

BRISBANE, CALIFORNIA

FOR LEASE

425-427 VALLEY DRIVE

MOST FUNCTIONAL/MODERN WAREHOUSE BUILDING ON THE SF PENINSULA



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THE SITE

425-427 VALLEY DRIVE

±142,850 SF DIVISIBLE TO 41,500 SF

SITE HIGHLIGHTS



32 Dock-high and
1 grade-level loading door



26'
clear height



Fire sprinklers



60 exclusive
parking stalls



Power varies by
building/unit



Excellent access to
HWY's 101, 380 & 280.
Shuttle service to both
BART and Caltrain
Stations.

VALLEY DRIVE

AVAILABLE

DEDICATED TRUCK ROUTE

PARKING

127'

140'

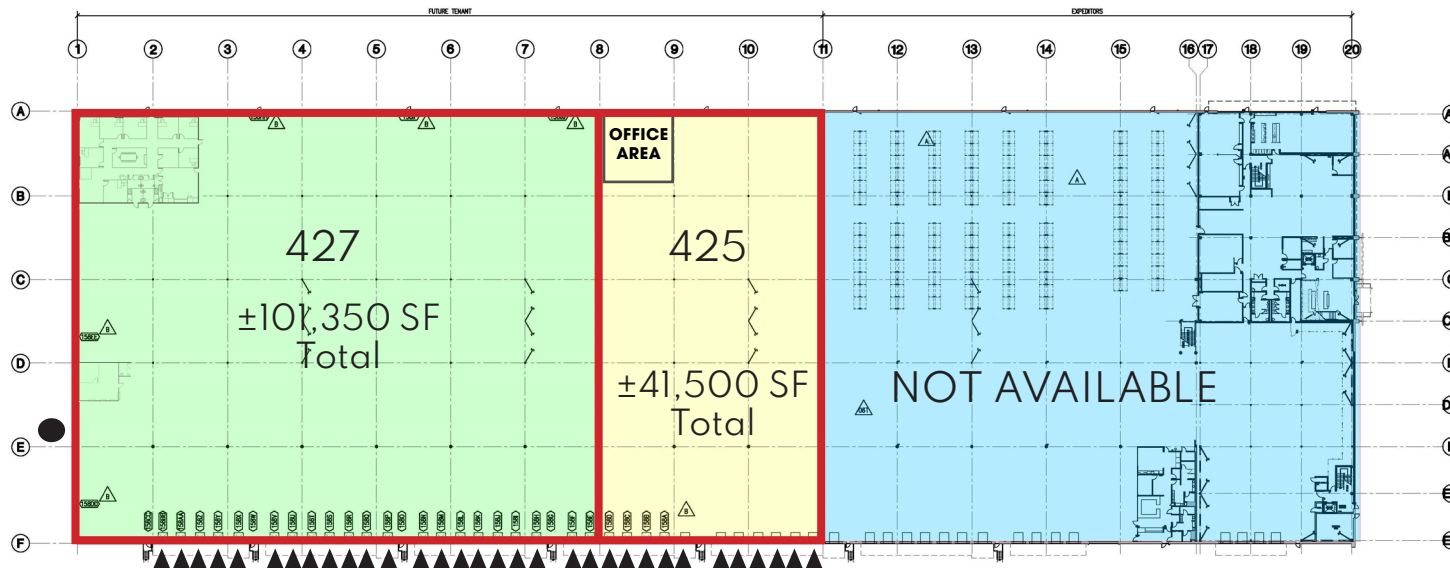
425-427 VALLEY DRIVE, BRISBANE, CALIFORNIA

AVAILABLE SPACE

425-427 VALLEY DRIVE

±142,850 SF DIVISIBLE TO 41,500 SF

VALLEY DRIVE



- ▲ Dock-high Door
- Grade Level Door

BUILDING HIGHLIGHTS



Unit 427: +/-4,125 SF OFFICE
(7 private offices, break room, conference room, server room, copy room, 2 office restrooms, 3 warehouse restrooms, 760 SF shipping office with restroom)

Unit 425: +/-2,000 SF OFFICE
(3 private offices, 2 restrooms, open area)

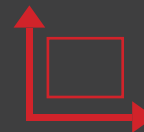


Column Spacing:
50' (EW) x 56' (NS)



Power

Unit 427: 200AMPS 480Y/277V 3 Phase 4W
Unit 425: 100AMPS 480Y/277V 3 Phase 4W
(to be verified by Tenant's electrician)
Potential for upgrade,
building has 4,000AMPS 480V



Truck Court Dimensions:
127' - 140'



Lease rate: \$1.85 NNN
(OPEX est. \$0.43)

Newest and most functional warehousing on the San Francisco Peninsula. Built by the ownership in 2006.
Current availability configured as 2 separate Units totaling +/- 142,850 SF (101,350 SF & 41,500 SF).

