

# For Sale Industrial Building

## JUST REDUCED TO \$6,300,000! Cap Rate 6% Below Market Financing Potential

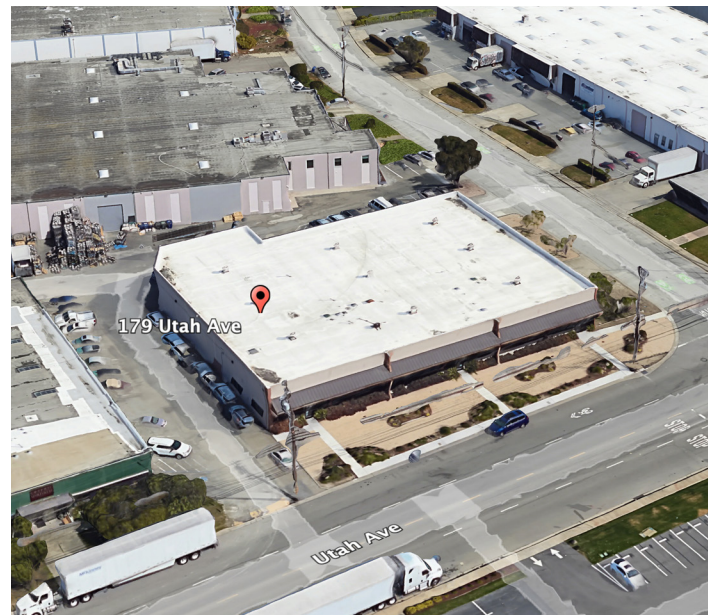


### Building Details

- **Asking Price:** ~~\$6,495,000~~ \$6,300,000
- **Cap Rate:** 6.01%
- **Building Size:** ±17,612 SF
- **Lot Size:** ±33,941SF
- Multi Tenant
- 100% Leased with Shorter Term Leases
- **Owner Occupant Opportunity**
- Residential Development Opportunity
- First time on the market For Sale
- Ceiling Height: ±18'
- Power: 200 Amps 3 Phase for each unit (179, 183, and 187 Utah)
- Close to Costco, Costco Business Center, and Tanforan Shopping Center
- Approximately 8 minutes to San Francisco International Airport
- Quick access to Highway 101 North/South and Interstate 380
- **Zoning Type:** [MIH \(Mixed Industrial High\)](#)



MIH Zoning Info



### Contact Agents for More Details



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