

# COMMERCIAL/INDUSTRIAL WAREHOUSE DOWNTOWN SAN MATEO LOCATION AVAILABLE FOR LEASE



**501 9<sup>th</sup> Ave, San Mateo, CA 94402**  
Offered for lease asking \$2.50/SF NNN

**5,500 Sq. Ft. Building**

**10,250 Sq. Ft. Lot**

**C4 Zoning (service commercial)**

**Power: 200 AMP 240/120V  
3PHASE 4WIRE DELTA  
SYSTEM**

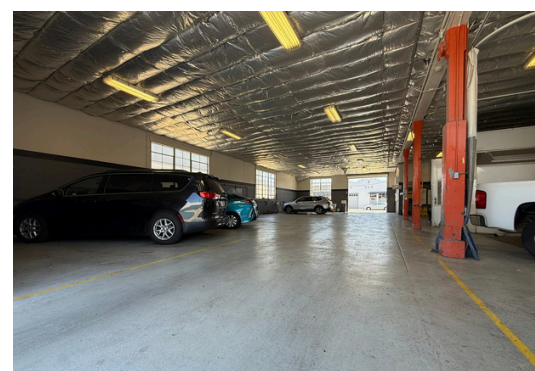
**Three grade-level roll up doors**

**Fenced and gated yard space**

**Highly visible corner location**

**Please no Auto Body**

**13' 6" Interior ceiling height**



SC Properties to please to exclusively offer 501 9th Ave, San Mateo for lease. The property is highly visible on the busy corner of 9th Ave and Claremont in Downtown San Mateo. The building's interior features a functional mix of office and open warehouse space. Versatile yard space can be accessed from both 9<sup>th</sup> Ave or Claremont St. Suitable for a wide variety of commercial businesses, the property is zoned C4 (service commercial). The building currently contains a paint booth which can remain or be removed.

## CONTACT

Kevin Phillips  
650 380 2868  
Lic. #01470917  
kphillips@scproprsm.com

Ryan Young  
650 924 6270  
Lic. #01947604  
ryoung@scproprsm.com



Investments. Brokerage. Leasing. Property Management.  
311 S. Ellsworth Ave., San Mateo, CA 94401 | 650.342.3030 | info@scproprsm.com  
www.scproprsm.com