

# Prologis SFO

240 Valley Drive Brisbane, CA 94005 USA



**5% Fee to Procuring Broker!**

*Lease Must be Signed before 12/31/2025*



**±79,400 SF with ±17,746 SF OFFICE**  
**Industrial Cross-Dock Warehouse For Lease**

[www.prologis.com](http://www.prologis.com)  
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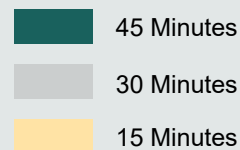
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CA 94005 USA

## Building Highlights

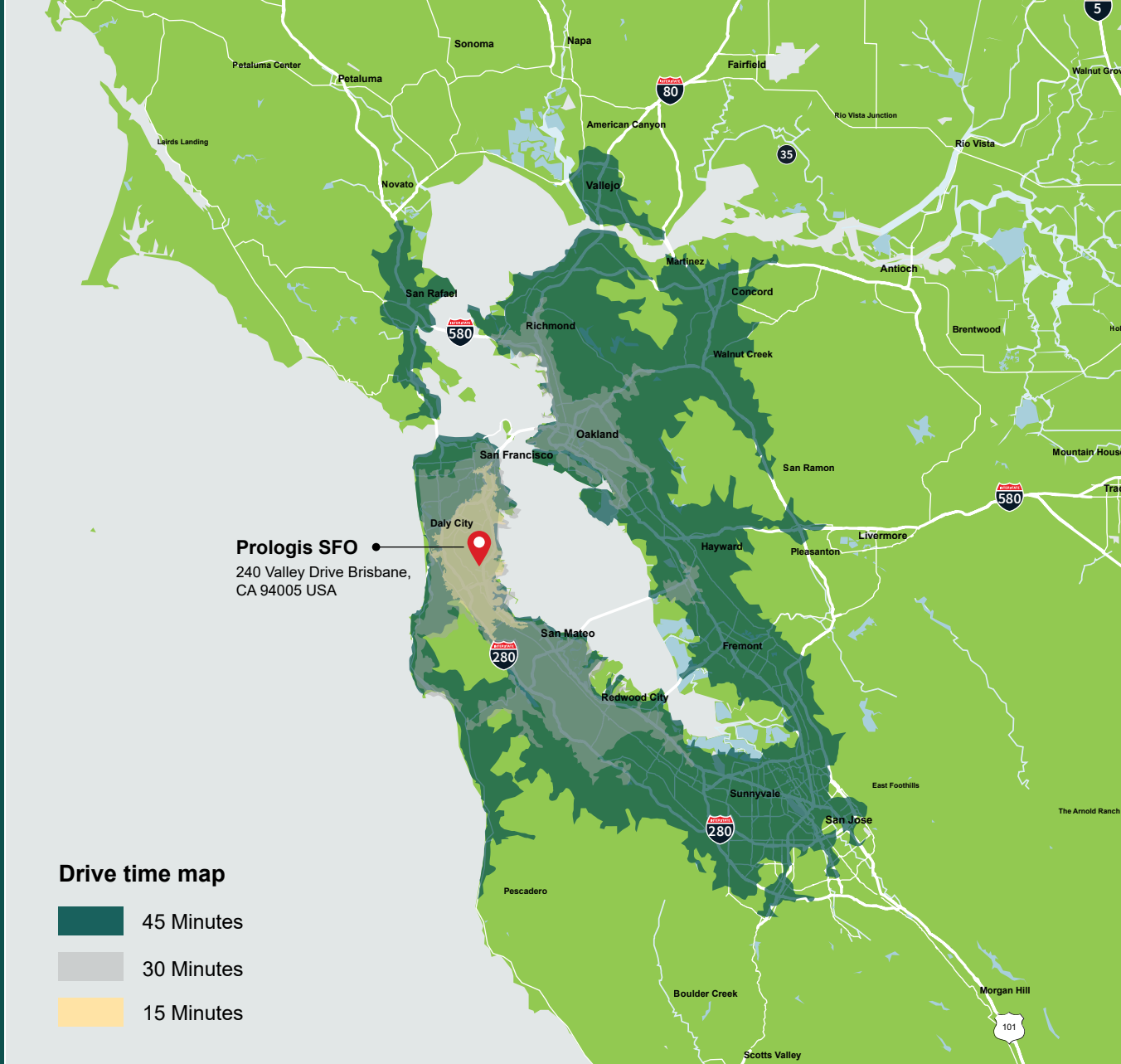
- $\pm 79,400$  Total SF
  - $\pm 17,746$  SF Office
  - Large kitchen & conference room
  - Outdoor patio
- Cross loading facility
- Open Office layout with extensive window line
- 14 Dock-high positions,  
5 Drive-in Doors
- 63 on-site parking spaces
- Clear Height:  $\pm 18'$  to  $\pm 20'$
- Fully sprinklered
- Power: 1,200AMPS @ 120/208V  
3phase, 4W (to be verified)
- Available: NOW
- Rental Rate: \$1.75 NNN
- OPEX: \$0.46 est.

