

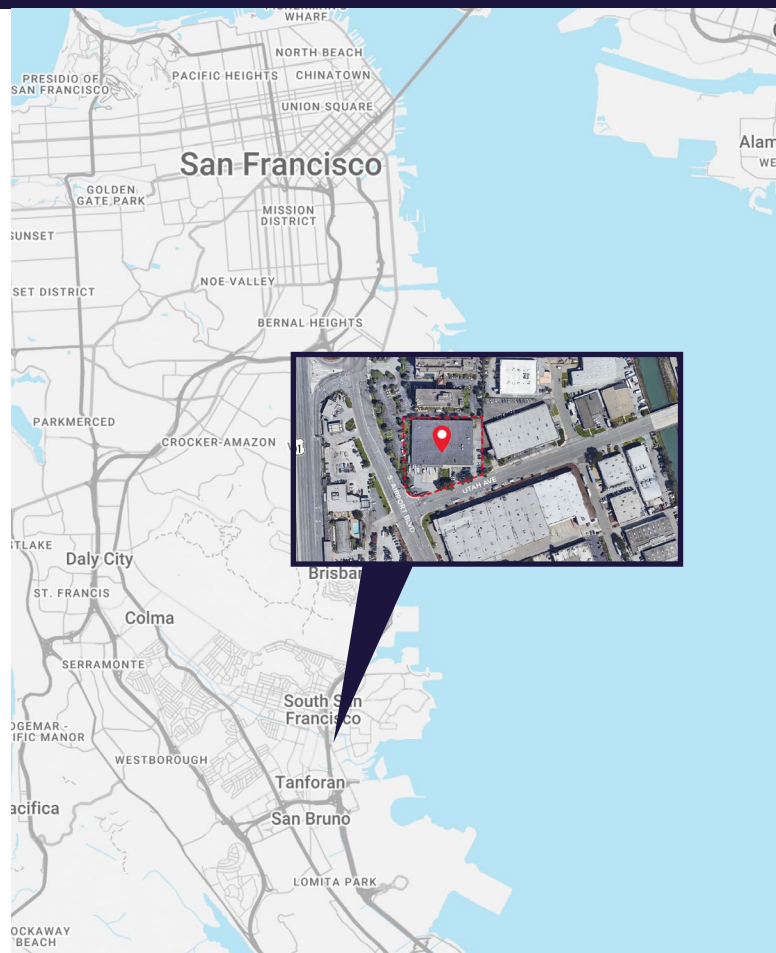
FLEXIBLE TERM LEASE/PARKING OPPORTUNITY BELOW MARKET RENT



101 UTAH AVENUE | SOUTH SAN FRANCISCO

BUILDING HIGHLIGHTS

Building Size	43,188 SF
Office	7,500 SF
Clear Height	16' - 17'
Parking	20+ Spaces
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



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FOR LEASE:

101 UTAH AVENUE SOUTH SAN FRANCISCO

FLOOR PLAN

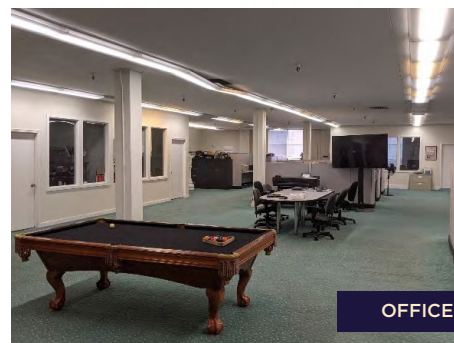
WAREHOUSE - 35,668 SF
OFFICE - 7,500 SF



TRAILER STALLS



WAREHOUSE



OFFICE

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