EXTERIOR

425-427 VALLEY DRIVE



OFFICE ENTRANCE PARKING LOT



SECURE TRUCK COURT

INTERIOR

425-427 VALLEY DRIVE



427 BREAKROOM



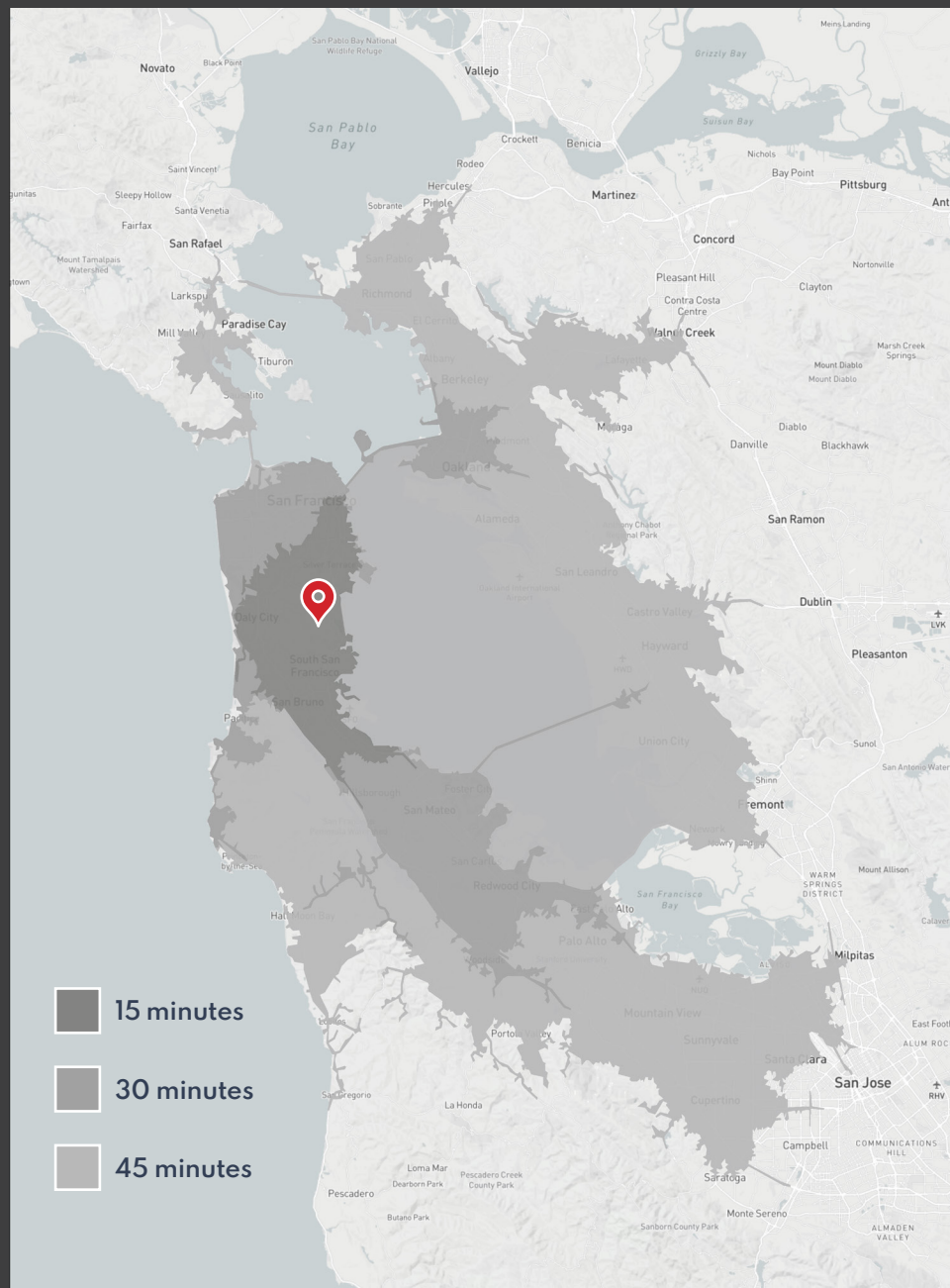
427 LOBBY



427 WAREHOUSE

ACCESS TO LABOR AND CONSUMERS

	Within 15 minutes	Within 30 minutes	Within 45 minutes
2022 Total Population	573,016	1,702,682	3,850,823
2022 Total Households	194,621	678,566	1,438,033
2022 Millennial Population	161,524	504,318	1,042,050
2022 Median Home Value	\$1,056,840	\$1,279,807	\$1,181,099
2022 Median Household Income	\$128,299	\$1136,284	\$130,124
2020 Manufacturing Employees	13,947	31,900	82,979
2022 Occupation: Transportation/ Material Moving	22,915	46,786	104,881
2022 Occupation: Computer/ Mathematical	22,555	86,033	210,402



LOCATION

GETTING AROUND

Highways 101, 380 and 280 all within reach.

Shuttle Service to both BART (Balboa Park) and Caltrain (Bayshore Caltrain) stations.
<https://commute.org/shuttles/>

10-minute drive to SFO International Airport and Downtown San Francisco

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AERIAL LOCATION

Centrally located on the SF Peninsula with close proximity to a multitude of amenities.

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