

FREESTANDING ±10,000 SF ADVANCED MANUFACTURING/R&D/OFFICE BUILDING

FOR LEASE

323 Allerton Avenue

South San Francisco, CA 94080



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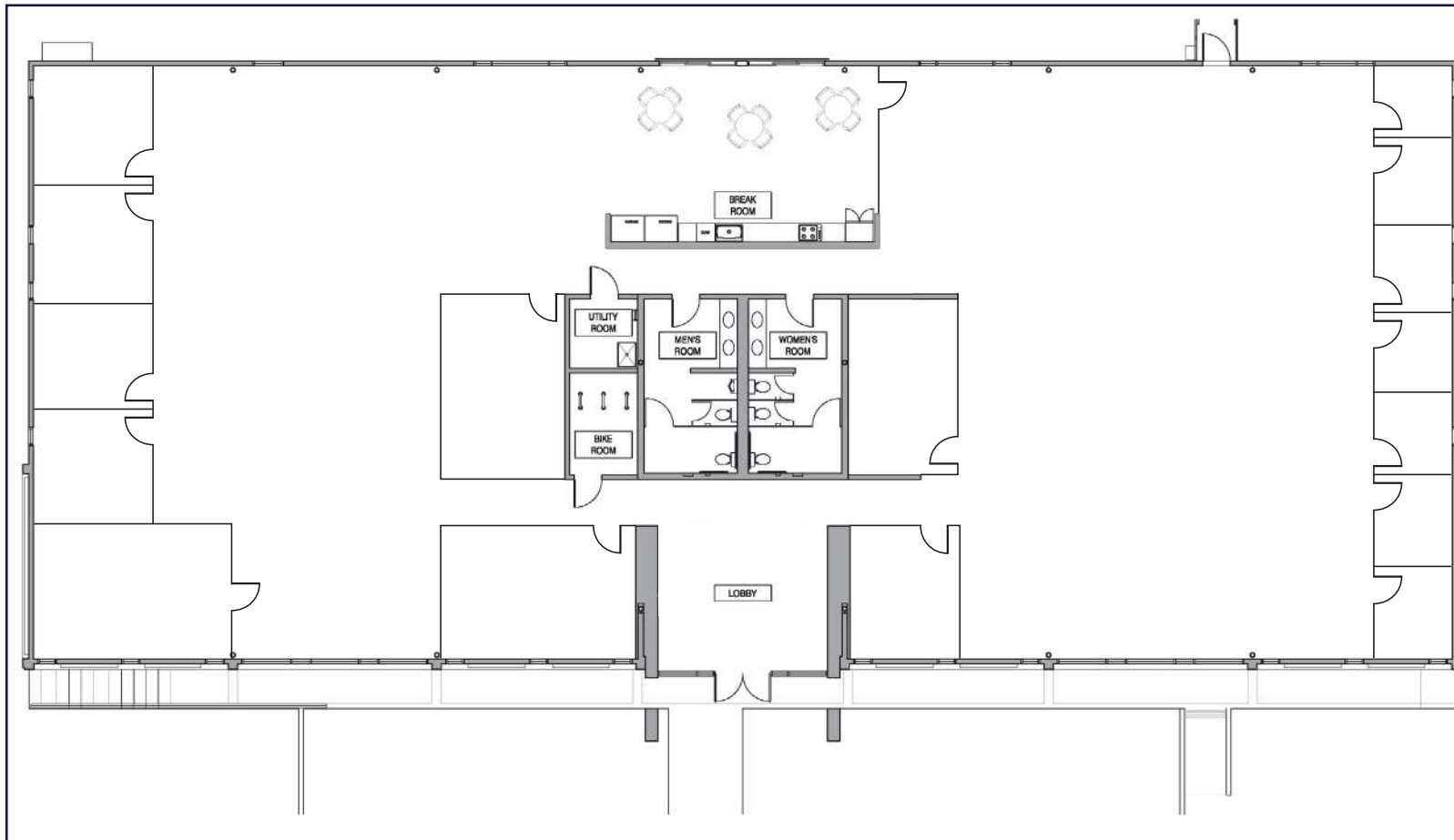
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PROPERTY HIGHLIGHTS



- High Image $\pm 10,000$ SF of Freestanding Building
- Building upgrades recently completed:
 - New Electrical Service
 - ADA Restrooms
 - Full Kitchen
 - New Exterior Decorative Shell
 - New Roof & HVAC
- Power: 600 Amps, 120/240V, 3 Phase
- 38 Off-Street Parking Spaces
- Zoning: [BTP-H \(Business Technology Park - High\)](#)
- CalTrain, BART, & Ferry Shuttle within 1/4 mi.
- Asking \$3.85/SF/Mo. Net with $\pm \$0.60$ /SF/Mo. in Opex

