

SAN BRUNO, CALIFORNIA

1166 CHERRY AVENUE

±5,135 SF DOCK-HIGH OFFICE/WAREHOUSE FLEX SPACE
Can be combined with Unit 1162 for a total of ±12,815 SF

AIRPORT TRADE CENTER
FOR LEASE



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STOCKBRIDGE

THE SITE

±125,000 SF MULTI-TENANT INDUSTRIAL/FLEX PARK

8.8 ACRES

SITE HIGHLIGHTS



Dock-high loading



16' – 17'
clear height



Fire sprinklers



2.0/1,000 SF
parking ratio



Power varies by
building/unit



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

▲ DOCK HIGH DOOR
△ GRADE LEVEL DOOR

AVAILABLE

SNEATH LANE

CHERRY AVENUE



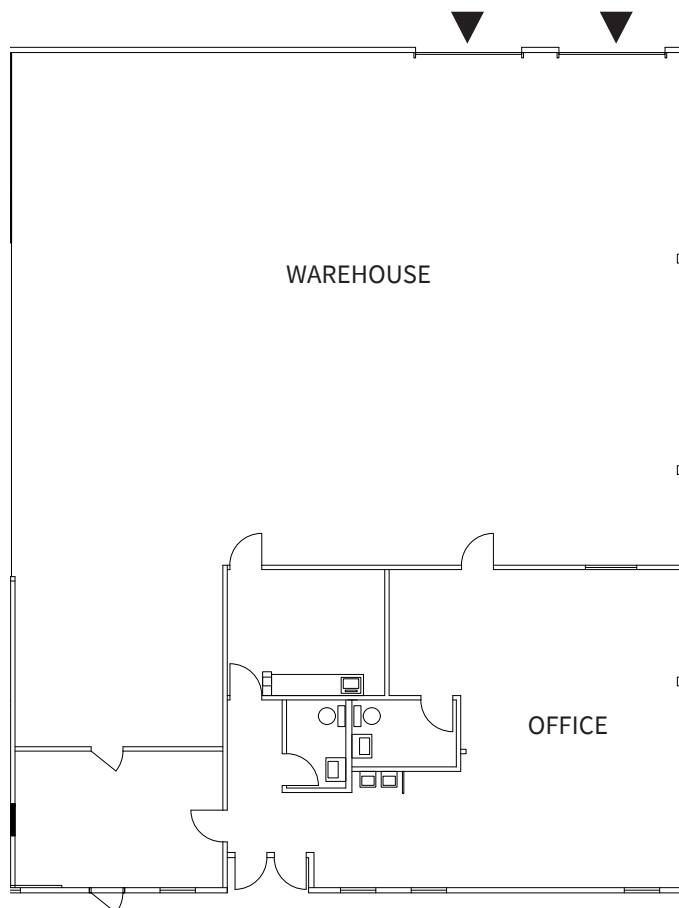
*Can be combined with Unit 1162 for a total of ±12,815 SF

1166 CHERRY AVENUE · SAN BRUNO, CALIFORNIA

AVAILABLE SPACE FOR LEASE

1166 CHERRY AVENUE

±5,135 SF DOCK-HIGH OFFICE/WAREHOUSE FLEX SPACE



▼ Dock-high Door

SPACE HIGHLIGHTS



±5,135 SF **Total**
±1,470 SF Office



100% **HVAC** office



LOADING

Two (2) dock-high doors



Power: 200AMPS
3 Phase - 4 Wire

(to be verified by Tenant's electrician)



Lease rate: \$2.15 NNN
(OPEX est. \$0.58)



