



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



AVAILABLE FOR SUBLEASE

1.18 ACRE LOT | 14,000 SF BUILDING | 10 DRIVE-IN DOORS

35 N AMPLETT BLVD | SAN MATEO, CA

JESSE CARDENAS

Principal

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650-787-8688

**SCAN TO VIEW
VIRTUAL TOUR**



PROPERTY HIGHLIGHTS



R&D | INDUSTRIAL | FLEET VEHICLE | RENTAL EQUIPMENT SITE FOR LEASE

LAND AREA: 1.18 ACRES (+/- 51,500 SQ. FT)

BUILDING AREA: 14,000 SQ. FT

OFFICE AREA: APPROXIMATELY: 3,000 SQ. FT

Two Lots - APN #: 033-124-250 & 033-124-040

Corner lot with a perimeter gate, lights throughout and multiple access points from the street

Heavy Power: 2800 Amps, three phase main distribution switchboard

Clear Height: approx. 19'

Roll Up Doors - 10 total doors to access building (6 drive through doors)

Building has air and gas lines for shop use throughout for service of equipment and fleet of vehicles

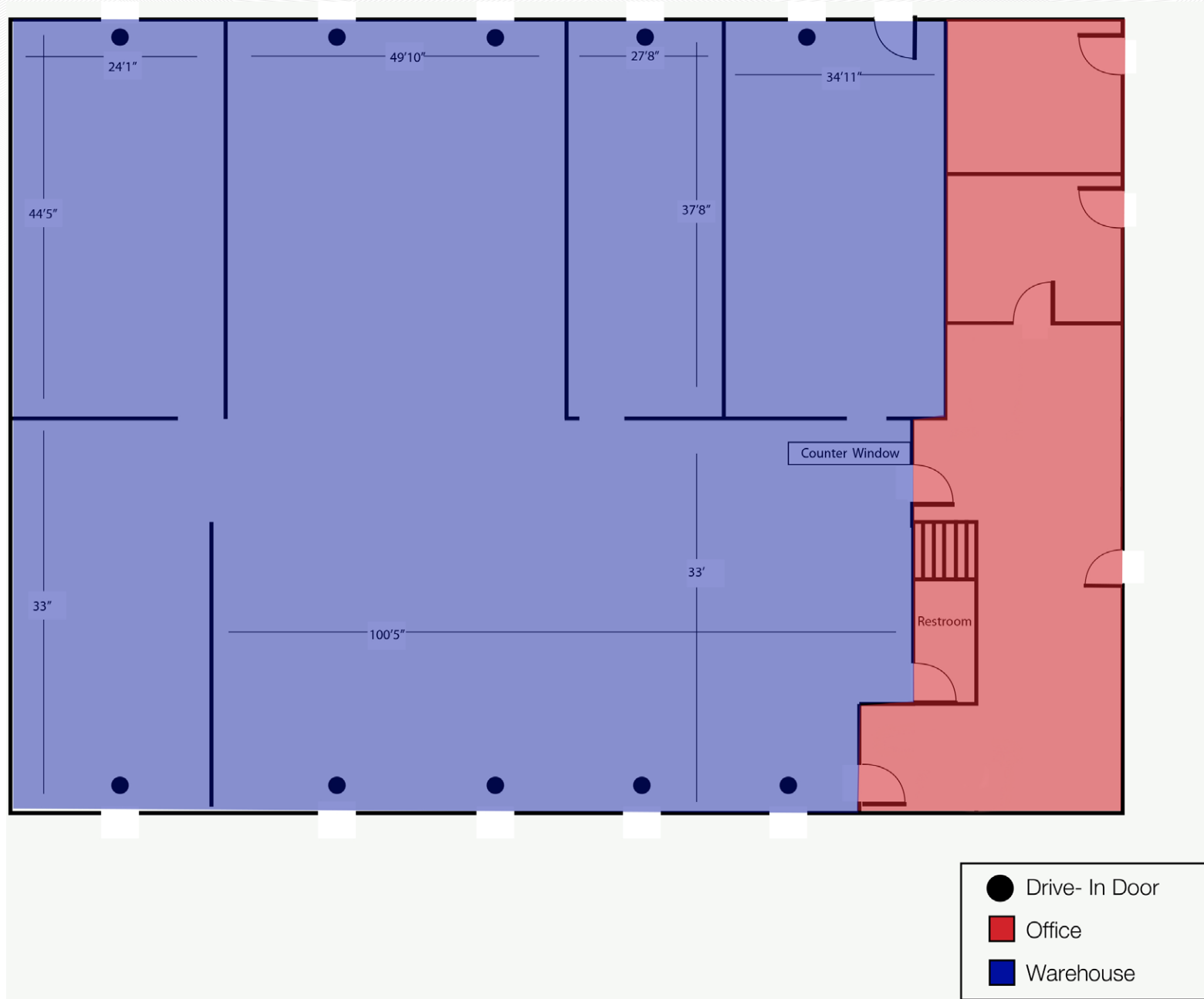
US Hwy 101 Signage with approx. 200,000 cars per day

