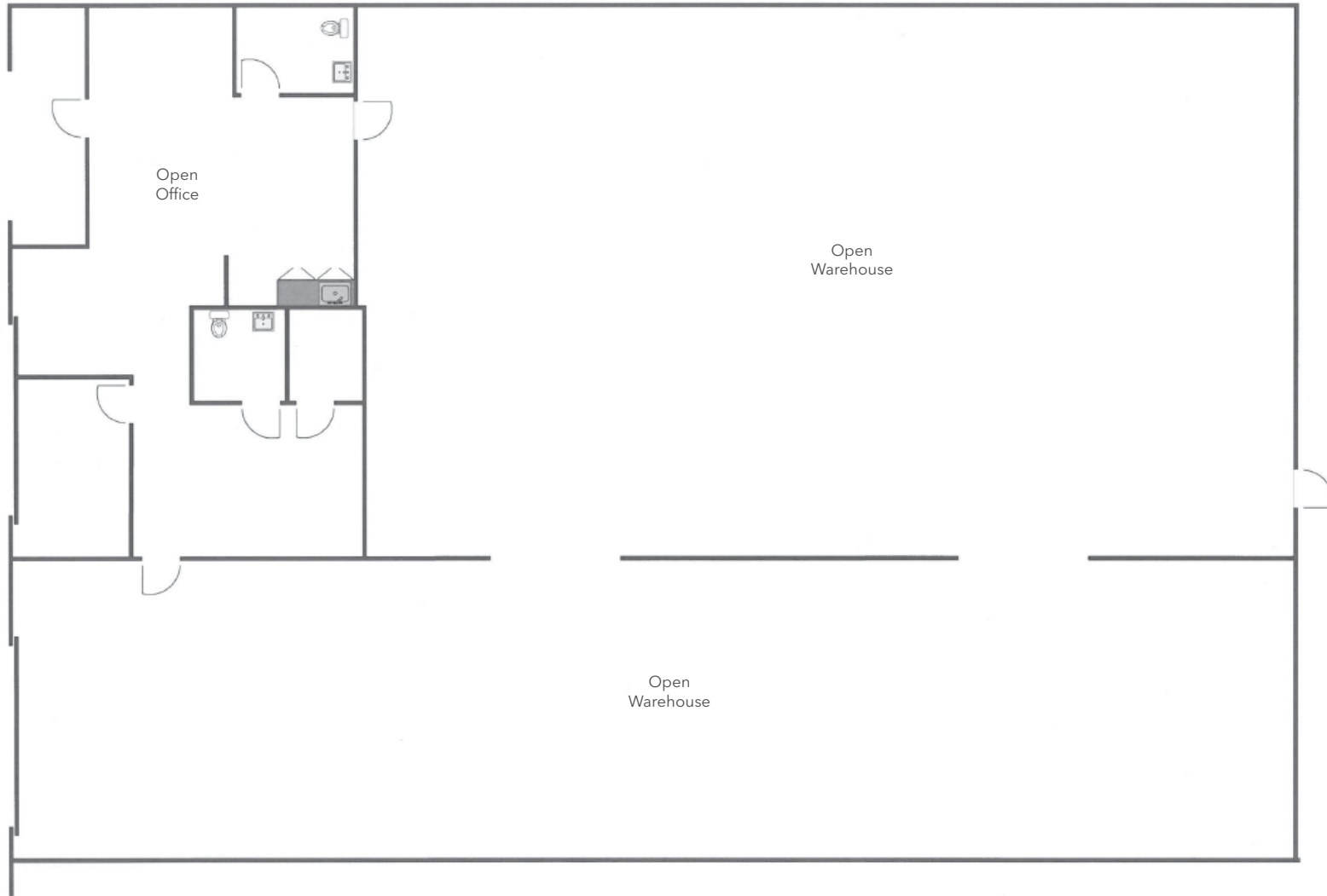
TI ALLOWANCE AVAILABLE



# UNIT 6: ±6,000 SF

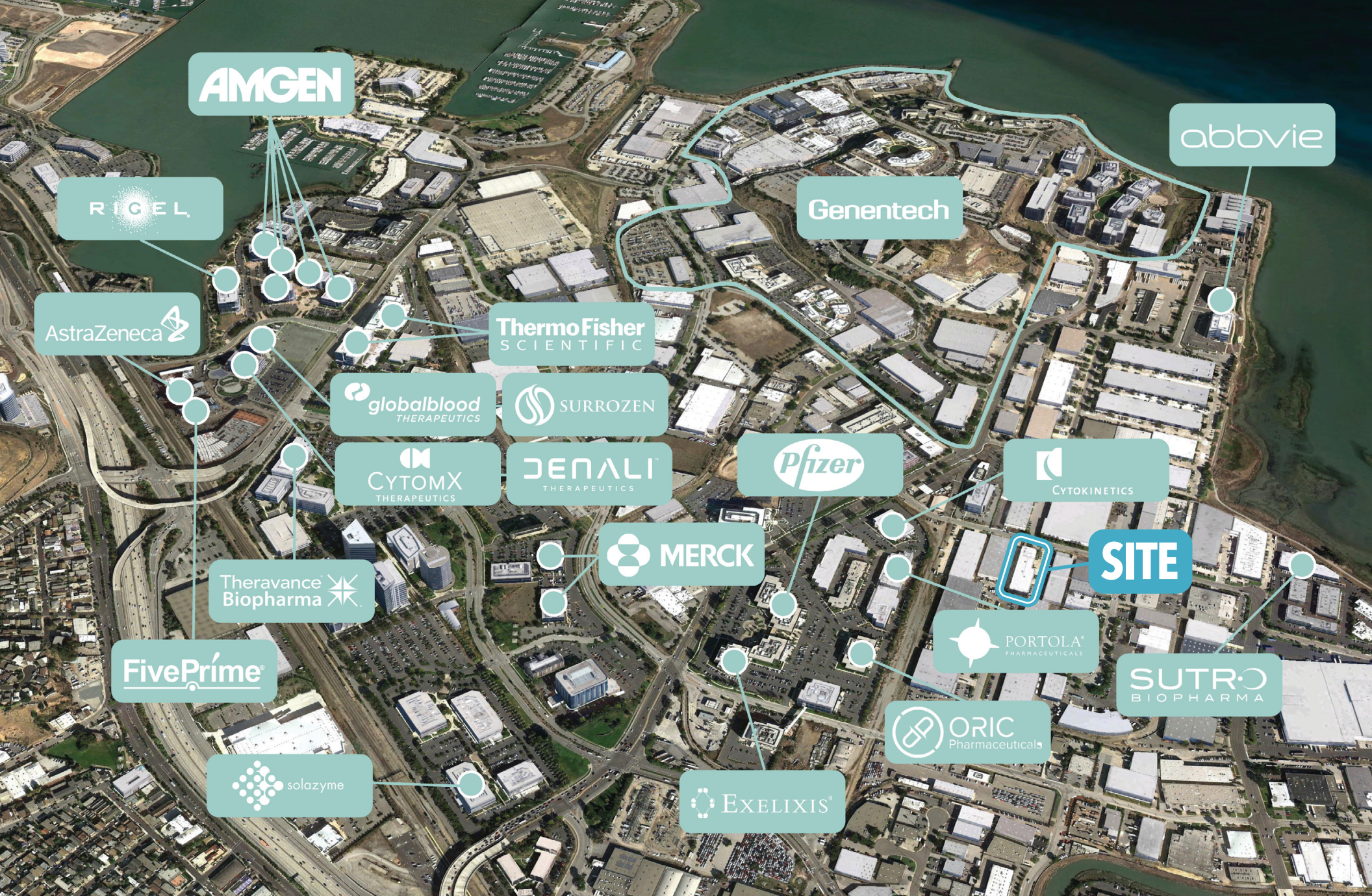
## Commercial Kitchen

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

PORTOLA  
PHARMACEUTICALS

SUTRO  
BIOPHARMA

FivePrime

ORIC  
Pharmaceuticals

solazyme

EXELIXIS

# PRIME LOCATION

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

# 425-439

LITTLEFIELD AVE



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