Available: January 1, 2025

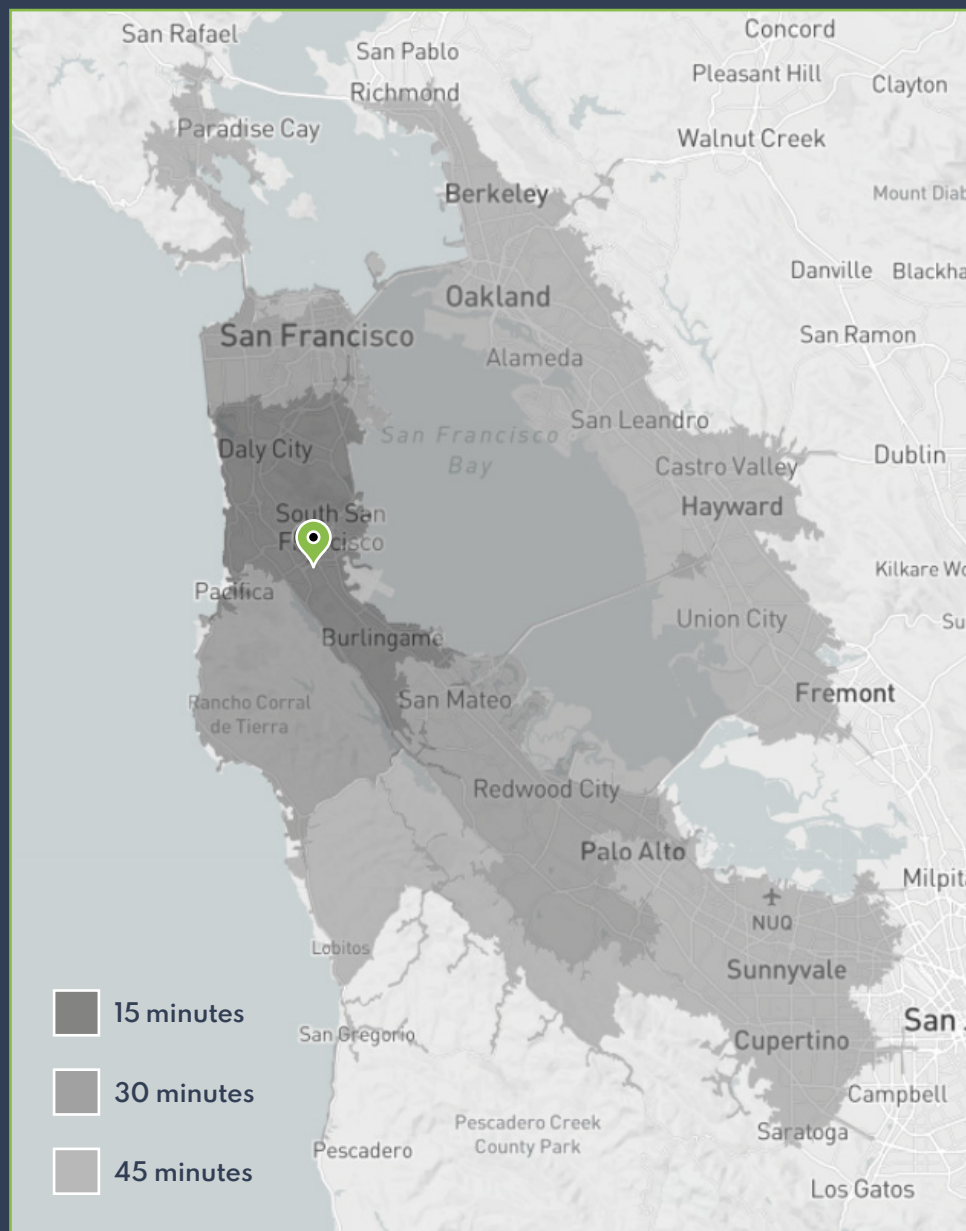
DEMOGRAPHICS

ACCESS TO LABOR AND CONSUMERS

	Within 15 minutes	Within 30 minutes	Within 45 minutes
2021 Total Population	543,238	1,556,086	3,502,805
2021 Total Households	178,445	611,804	1,339,267
2021 Millennial Population	138,067	439,454	949,126
2021 Median Home Value	\$985,838	\$1,242,061	\$1,125,075
2021 Median Household Income	\$109,122	\$124,254	\$115,781
2020 Manufacturing Employees	13,959	29,426	74,397
2021 Occupation: Transportation/ Material Moving	22,342	42,017	93,817
2021 Occupation: Computer/ Mathematical	17,818	81,533	203,633

LOCATION

DRIVE TIMES



AERIAL AMENITIES

Centrally located on the SF Peninsula with close proximity to a multitude of amenities such as grocery, restaurants, pharmacy, and other consumer goods.

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

Walking distance to BART & Caltrain

5-minute drive to SFO

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LOCATION

GETTING AROUND

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

Walking distance to BART & Caltrain

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