

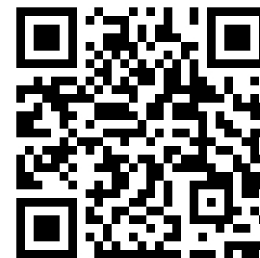


35 NORTH AMPHLETT BLVD

R&D | INDUSTRIAL | FLEET VEHICLE | RENTAL EQUIPMENT SITE FOR LEASE

LAND AREA: 1.18 ACRES (+/- 51,500 SQ. FT)
BUILDING AREA: APPROXIMATELY 13,000 SQ. FT
OFFICE AREA: APPROXIMATELY: 3,000 SQ. FT

SCAN QR CODE



FOR VIRTUAL TOUR



NEWMARK

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PROPERTY HIGHLIGHTS

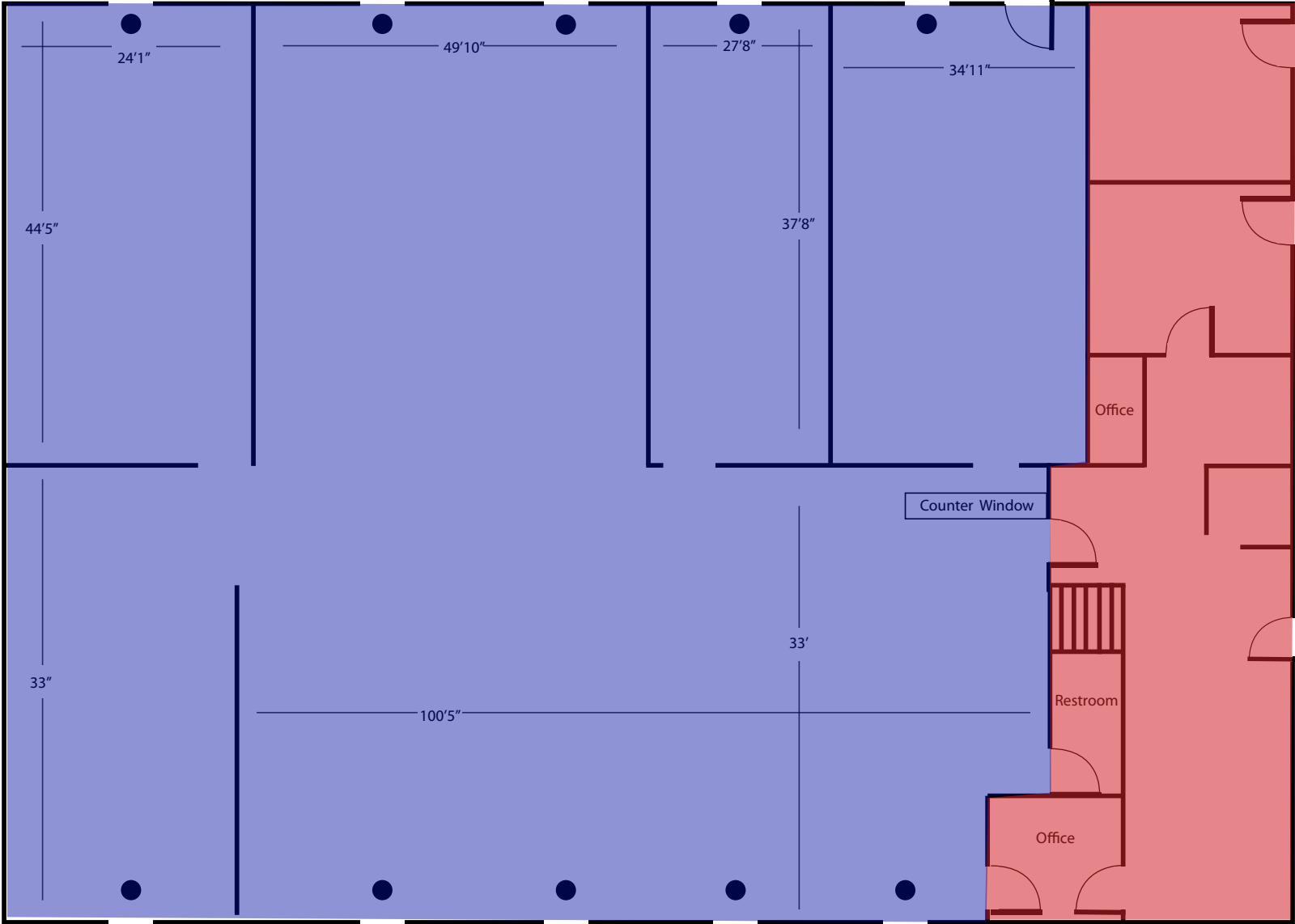
- Two Lots- APN #: 033-124-250 & 033-124-040
- Corner lot with a perimeter gate, lights throughout and multiple access points from the street
- Heavy Power: 2800 Amps, three phase main distribution switchboard
- Clear Height: approx. 19'
- Roll Up Doors – 10 total doors to access building (6 drive through doors)
- Building has air and gas lines for shop use throughout for service of equipment and fleet of vehicles
- US Hwy 101 Signage with approx. 60,000 cars per day
- New Single Membrane Roof - replaced 2 years go
- Gas Tank Slab Area – private gas station on site
- Zoning: C1-C4



