

# ±56,899 SF Warehouse/Flex Space

# CBRE

## For Sublease

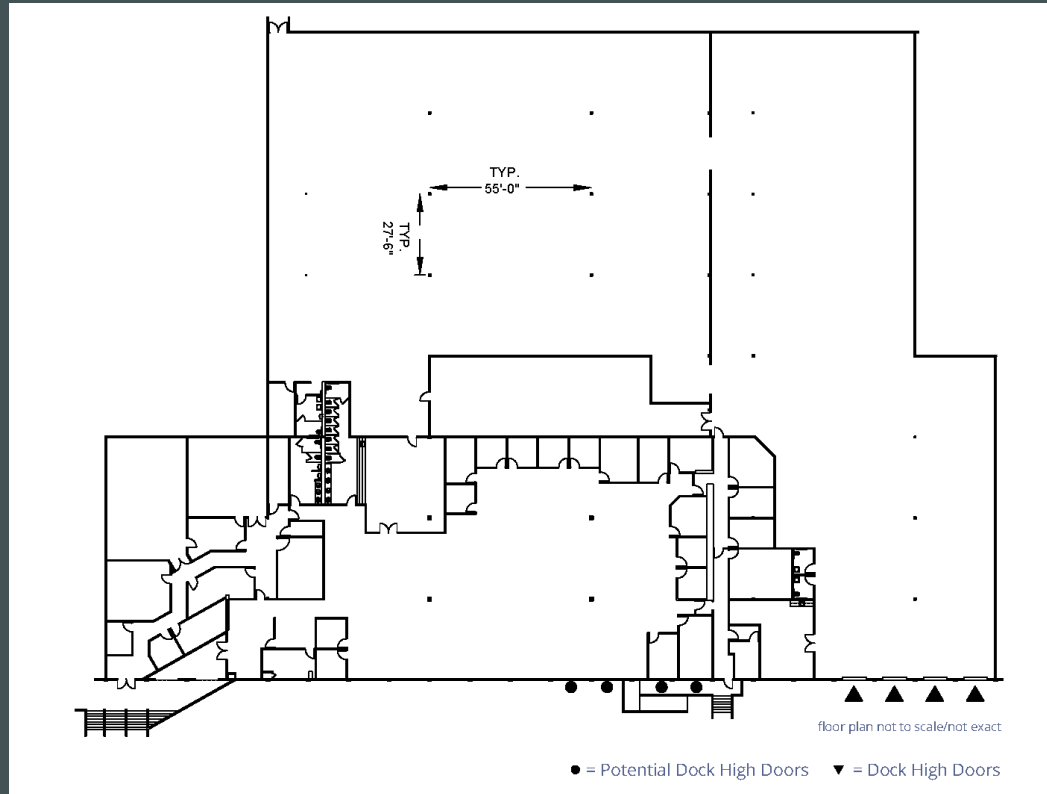
# 1635 Rollins Road Burlingame, California