[Zoning: C1-C4](#)

GALLERY



1ST FLOOR PLAN



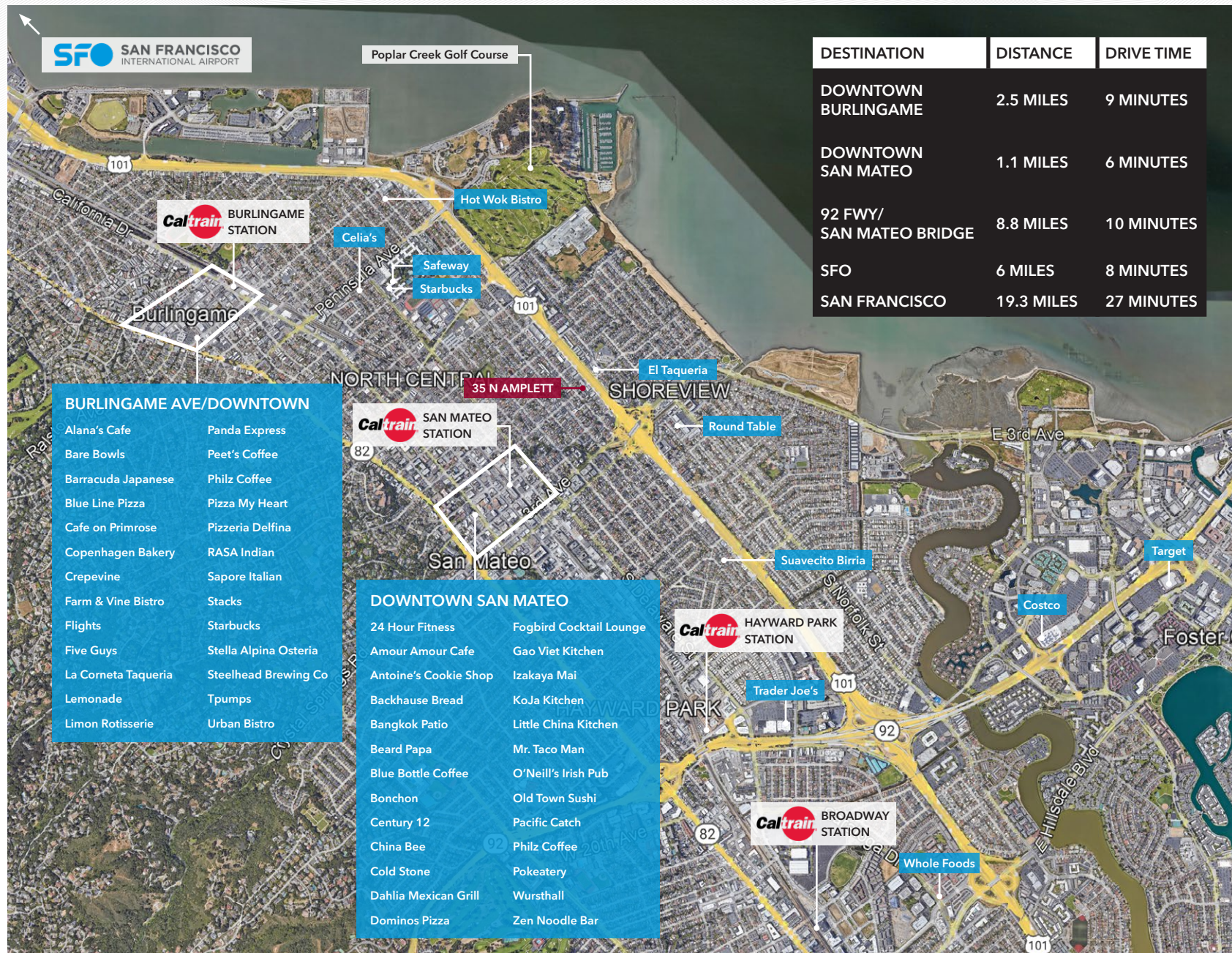
2ND FLOOR PLAN



Office

Warehouse

PROMINENT LOCATION



AERIAL VIEW

