



# 401

## MILE OF CARS WAY

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**23,721 SF**  
available for lease





# Property Highlights



190,000 SF, 3-story  
office/R&D building on 10.43 acres



Zoning: MCR-2 (mixed use  
commercial/residential)



Outstanding Physical Qualities



60,000 SF floor plates



4/1000 USF parking ratio



Dense employment area  
surrounding the project



Approximately 450,000 people reside within  
a 5-mile radius



Ideally located immediately adjacent to  
Interstate 5 with the South Bay Freeway (SR-54)  
less than one-half mile south of the property



Mass-Transit: Adjacent to the  
24th Street Transit Center  
(Trolley and bus service)

# SITE PLAN



## SBCC Parking Summary # of Spaces

West Lot	367
North Lot	33
East Lot	327
Hoover Avenue Street Parking	62
Total	789
Parking Ratios	4.18:1,000 RSF
	5.06:1,000 USF

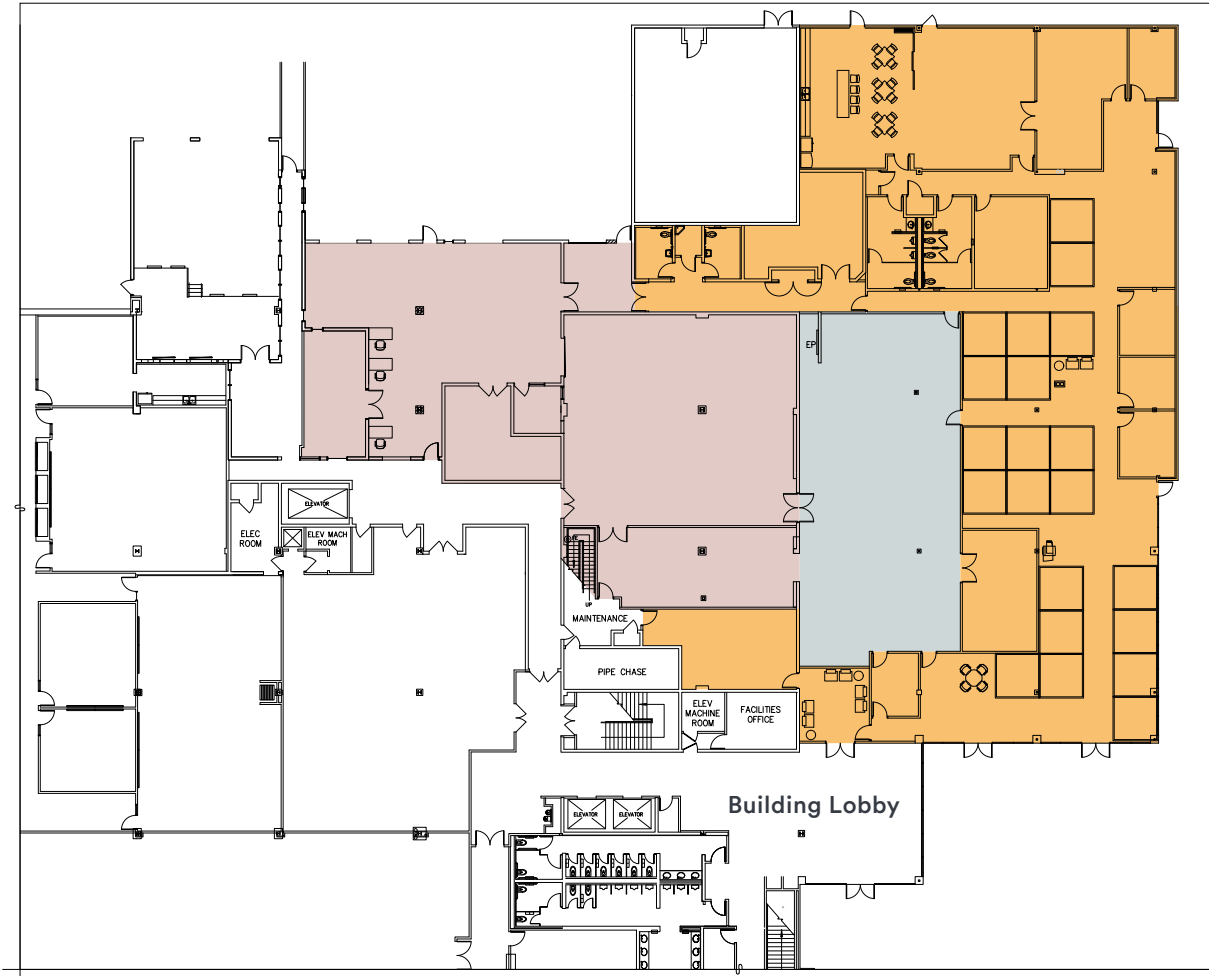


Property Description



# First Floor

23,721 SF - SUITE 150



## Prominent first floor space



Open office layout with floor to ceiling windowline



5,000 SF of warehouse with dock high and grade level loading



Electronic labs



Shipping/receiving/storage



Training room



Open break room concept



4/1000 parking



Office



Electronics Lab



Warehouse/  
Shipping+Receiving

# Aerial

## Walkable lunch amenities

1. In-N-Out Burger
2. Chick-fil-A
3. Green Vine Delicatessen
4. Freddy's Frozen Custard & Steakburgers
5. Jersey Mikes and Danny's

1. Best Western Plus Marina Gateway Hotel







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