### Drive time map



## Site Details

- Lot Size:  $\pm 5.89$  Acres Total (shared)
- Parking/Truck Staging on both sides of building
- Over  $\frac{1}{2}$  acre exclusive secured yard
- New landscaping project
- Excellent street signage/visibility
- Public transportation accessible
- Close proximity to City Hall & Police Department

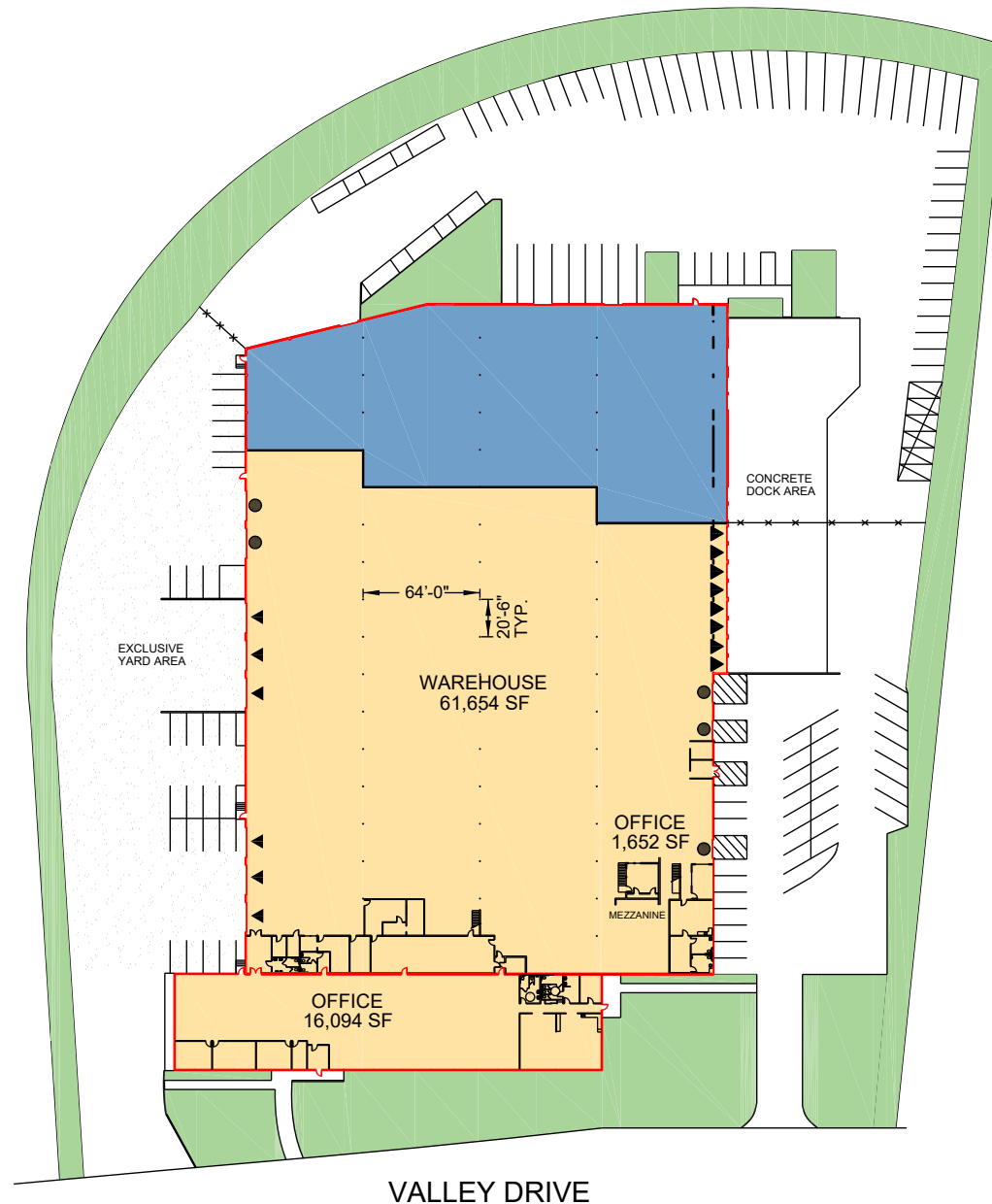


# ±79,400 SF with ±17,746 SF OFFICE Industrial Cross-Dock Warehouse for Lease



240 VALLEY DRIVE  
BRISBANE, CA  
79,400 ± SF

- AVAILABLE
- LEASED
- BACKGROUND LAND
- EXCLUSIVE YARD AREA
- DOCK DOOR
- DRIVE-IN DOOR
- NORTH





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