

FLEXIBLE TERM - UP TO 5 YEARS LEASE/PARKING OPPORTUNITY BELOW MARKET RENT

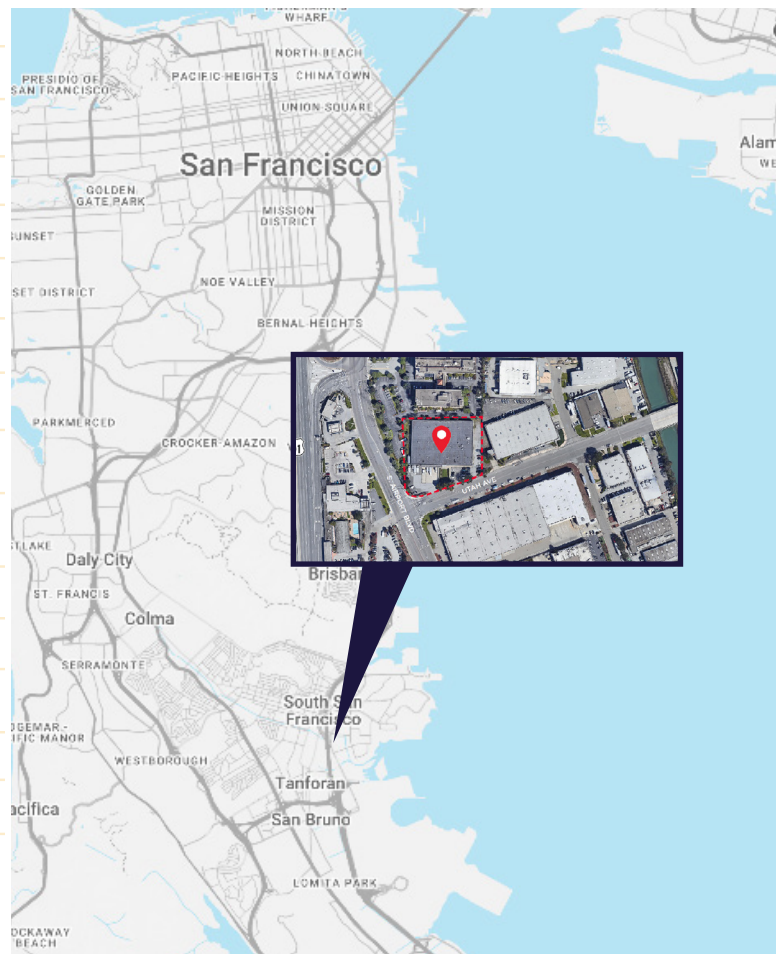


OWNER WILL LEASE 30,000 SF OF WAREHOUSE SPACE

101 UTAH AVENUE | SOUTH SAN FRANCISCO

BUILDING HIGHLIGHTS

Building Size	43,188 SF
Office	7,500 SF
Clear Height	16' - 17'
Parking	Ample
Year Built	1978
Site Size	1.86 AC
Trailer Stalls	3+
Asking	Negotiable
Available Space	43,188 SF
Availability	Starting June 1, 2025 potentially sooner
Drive-Ins	1-8'W X 12'H
Zoning	M1
Industrial	35,688 SF
Loading Docks	4
Sprinklers	Yes
Power	1000 amps: 1 x 400 amp panels - 3 phase, 360 volts 3 x 200 amp panels - 2 phase, 240 volts *Panels can be ungrapped to 480 volts if necessary



MITCH HERTZ
Executive Director
+1 925 274 2803
mitch.hertz@cushwake.com
Lic #01161729

