

Units Range From \pm 900 SF
to \pm 3,600+ SF

INDUSTRIAL UNITS FOR LEASE | 20,000 COMMERCIAL SF

REDWOOD CITY BUSINESS PARK

815-831 Warrington Ave, Redwood City, CA 94063



DEBORAH GROVES

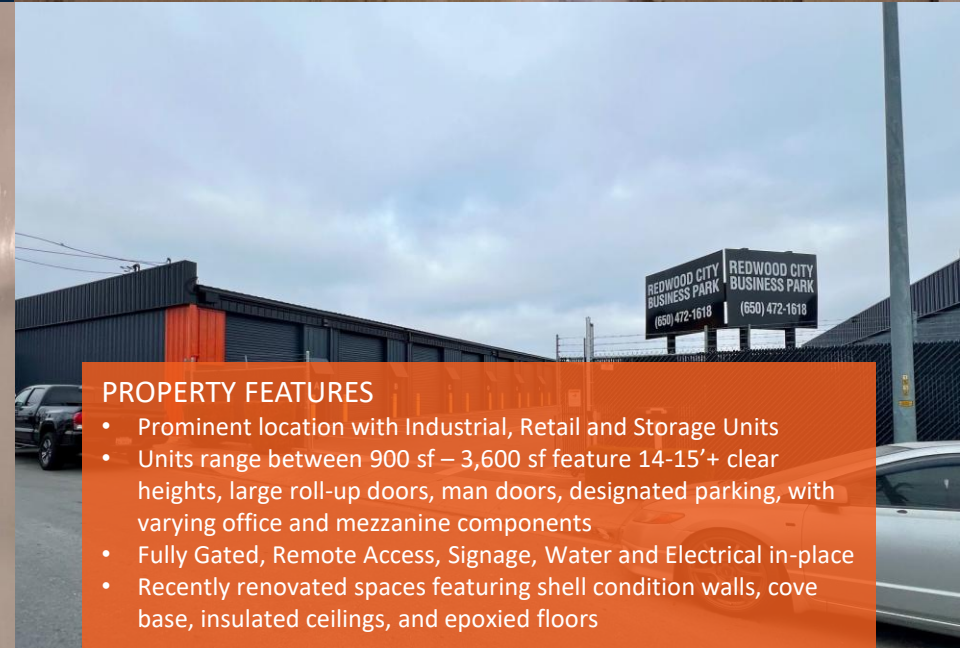
REDWOOD CITY BUSINESS PARK

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(650) 472-1618 OFFICE

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PROPERTY HIGHLIGHTS



SCG INDUSTRIAL PARKS SUSTAINABLE VALUES

- Storage Corner Group values sustainability and environmental consciousness at all properties
- Xeriscape landscaping, LED lighting (interior and exterior), and energy-efficient appliances (two, communal bathrooms)
- No pesticides, herbicides, or rodenticides are used at the property
- Life safety upgrades are implemented and executed on as first priority

