



INVESTMENTS · BROKERAGE · LEASING · PROPERTY MANAGEMENT

Listed by **The Guglielmi Group**

SAN CARLOS INDUSTRIAL PARK

1300 Industrial Road, Suite 18

Industrial condo with office / warehouse space available

FOR LEASE



FRONT EXTERIOR



OFFICE



WAREHOUSE

PROPERTY HIGHLIGHTS

- 6,953 SF available — combo office (approx. 2,000 SF) and warehouse (approx. 5,000 SF)
- Excellent access to Highway 101
- 10 reserved parking spots plus visitor parking
- Oversized grade-level rollup door for efficient loading
- Available building and monument signage to enhance visibility
- Well maintained business park
- Frontage location facing Howard Ave

RATE

\$2.65 / Sq Ft Gross

±6,953 SF total available

Warehouse + built-out office

Suite 18, ground level unit



Andrew Guglielmi

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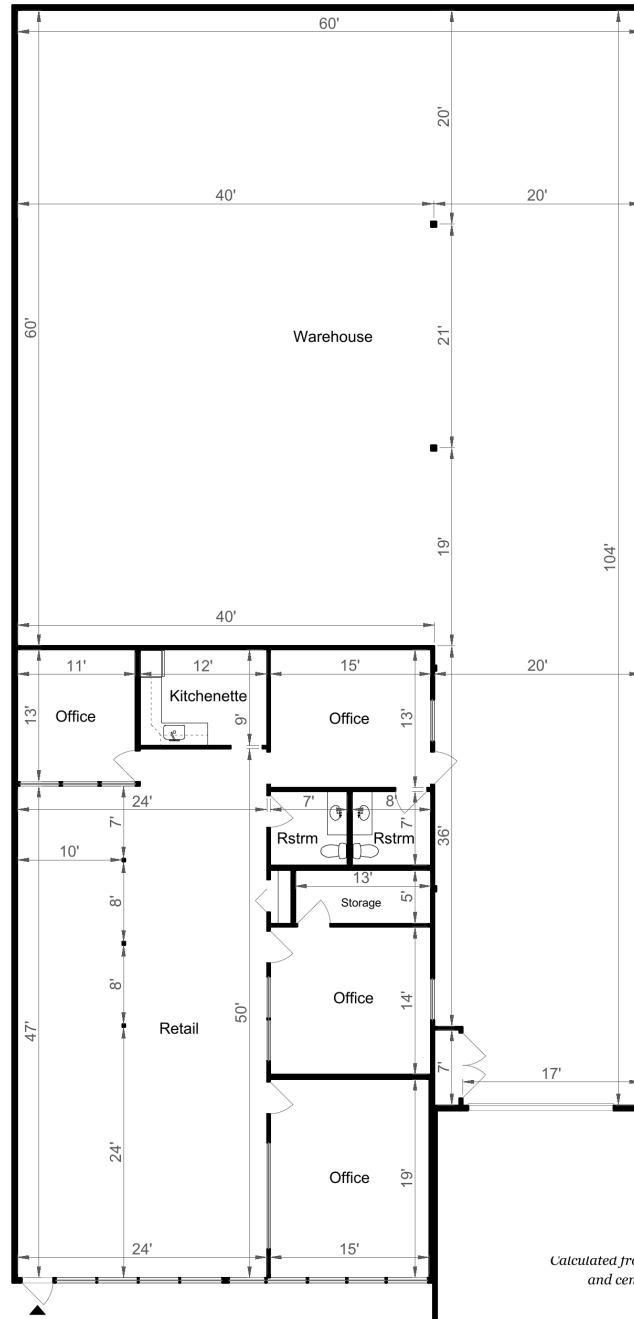


The Guglielmi Group

Floor Plan — Suite 18

1300 INDUSTRIAL ROAD | SUITE 18

SAN CARLOS, CA 94070



*Calculated from outside face of exterior walls
and center line of demising walls.*



FLOOR PLAN

floor plan visuals
www.fpvisuals.com
415.670.9265

All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

Presented by SC Properties



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