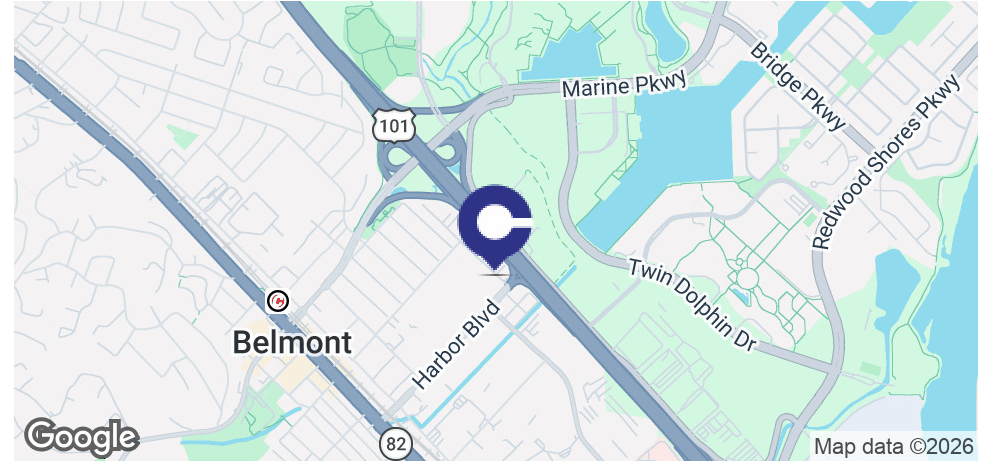


19 KAREN ROAD | BELMONT, CA 94002

EXECUTIVE SUMMARY



OFFERING SUMMARY

|               |                         |
|---------------|-------------------------|
| Available SF: | 6,000 SF                |
| Lease Rate:   | \$1.80 SF/month (Gross) |
| APN;          | 046-010-110             |
| Zoning:       | M-1                     |

PROPERTY OVERVIEW

Approximately 6,000 sf open warehouse space, one restroom, no existing office space but office can be constructed at the entry of the unit. High barrel truss ceilings with a wide distance between columns. +/-9 off street parking spaces. Local ownership and property management available to provide flexible lease terms.

PROPERTY HIGHLIGHTS

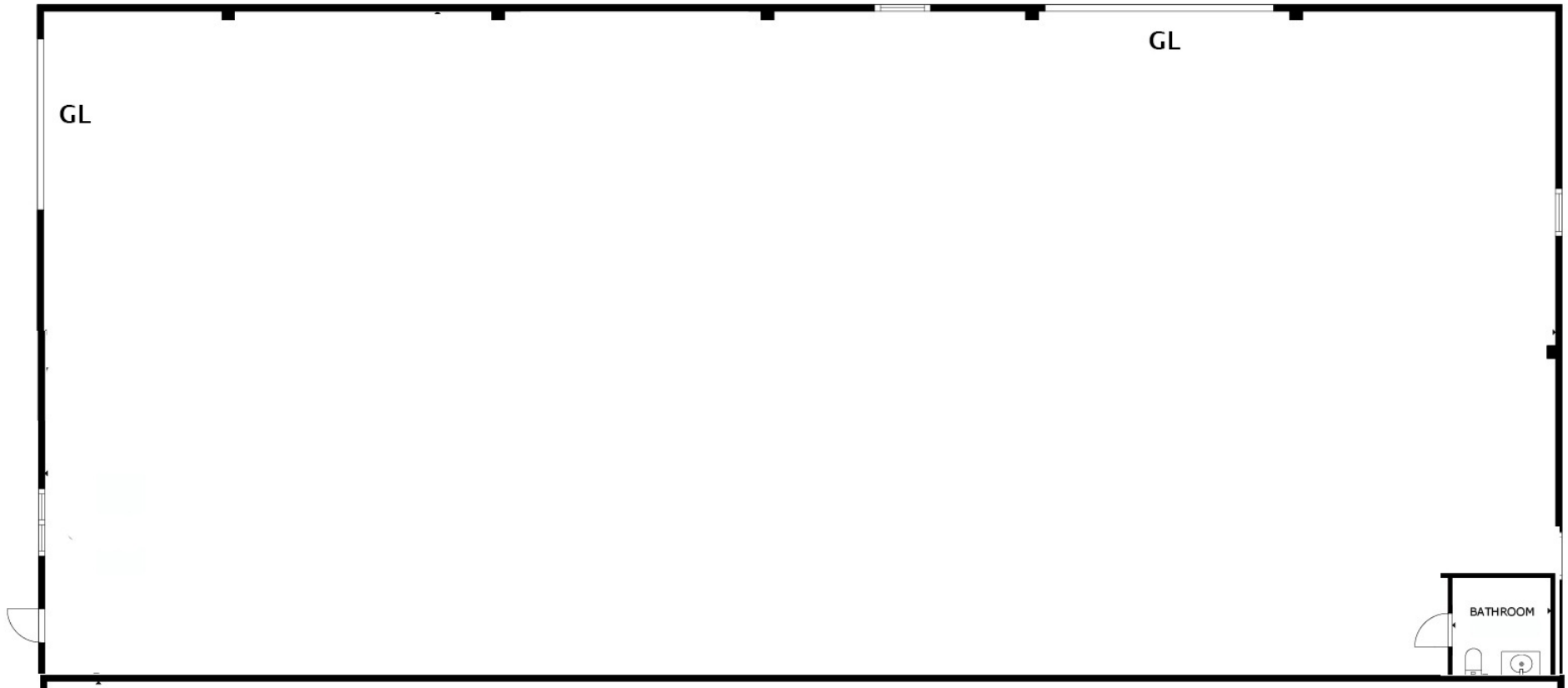
- Open/Flexible Floor Plan
- High Ceilings and Ample Natural Light
- 9 Parking Spaces for Employees/Clients
- 3 Grade Level Doors
- Well-Maintained Building
- Flexible Lease Terms
- Local Ownership and Property Management
- Easy Access from Highway 101

**RANDY KINGHORN**

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SPACE AVAILABLE



LEASE INFORMATION

|              |          |             |                 |
|--------------|----------|-------------|-----------------|
| Lease Type:  | Gross    | Lease Term: | Negotiable      |
| Total Space: | 6,000 SF | Lease Rate: | \$1.80 SF/month |

19-21 KAREN ROAD | BELMONT, CA 94002

LOCATION MAP