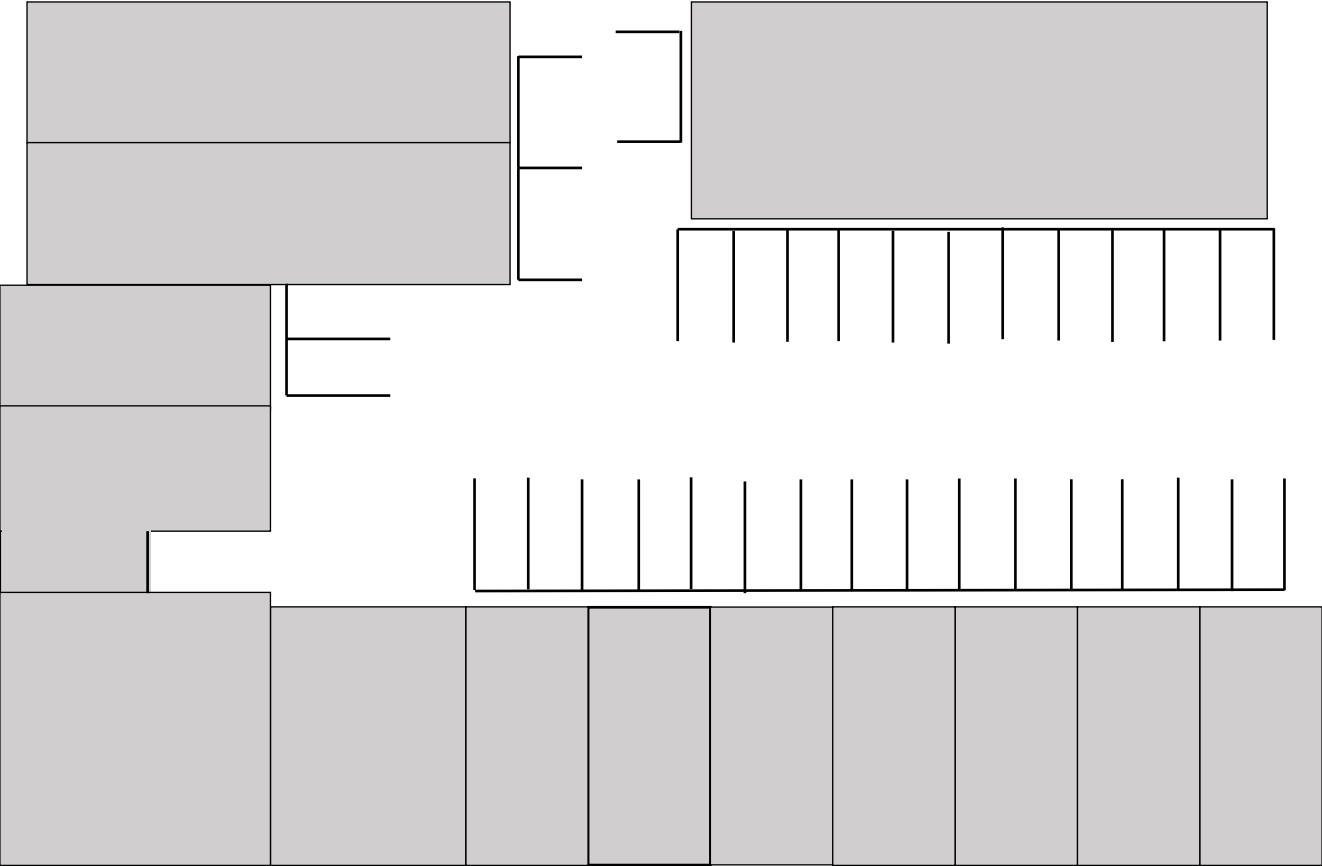
PROPERTY FEATURES

- Prominent location with Industrial, Retail and Storage Units
- Units range between 900 sf – 3,600 sf feature 14-15'+ clear heights, large roll-up doors, man doors, designated parking, with varying office and mezzanine components
- Fully Gated, Remote Access, Signage, Water and Electrical in-place
- Recently renovated spaces featuring shell condition walls, cove base, insulated ceilings, and epoxied floors

Disclaimer: All sizes and features are approximate. Provided for illustrative purposes only. Prospective tenants and customers must confirm all details.

SITE MAP AND AVAILABILITY

Unit (SF)	Features
900 - 1,000 SF	Warehouse, 14-15' Clear Heights, Office and Mezzanine Features Vary
1,300 - 2,200 SF	Warehouse, 14-15' Clear Heights, Office and Mezzanine Features Vary
1,700 - 3,800 SF	Flex Space, 10+' Clear Heights, Office and Mezzanine Features Vary, adjacent to water/sink
Inquire for Upcoming Availability	



