## FOR SUBLEASE 40,420 SF



### 238 LAWRENCE AVE

**SOUTH SAN FRANCISCO, CA** 

FREIGHT & DISTRIBUTION BUILDING



## PROPERTY HIGHLIGHTS

Prime Freight & Distribution Building for Sublease in South San Francisco Featuring Expansive Truck Staging Area.

Building Size: ±40,420 SF

Office Area:  $\pm 7,230$  SF

Warehouse Area: ±33,190 SF

Dock-High Doors: Ten (10)

Clear Height: 24'

Drive-In Doors: One (1)

Power: 400 Amps, 3 Phase

Parking: 40 Surface Stalls

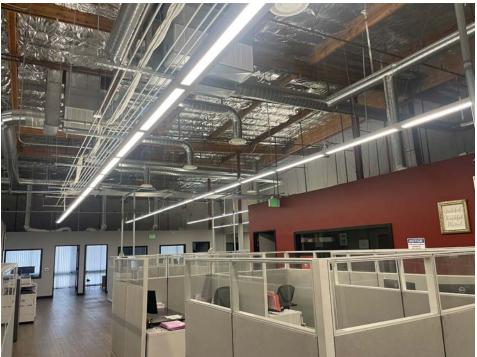
Other: Fire Sprinklers
Freight Legal

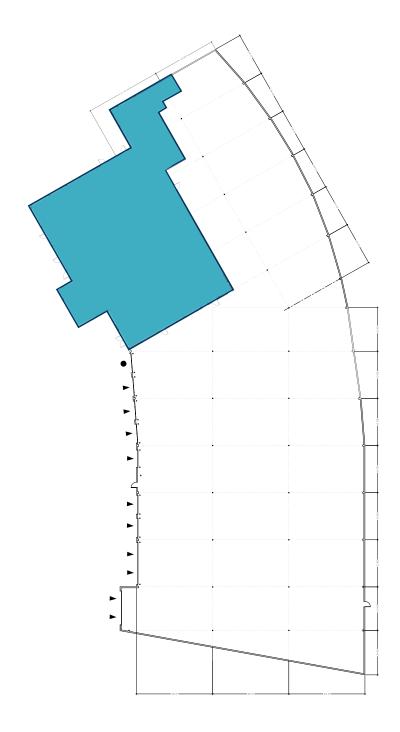
Lease Expiration

Date: January 31, 2028

**Inquire for Pricing** 







- Drive-in Door
- ▲ Dock High Door
- Office Space

FLOOR PLAN **40,420 SF** 

#### SAN FRANCISCO BAY NEARBY **AMENITIES** BRISBANE 3 SIERRA POINT Restaurants Hotels Starbucks DoubleTree by Hilton 3 OYSTER POINT Truffle Poke Bar Homewood Suites by Hilton CHANNEL Nick the Greek 2. Residence Inn by Marriott 2. Chico Marx Courtyard by Marriott 3. 3. Little Green Cyclo AC Hotel by Marriott SISTER CITIES BLVD 4. 4. Larkspur Landing Hotel Foundry & Lux 5. 5. Hilton Garden Inn Esposto's Delicatezza OYSTER 6. Darby Dan's Gourmet Sandwiches 6. Embassy Suites POINT 7. The Lighthouse Four Points by Sheraton OYSTER POINT RD 8. Antigua Coffee Shop 9 Ben Tre Vietnamese Recreation Homestyle Cuisine El Farolito Taqueria SSF Ferry Terminal 10. Di Napoli Pizzeria 2. Marina Buon Gusto 3. Park Sierra Point Peet's Coffee & Tea Oyster Point Park 4. 11. Two Fifty Restaurant Bay Trail 12. Villa Del Sol Argentinian Restaurant 14 13. La Tapatia Mexicatessen Grand SOUTH BAY TRAIL SAN FRANCISCO Palace 101 Starbucks 14. 15. Thai Satay Big Belly Deli 16. Basque Cultural Center 17. Vantage Amenity Center 238 Lawrence Ave **Banks** Bank of America 2. Wells Fargo Bank 3. US Bank SAN FRANCISCO

# CONTACTION

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