

IDEAL ADVANCED TECHNOLOGY BUILDING

Freestanding Office/Warehouse for Lease
380 Valley Drive, Brisbane, CA

±70,335 SF Prime Corner Location Identity

Full commission to procuring broker, 5% - years 1-5, 2.5% - years 6-10



BUILDING HIGHLIGHTS

- **Total Building Size**
±70,335 SF
- **Lot Size**
3.19 Acres
- **Warehouse Space**
±16,567 SF
- **Office Space**
±15,484 SF
- **Cold Storage**
±6,830 SF
- **Door Docks**
6 double doors
+ 12 truck spots
- **77+ parking spots**
- **Fire Sprinklers**
Yes
- **Heavy Power***
800 Amps 480V 3
Phase
- **Convenient access to HWY 101; located in the exclusive Crocker Industrial Park**
- **Rate**
To be negotiated
- **Availability**
January 1, 2027

*To be verified by tenant

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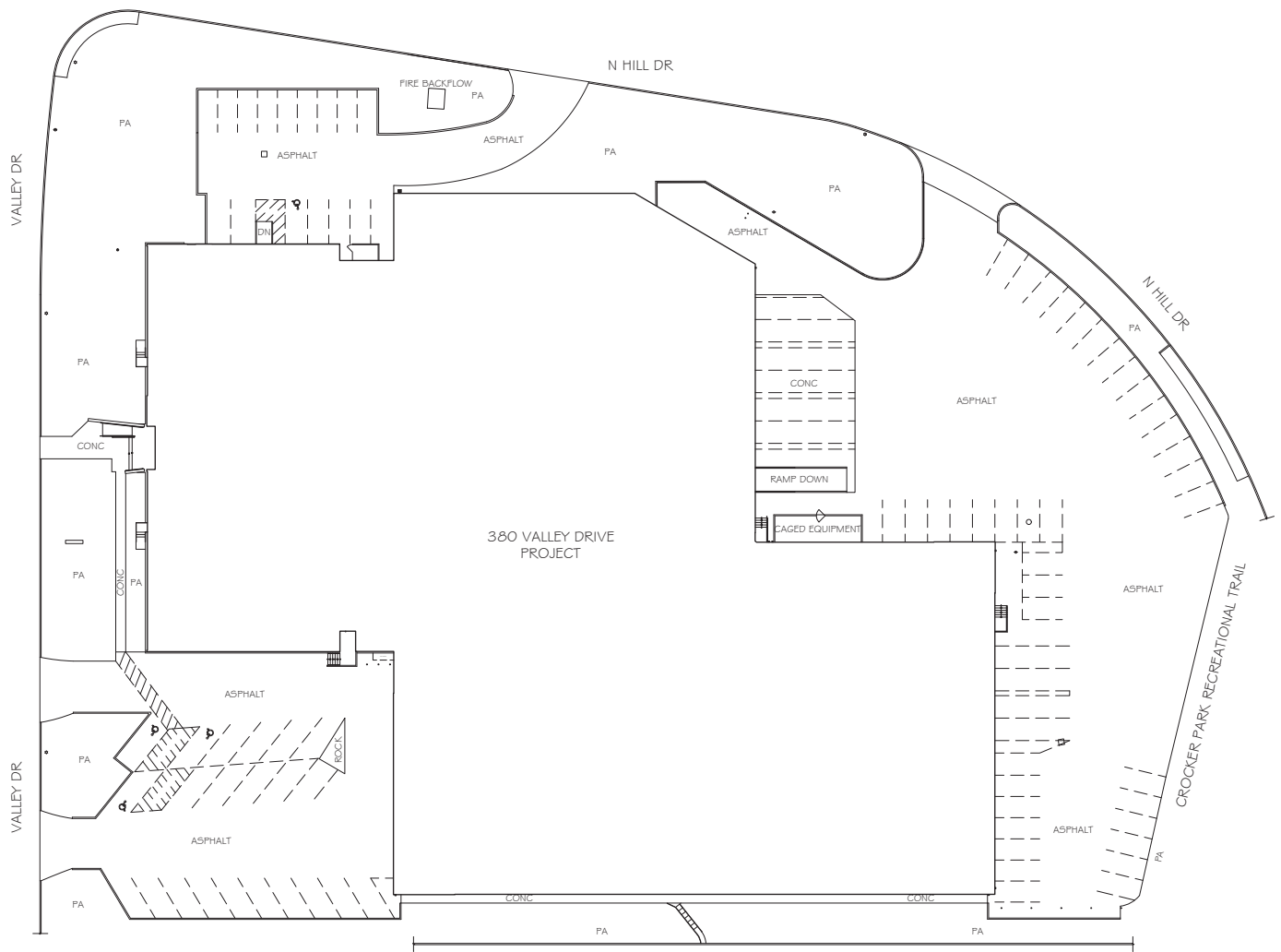
**AVISON
YOUNG**



PROLOGIS®

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Site Plan

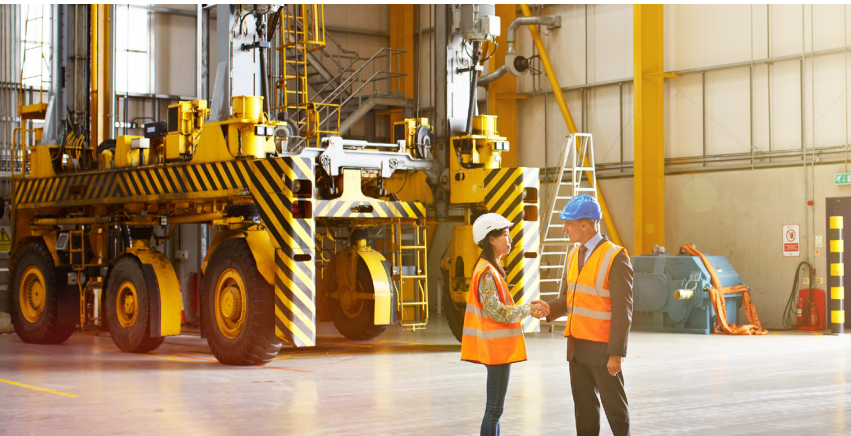


Prologis Essentials

Efficiency at Every Touchpoint

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive—today and in the future.

<https://www.prologis.com/essentials-solutions>



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Back-up power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification
- Instawork achieves 90%+ fill rates with its large workforce network