EXTERIOR PHOTOS

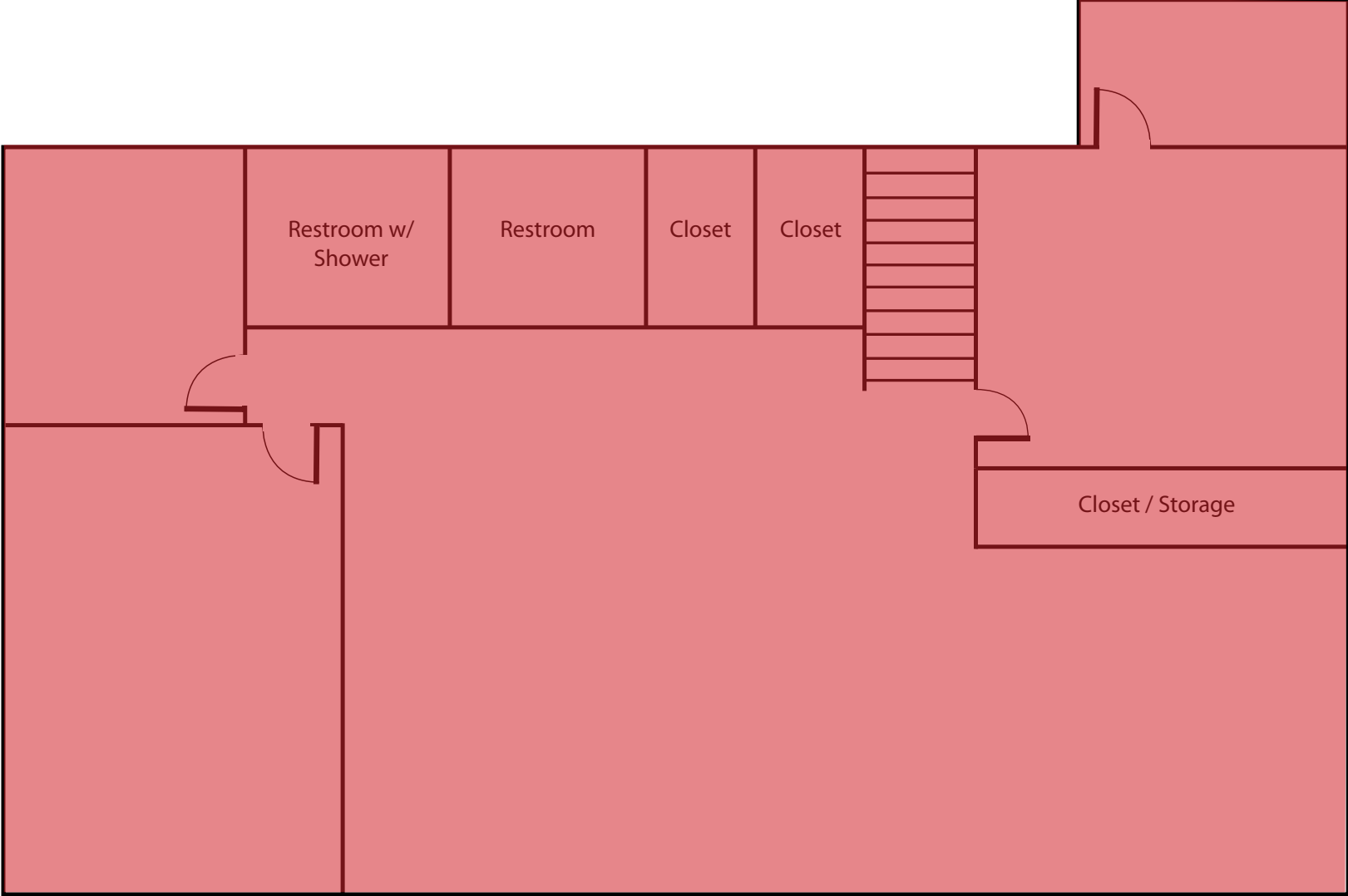


1ST FLOOR PLAN



- Drive- In Door
- Office
- Warehouse

2ND FLOOR PLAN



	Office
	Warehouse

PROMINENT LOCATION

DESTINATION	DISTANCE	DRIVE TIME
DOWNTOWN BURLINGAME	2.5 MILES	9 MINUTES
DOWNTOWN SAN MATEO	1.1 MILES	6 MINUTES
92 FWY/ SAN MATEO BRIDGE	8.8 MILES	10 MINUTES
SFO	6 MILES	8 MINUTES
SAN FRANCISCO	19.3 MILES	27 MINUTES



SFO
San Francisco International Airport

POPLAR CREEK GOLF COURSE

BURLINGAME STATION

Celia's

Hot Wok Bistro

Safeway

Starbucks

Burlingame

Peninsula Ave

101

35 N AMPHLETT

SAN MATEO STATION

El Taqueria

Round Table

82

San Mateo

Suavecito Birria

E 3rd Ave

Target

Costco

Foster C

HAYWARD PARK STATION

Trader Joes

HAYWARD PARK

101

92

DOWNTOWN SAN MATEO

- | | |
|-----------------------|-------------------------|
| 24 Hour Fitness | Fogbird Cocktail Lounge |
| Amour Amour Cafe | Gao Viet Kitchen |
| Antoine's Cookie Shop | Izakaya Mai |
| Backhaus Bread | KoJa Kitchen |
| Bangkok Patio | Little China Kitchen |
| Beard Papa | Mr. Taco Man |
| Blue Bottle Coffee | O'Neill's Irish Pub |
| Bonchon | Old Town Sushi |
| Century 12 | Pacific Catch |
| China Bee | Philz Coffee |
| Cold Stone | Pokeatery |
| Dahlia Mexican Grill | Wursthall |
| Dominos Pizza | Zen Noodle Bar |

W 20th Ave

82

BROADWAY STATION

Whole Foods

Saratoga Dr

101

E Hillsdale Blvd



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