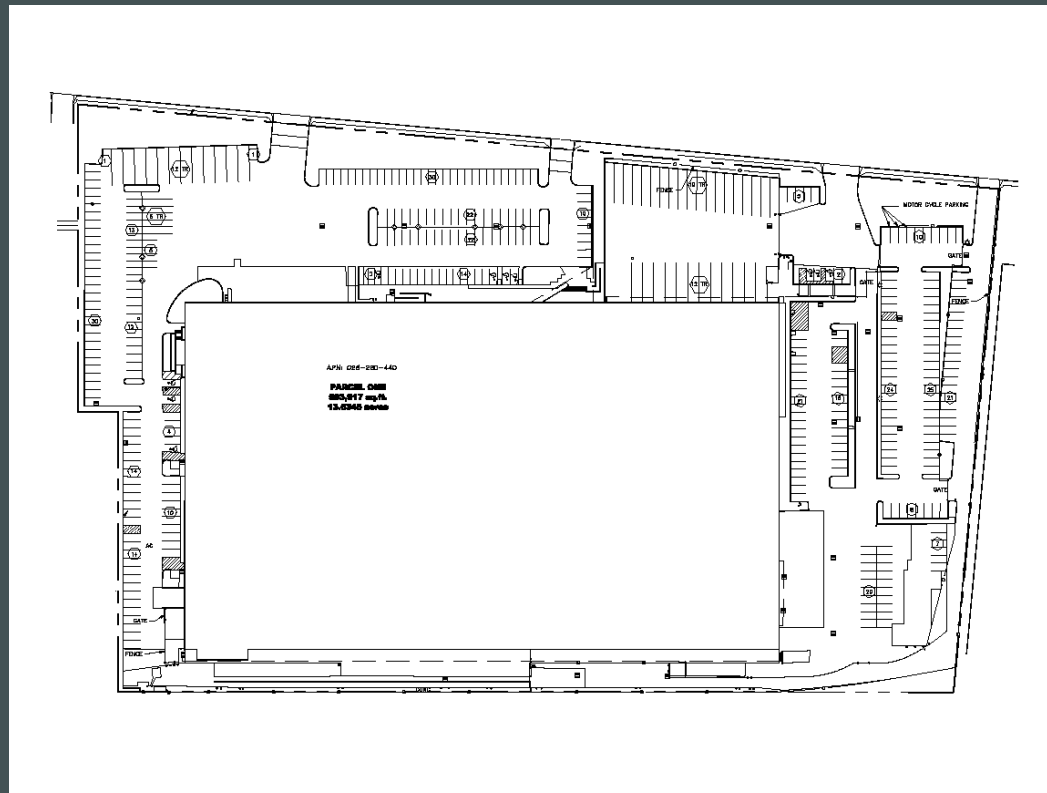
## Property Highlights

- ±35,097 SF of warehouse and ±21,802 SF of office (potential to reduce)
- Office and warehouse may be leased separately
- Exposed ceilings, open areas, private offices, break room and collaborative space
- Multiple restroom cores
- ±19 to ±21 foot clear height
- 4 dock-high doors (additional dock-high doors possible)
- ±140 foot truck court with ±40 foot dock aprons
- 800 amp, 480/277 volt, 3 phase electrical service to the premises
- 4,000 amp, 480/277 volt, 3 phase electrical service to building
- Exceptional car parking and trailer storage
- Highly-visible and easily accessible location
- Excellent access to San Francisco International Airport, highways and public transportation
- Zoned I-I (Innovation Industrial), permitted uses include (not limited to): warehousing and logistics, light industrial, research and development, wholesale and other uses
- LED 05/31/2027
- Direct long term deal possible

