

SAN BRUNO, CALIFORNIA

1162 CHERRY AVENUE

±7,680 SF DOCK-HIGH OFFICE/WAREHOUSE FLEX SPACE

Can be combined with Unit 1166 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 & Grade-level 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

1099

1097

1071

1069

1067

1065

1061

1057

1053

1051

1101

1192

1194

1196

1198

1142

1160/62

1166

1172

1178

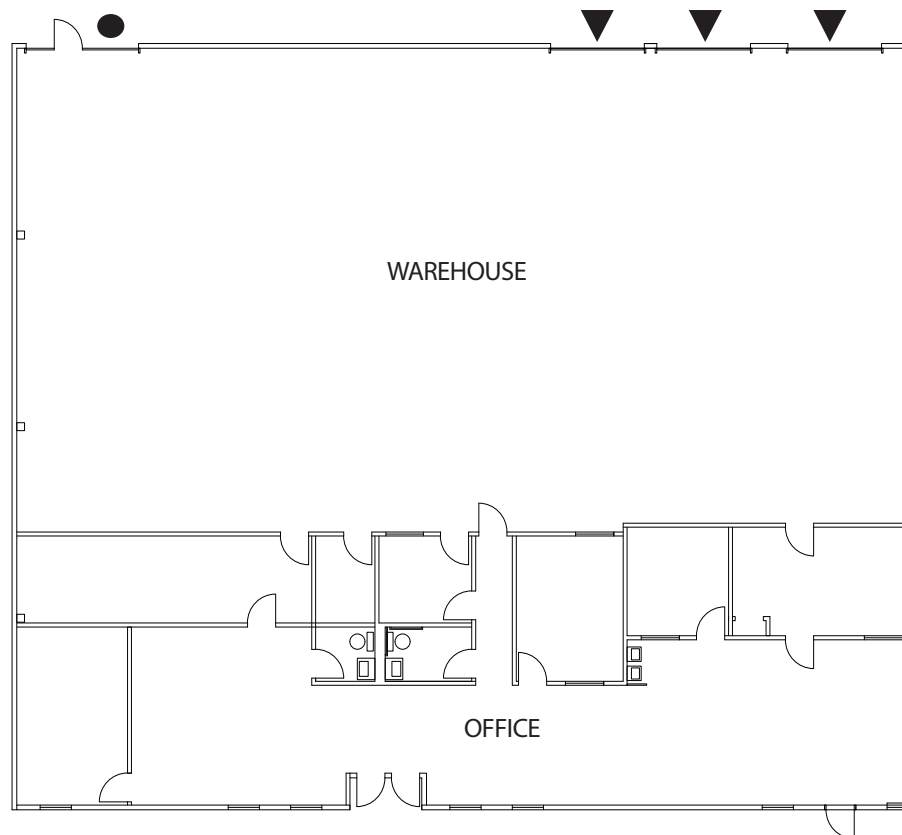
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1162 CHERRY AVENUE · SAN BRUNO, CALIFORNIA

AVAILABLE SPACE FOR LEASE

1162 CHERRY AVENUE

±7,680 SF DOCK-HIGH OFFICE/WAREHOUSE FLEX SPACE



▼ Dock-high Door

● Grade Level Door

SPACE HIGHLIGHTS



±7,680 SF **Total**
±3,000 SF Office



100% **HVAC** office



LOADING

Three (3) dock-high doors
One (1) grade-level door



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



ENTRANCE



LOADING



TRUCK COURT

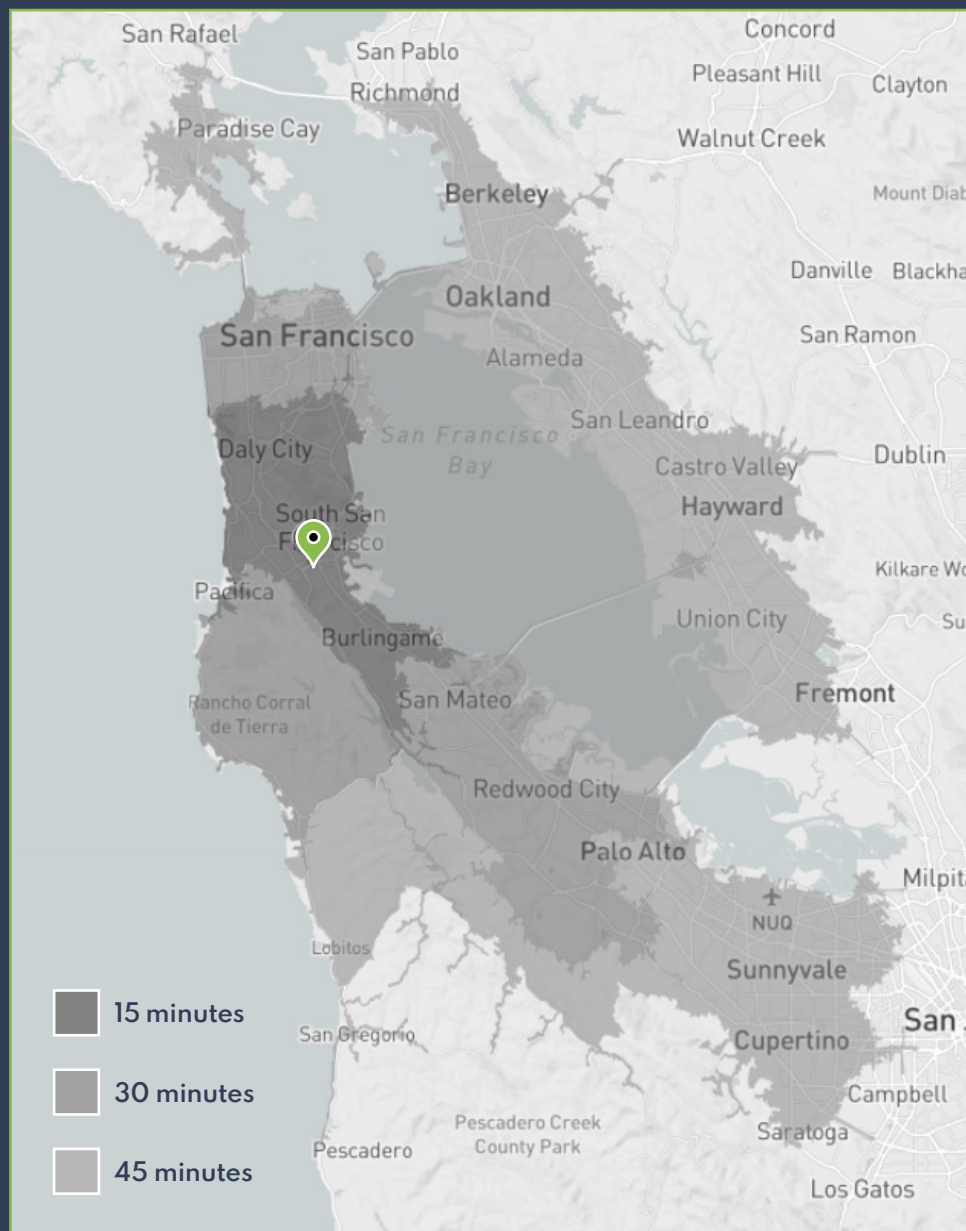
DEMOGRAPHICS

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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SAN BRUNO, CALIFORNIA



LOCATION

GETTING AROUND

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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