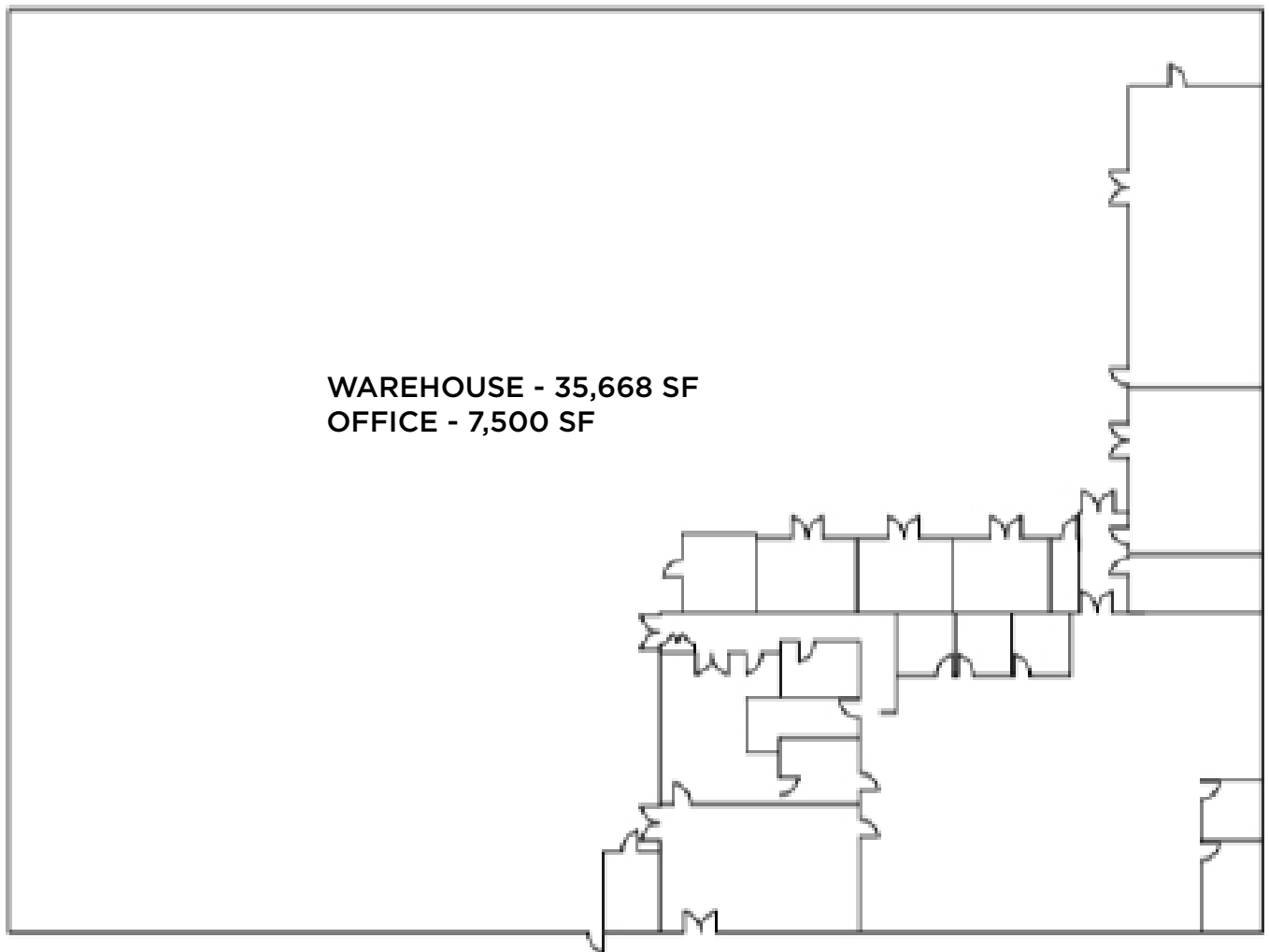
JOHN LEWERENZ
Managing Director
+1 415 710 5826
john.lewerenz@cushwake.com
Lic #01100835

JOSH HERTZ
Associate
+1 925 876 5743
josh.hertz@cushwake.com
Lic #02245870

FOR LEASE:

101 UTAH AVENUE SOUTH SAN FRANCISCO

FLOOR PLAN



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mitch.hertz@cushwake.com
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