# Floor Plan

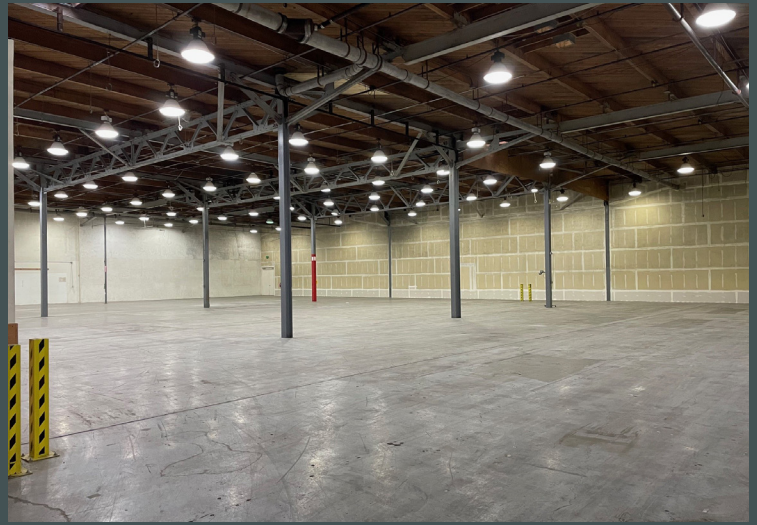


# Site Plan



1635 Rollins Road  
Burlingame, California

For Sublease



## Contact Us

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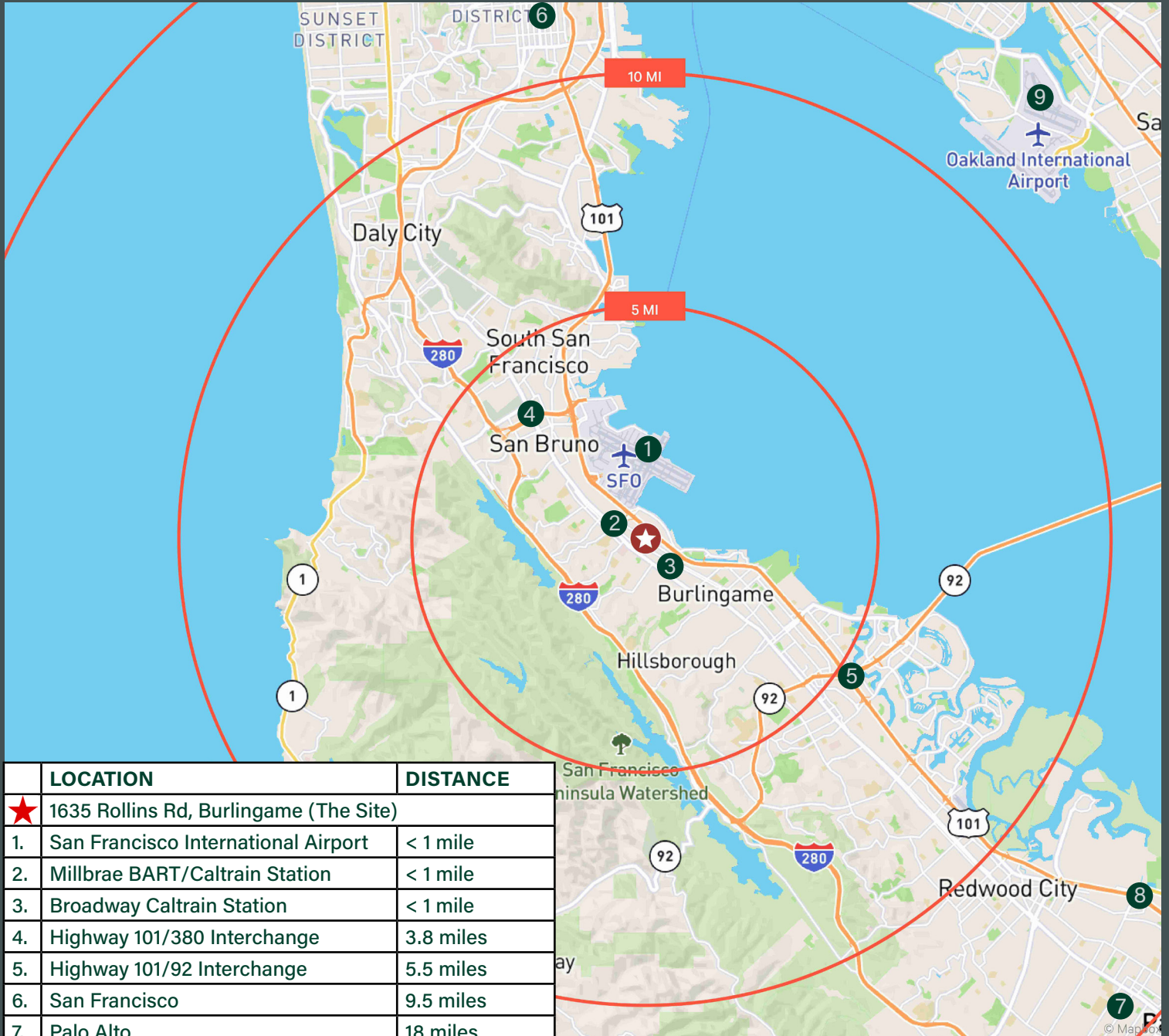
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# Location & Accessibility



	LOCATION	DISTANCE
★	1635 Rollins Rd, Burlingame (The Site)	
1.	San Francisco International Airport	< 1 mile
2.	Millbrae BART/Caltrain Station	< 1 mile
3.	Broadway Caltrain Station	< 1 mile
4.	Highway 101/380 Interchange	3.8 miles
5.	Highway 101/92 Interchange	5.5 miles
6.	San Francisco	9.5 miles
7.	Palo Alto	18 miles
8.	Highway 101/84 Interchange	18.6 miles
9.	Oakland Airport	25.0 miles