

SAN BRUNO, CALIFORNIA

1071 SNEATH LANE

±3,940 SF OFFICE/WAREHOUSE FLEX SPACE

AIRPORT TRADE CENTER
FOR LEASE



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



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STOCKBRIDGE

THE SITE

±125,000 SF MULTI-TENANT INDUSTRIAL/FLEX PARK

8.8 ACRES

SITE HIGHLIGHTS



Dock-high loading



15' – 16'
clear height



Fire sprinklers



2.0/1,000 SF
parking ratio



Power varies by
building/unit



Excellent access to
HWY's 280, 380 & 101
and El Camino Real;
walking distance to
BART & Caltrain

▲ DOCK HIGH DOOR
△ GRADE LEVEL DOOR
AVAILABLE

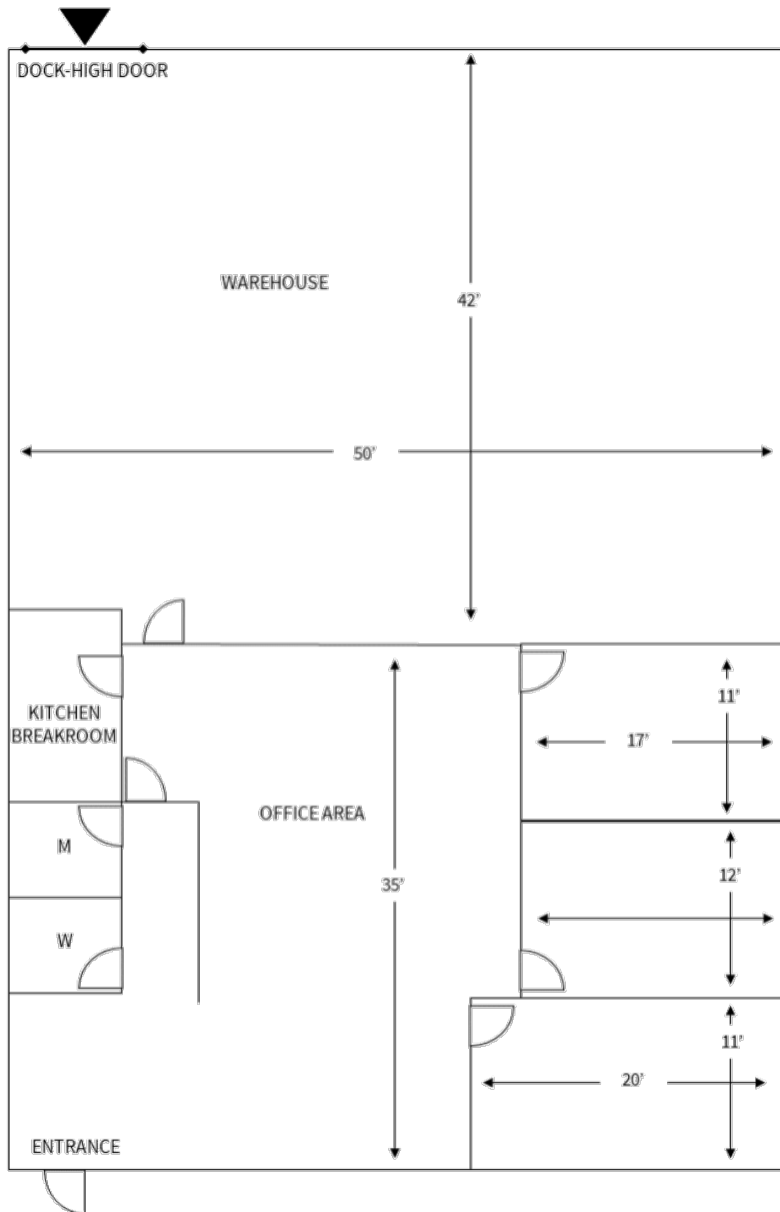


1071 SNEATH LANE · SAN BRUNO, CALIFORNIA

AVAILABLE SPACE FOR LEASE

1071 SNEATH LANE

±3,940 SF OFFICE/WAREHOUSE FLEX SPACE



SPACE HIGHLIGHTS



±3,940 SF Total
±1,750SF Office



100% HVAC office



LOADING

One (1) dock-high door



Power: 400AMPS 3 Phase -
4 Wire @ 240V



Lease rate: \$2.25 NNN
(OPEX est. \$0.62)



