

SOUTH SAN FRANCISCO, CALIFORNIA

FOR LEASE

345-367 SWIFT AVENUE

MULTI-TENANT OFFICE/WAREHOUSE BUILDING



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



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STOCKBRIDGE

THE SITE

±65,281 SF MULTI-TENANT OFFICE/WAREHOUSE BUILDING

±2.73 ACRES

SITE HIGHLIGHTS



Dock-high and
grade-level loading



24'
clear height



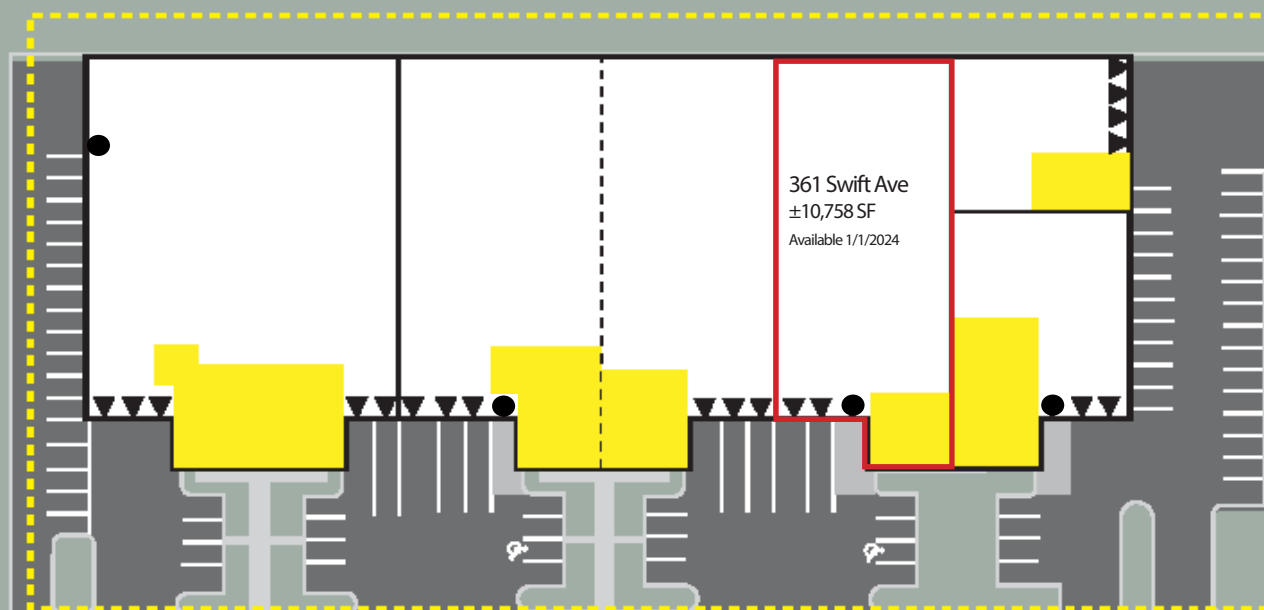
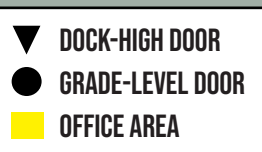
Fire sprinklers



480v
(high voltage power
ampage varies by unit)



Excellent access to
HWY's 101, 380 & 280
and El Camino Real;
walking distance to
Caltrain



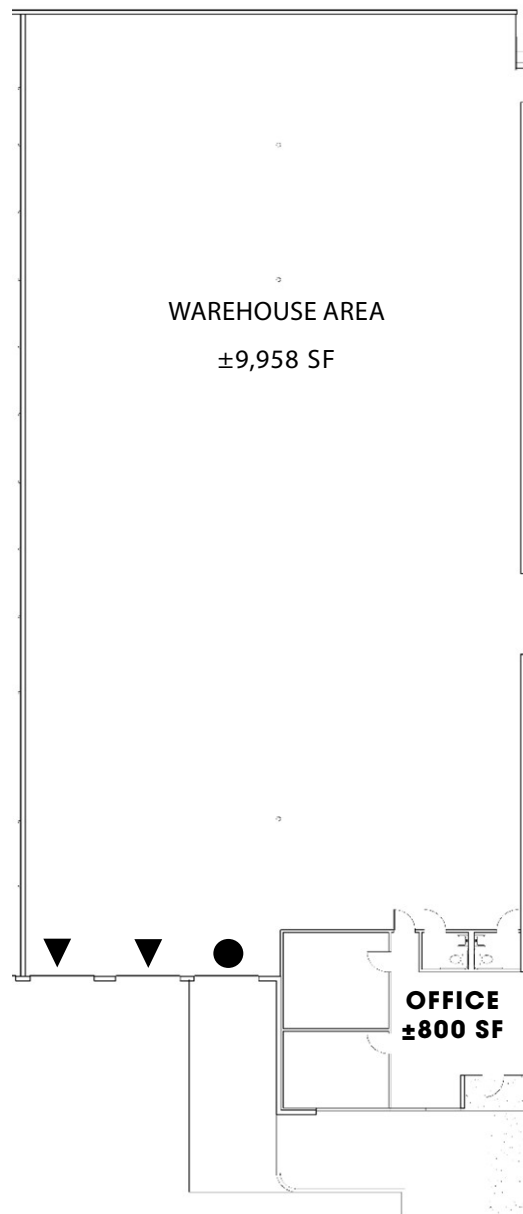
SWIFT AVE

345-367 SWIFT AVENUE, SOUTH SAN FRANCISCO, CALIFORNIA

AVAILABLE SPACE

361 SWIFT AVENUE

±10,758 SF TOTAL



SPACE HIGHLIGHTS



HVAC OFFICE
±800 SF



Motion sensor lighting



**Power: 225AMPS 3 Phase - 4 Wire
480V (to be verified by Tenant's
electrician)**



**Two (2) Dock-high Doors
One (1) Grade-level Door**



**Parking: 10 Unreserved stalls
plus area in front of loading docks**



**Lease rate: ~~\$2.15~~ \$2.05 NNN
(OPEX est. \$0.53)**

Available Now!