FLOOR PLAN



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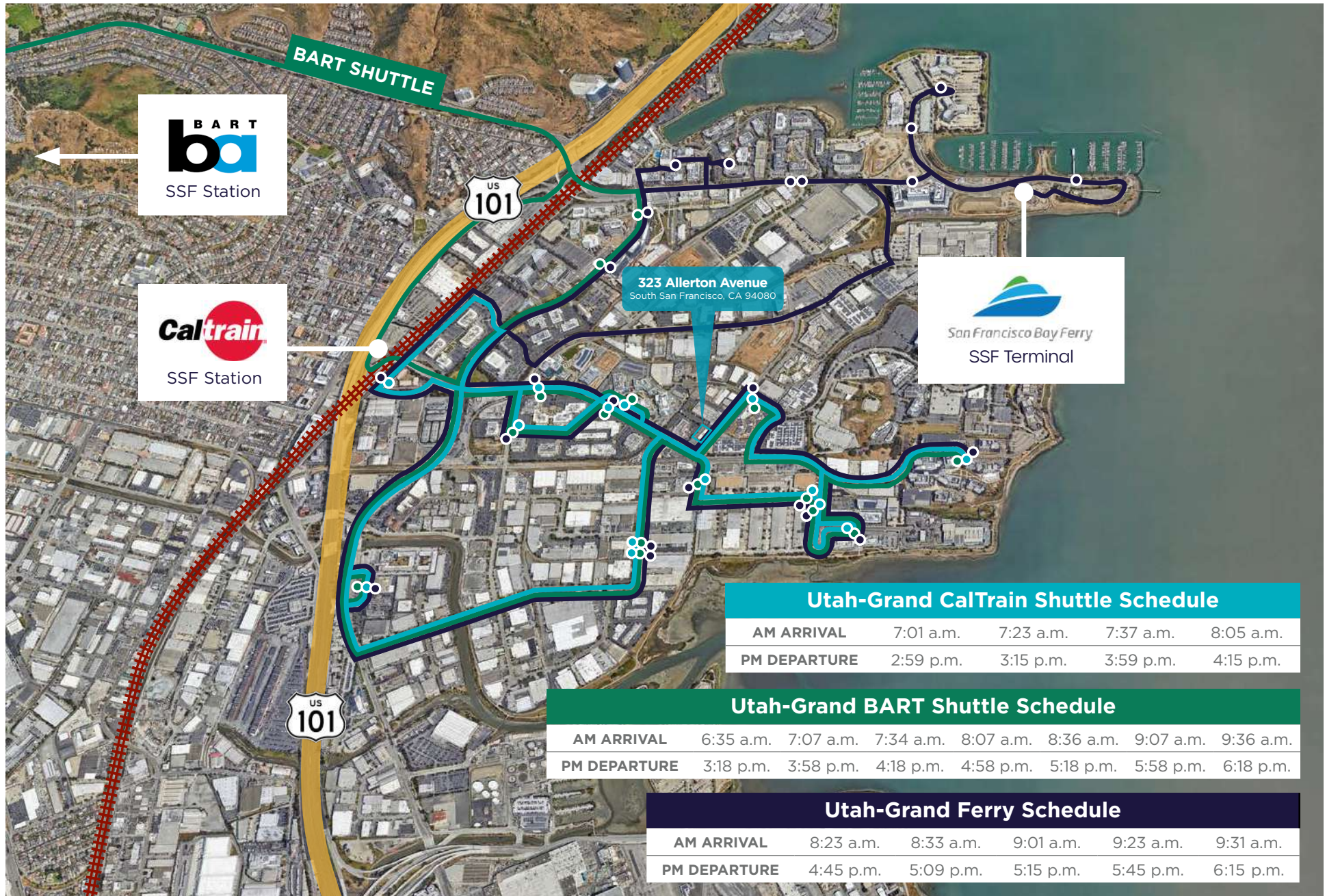
Businesses and Landmarks:

- Genentech** (multiple locations)
- USDA** Animal and Plant Health Inspection Service
- NXP** NIPPON EXPRESS
- AVIS**
- AstraZeneca**
- Pfizer**
- Sonesta**
- Costco** WHOLESALE CENTER
- HOME2** SUITES BY HILTON
- Hampton** SUITES BY HILTON
- EMBASSY SUITES** by Hilton
- MERCK**
- 7-Eleven**
- FedEx**
- Denny's**
- Wendy's**
- DUNKIN'**
- CARMICHAEL**
- DB SCHENKER**
- Oyster Point Marina**
- Oyster Point Beach**
- San Francisco Bay Ferry**
- Point San Bruno Park**

Streets: SISTER CITIES BOULEVARD, BAYSHORE FREEWAY, OYSTER POINT BOULEVARD, FORBES BOULEVARD, EAST GRAND AVENUE, ALLERTON AVE, DNA WAY, GATEWAY BOULEVARD.

Highway: 101

SHUTTLE INFORMATION





FOR MORE INFORMATION, PLEASE CONTACT:

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