Available

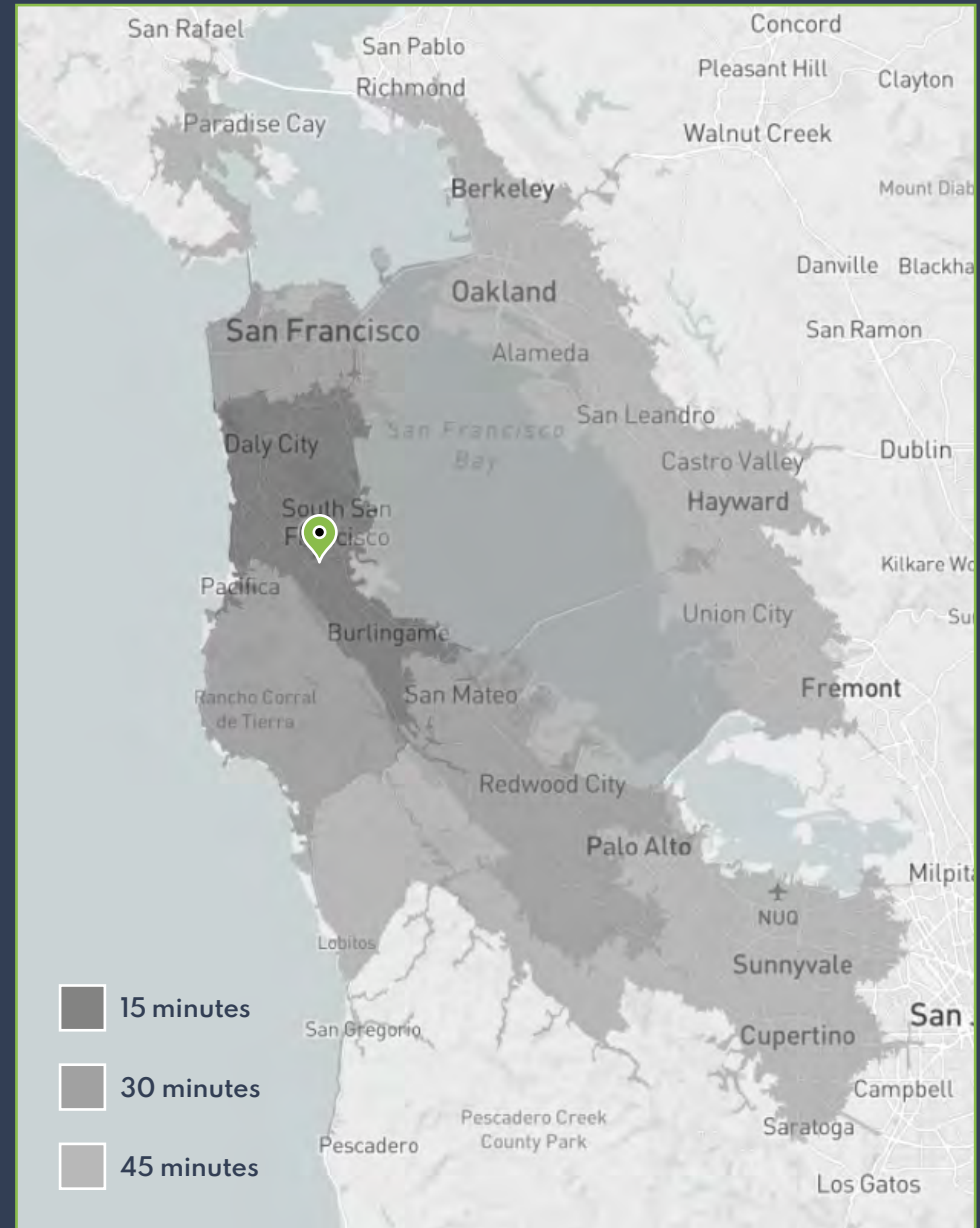
DEMOGRAPHICS

ACCESS TO LABOR AND CONSUMERS

| | Within 15 minutes | Within 30 minutes | Within 45 minutes |
|--|-------------------|-------------------|-------------------|
| 2021 Total Population | 543,238 | 1,556,086 | 3,502,805 |
| 2021 Total Households | 178,445 | 611,804 | 1,339,267 |
| 2021 Millennial Population | 138,067 | 439,454 | 949,126 |
| 2021 Median Home Value | \$985,838 | \$1,242,061 | \$1,125,075 |
| 2021 Median Household Income | \$109,122 | \$124,254 | \$115,781 |
| 2020 Manufacturing Employees | 13,959 | 29,426 | 74,397 |
| 2021 Occupation: Transportation/ Material Moving | 22,342 | 42,017 | 93,817 |
| 2021 Occupation: Computer/ Mathematical | 17,818 | 81,533 | 203,633 |

LOCATION

DRIVE TIMES



AERIAL

AMENITIES

Centrally located on the SF Peninsula with close proximity to a multitude of amenities such as grocery, restaurants, pharmacy, and other consumer goods.

Highways 280, 380 & 101 and El Camino Real all within reach

Walking distance to BART & Caltrain

5-minute drive to SFO

1071 SNEATH LANE
SAN BRUNO, CALIFORNIA



LOCATION

GETTING AROUND

Highways 280, 380 & 101 and El Camino Real all within reach

Walking distance to BART & Caltrain

5-minute drive to SFO

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SAN BRUNO, CALIFORNIA

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