

# For Sale

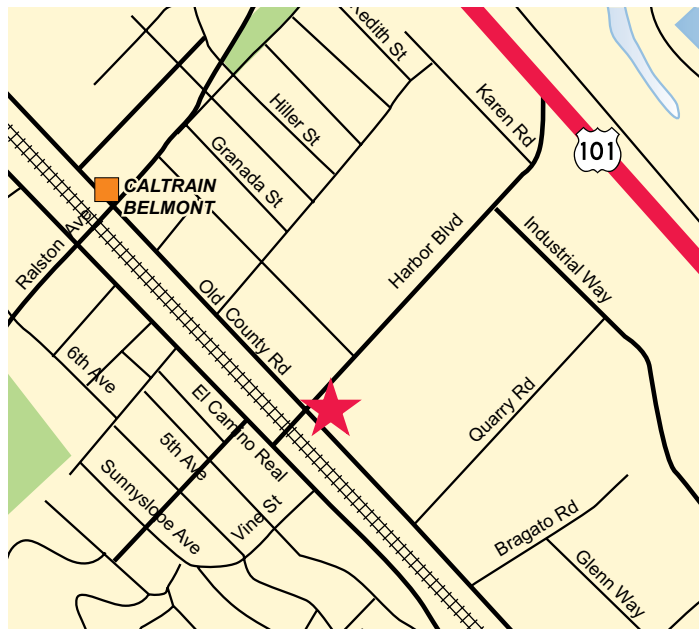
## 1404 Old County Road

Belmont, CA



## ±6,900 Square Feet Available

As exclusive agent(s), we are pleased to offer the following space:



- ◆ ±6,900 Square Feet Total
- ◆ ±3,500 Square Foot Office on 2 Floors:
  - ±1,500 SF Ground Floor
  - ±2,000 SF 2nd Floor
- ◆ ±3,400 Square Foot Warehouse/Assembly/R&D Area with 2 Space Heaters and Grade Level Door
- ◆ HVAC
- ◆ Abundant Glassline
- ◆ Two Sets of Restrooms - One on Each Floor
- ◆ 11 Parking Spaces
- ◆ Sprinklered
- ◆ Good Power
- ◆ Zoning: CMU (Corridor Mixed Use)
- ◆ Sale Price: \$3,500,000

**Wes Payne** 650.358.5275 [wes.payne@ngkf.com](mailto:wes.payne@ngkf.com) CA RE License #02054621

**Mark Lockenmeyer** 650.358.5257 [mlockenmeyer@ngkf.com](mailto:mlockenmeyer@ngkf.com) CA RE License #01995166



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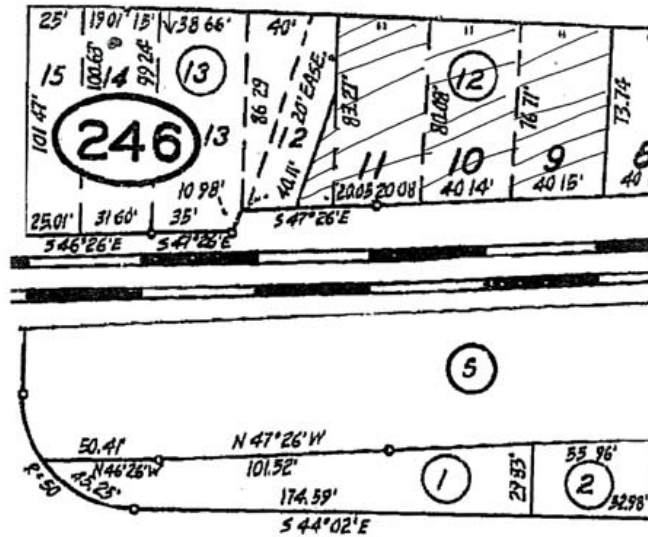
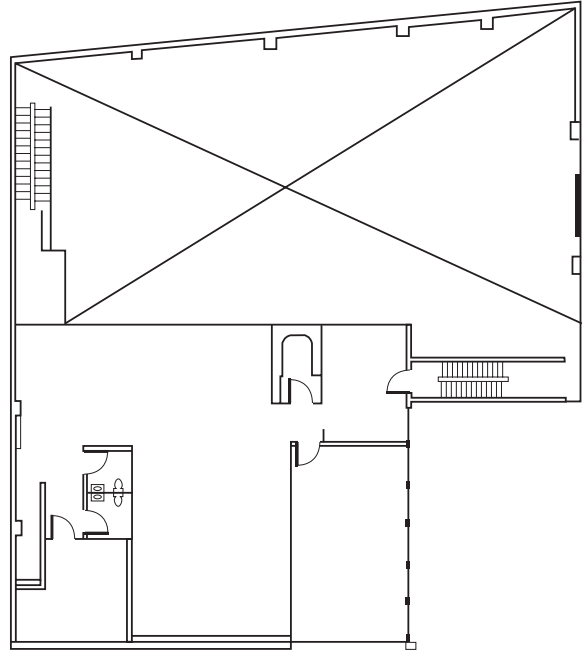
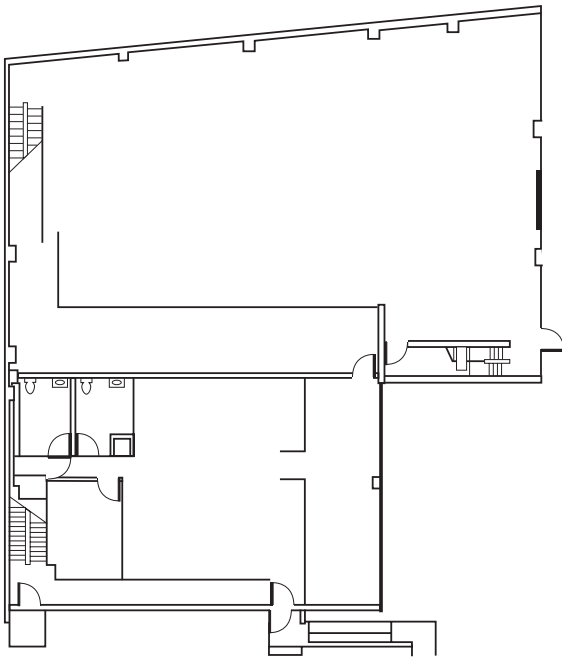
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