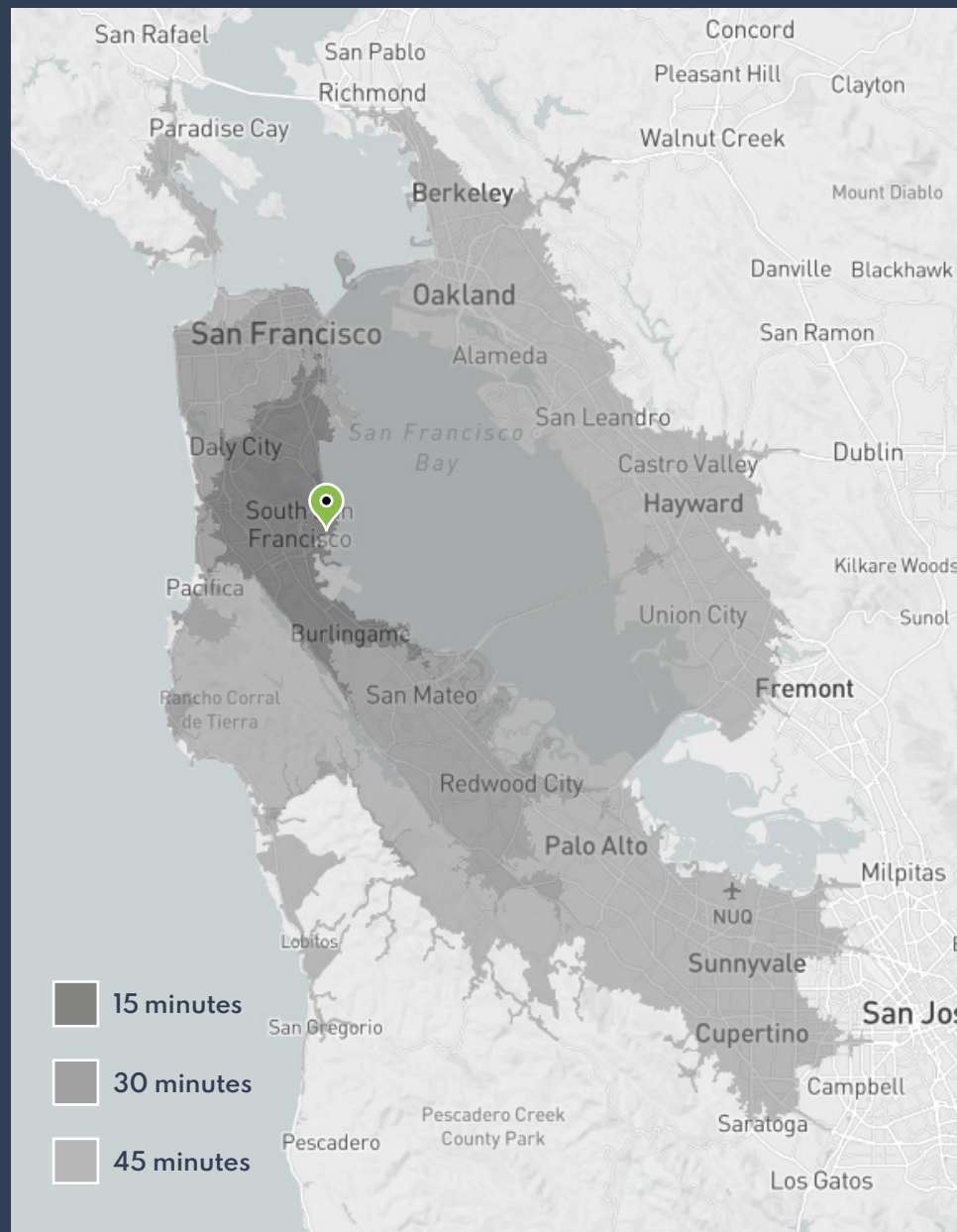
DEMOGRAPHICS

ACCESS TO LABOR AND CONSUMERS

	Within 15 minutes	Within 30 minutes	Within 45 minutes
2021 Total Population	435,984	1,477,922	3,333,580
2021 Total Households	140,755	591,072	1,277,432
2021 Millennial Population	113,969	428,101	910,218
2021 Median Home Value	\$969,024	\$1,224,695	\$1,126,633
2021 Median Household Income	\$108,115	\$124,002	\$115,210
2020 Manufacturing Employees	12,000	27,873	70,787
2021 Occupation: Transportation/ Material Moving	18,878	40,416	90,507
2021 Occupation: Computer/ Mathematical	14,351	79,184	191,912

LOCATION

DRIVE TIMES



LOCATION

GETTING AROUND

Highways 101, 380 & 280 and El Camino Real all within reach

Walking distance to Caltrain

Adjacent to SFO

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CALIFORNIA**

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