

Warehouse for Sale or Lease

±4,400 Square Feet

701 Hurlingame Avenue

Redwood City



Property Highlights:

- ◆ ±4,400 Square Feet Completely Remodeled Freestanding Warehouse Building
- ◆ ±1,140 Square Feet of Newly Constructed Office Space with 2 Private Offices, Conference Room and 2 ADA Restrooms and Open Office/Reception/Showroom Area.
- ◆ ±1,000 Square Foot Fenced Concrete Side Storage Yard
- ◆ ±500 Square Feet Extra Mezzanine Storage not Included in Square Footage
- ◆ New 16' Wide Push Button Drive in Door, & New Single and 3 Phase 220 Electrical Throughout
- ◆ Burglar Alarm with Interior and Exterior Cameras and Mounted Flat Panel Monitoring Screen
- ◆ \$40,000 in Automotive Equipment Available with Sale, Current Use: Automotive, Do Not Disturb Tenant
- ◆ M-1 Zoning, Unincorporated Redwood City, Limited Government Restrictions
- ◆ **Sale Price: \$799,000 (\$182. per Sq Ft) * Lease Price: \$0.91 per Sq Ft Gross**

Contact Exclusive Agent:

Karl Hansen

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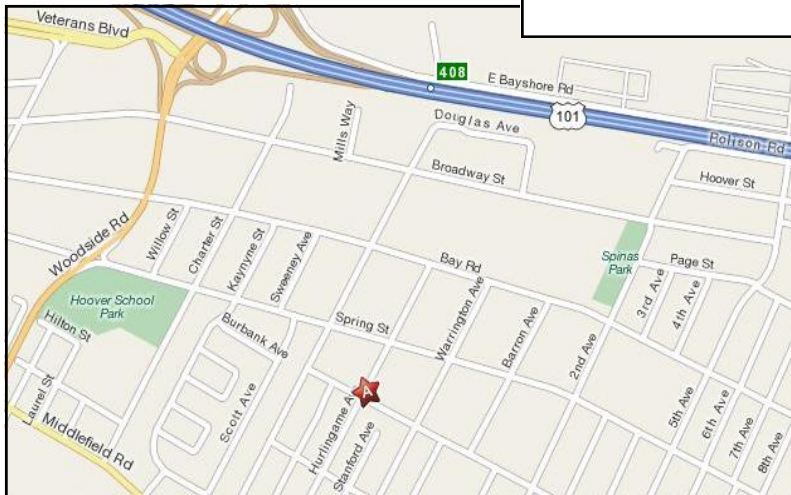
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