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~900-1,000 SF Units

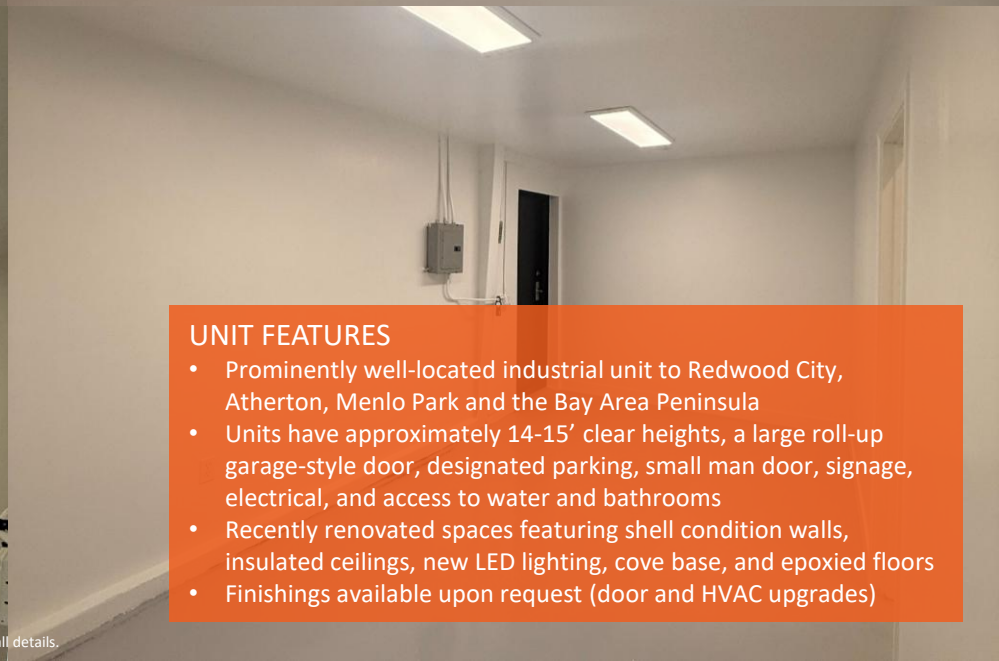


UNIT FEATURES

- Prominently well-located industrial unit to Redwood City, Atherton, Menlo Park and the Bay Area Peninsula
- Unit features including varying mezzanine spaces, 14-15' clear heights, large roll-up garage-style door, designated parking, small man door, signage, electrical, and access to water and bathrooms
- Recently renovated spaces featuring shell condition walls, insulated ceilings, new LED lighting, cove base, and epoxied floors
- Finishings available upon request (door and HVAC upgrades)

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~1,300-2,200 SF Units

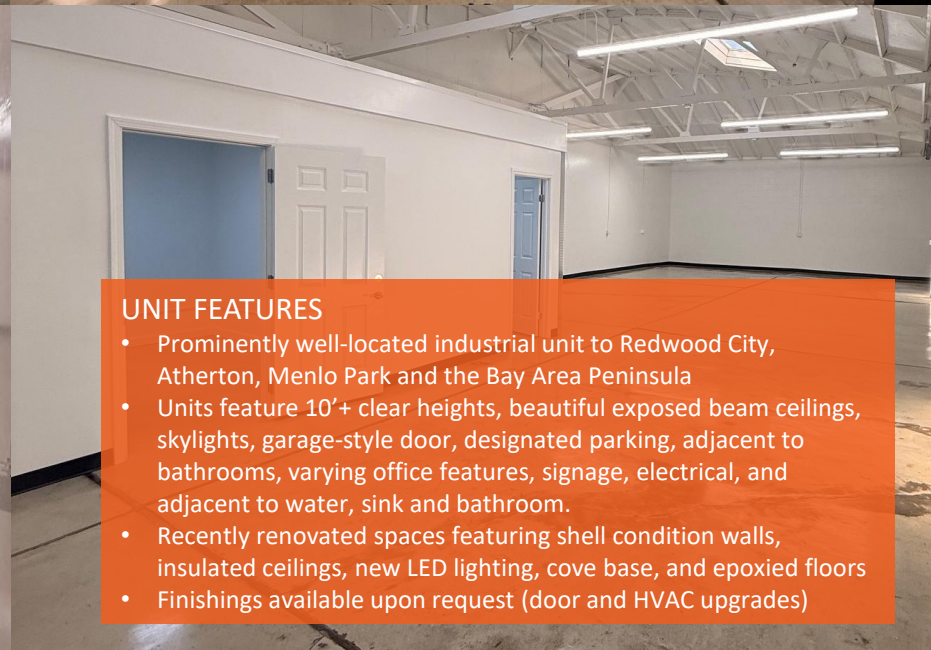


UNIT FEATURES

- Prominently well-located industrial unit to Redwood City, Atherton, Menlo Park and the Bay Area Peninsula
- Units have approximately 14-15' clear heights, a large roll-up garage-style door, designated parking, small man door, signage, electrical, and access to water and bathrooms
- Recently renovated spaces featuring shell condition walls, insulated ceilings, new LED lighting, cove base, and epoxied floors
- Finishings available upon request (door and HVAC upgrades)

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~1,700 – 3,800 SF Industrial Flex Units



UNIT FEATURES

- Prominently well-located industrial unit to Redwood City, Atherton, Menlo Park and the Bay Area Peninsula
- Units feature 10'+ clear heights, beautiful exposed beam ceilings, skylights, garage-style door, designated parking, adjacent to bathrooms, varying office features, signage, electrical, and adjacent to water, sink and bathroom.
- Recently renovated spaces featuring shell condition walls, insulated ceilings, new LED lighting, cove base, and epoxied floors
- Finishings available upon request (door and HVAC upgrades)

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