

# For Sale: Owner-User Opportunity

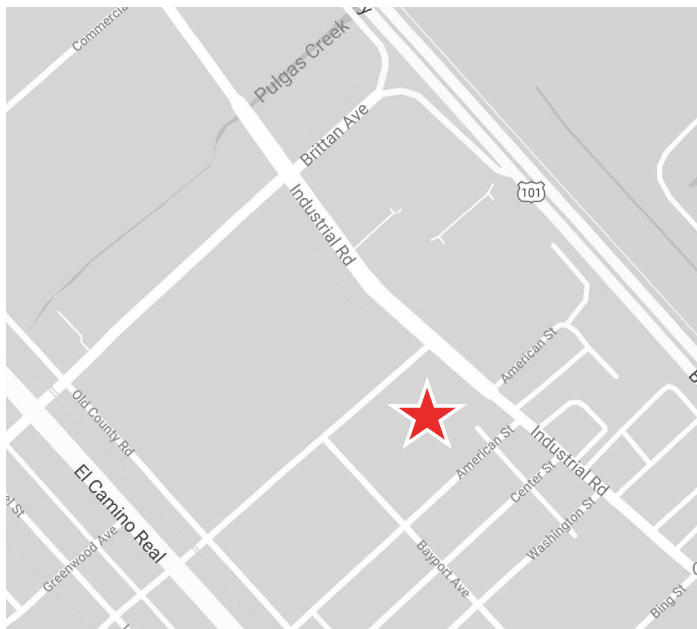
1300 Industrial Road, Unit 4

San Carlos, CA



## ±5,000 Square Feet Available

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



- ◆ Corner Unit
- ◆ ±5,000 SF Total
- ◆ ±2,500 SF of Office
- ◆ 2 Grade Level Doors (14' H x 13'8" W)
- ◆ Restrooms and Shower
- ◆ Kitchen
- ◆ Sprinklered
- ◆ 200 Amps, 3-Phase, 4 Wire
- ◆ ±18' Clear Height Warehouse
- ◆ 7 Parking Spaces
- ◆ Asking Price: \$2,950,000

**Jay Leslie** 650.358.5273 [jleslie@ngkf.com](mailto:jleslie@ngkf.com) CA RE License #01244555

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

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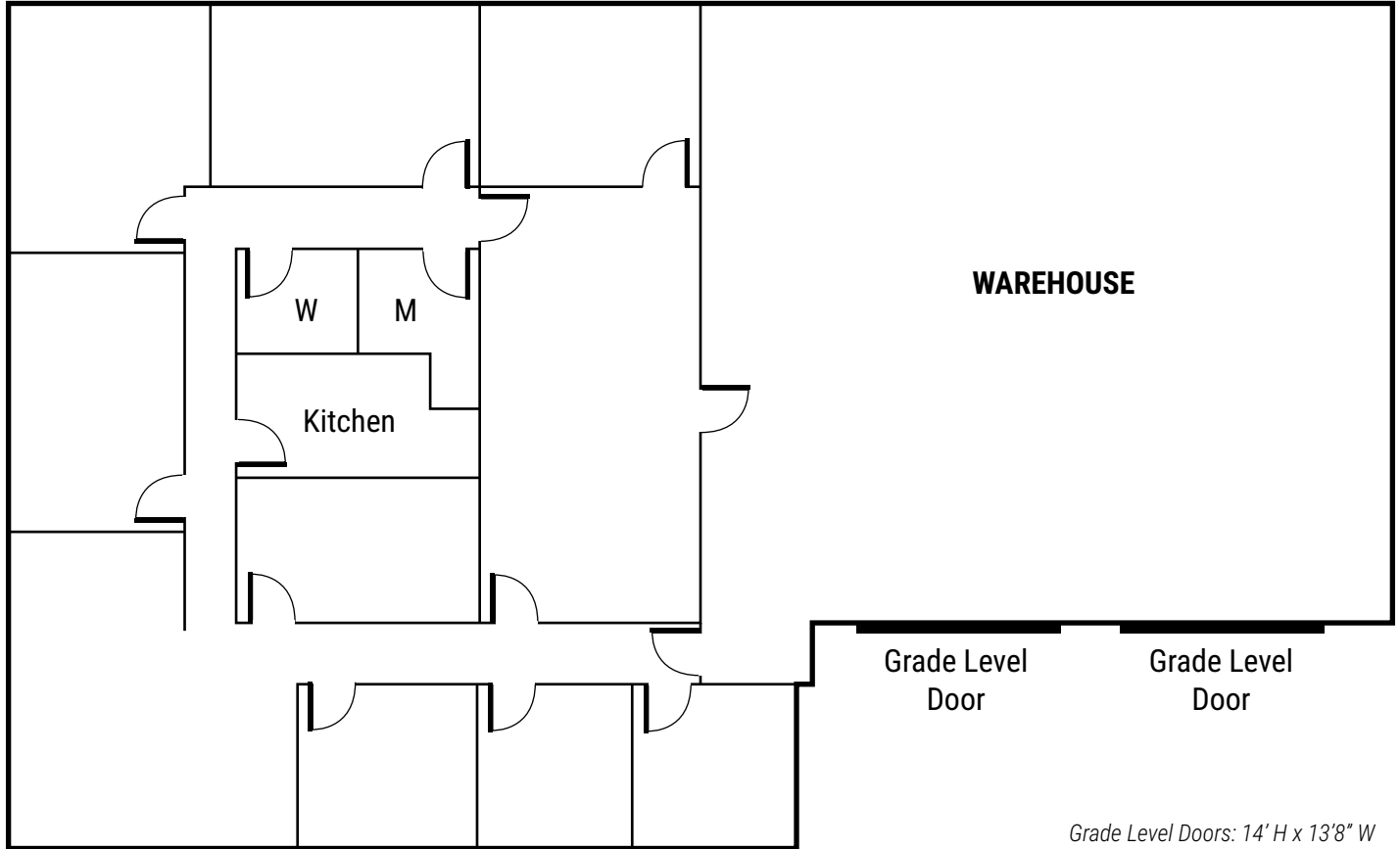
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