

Office/Warehouse/Distribution Facility

1220 SAN MATEO AVENUE, SOUTH SAN FRANCISCO, CA



FOR LEASE



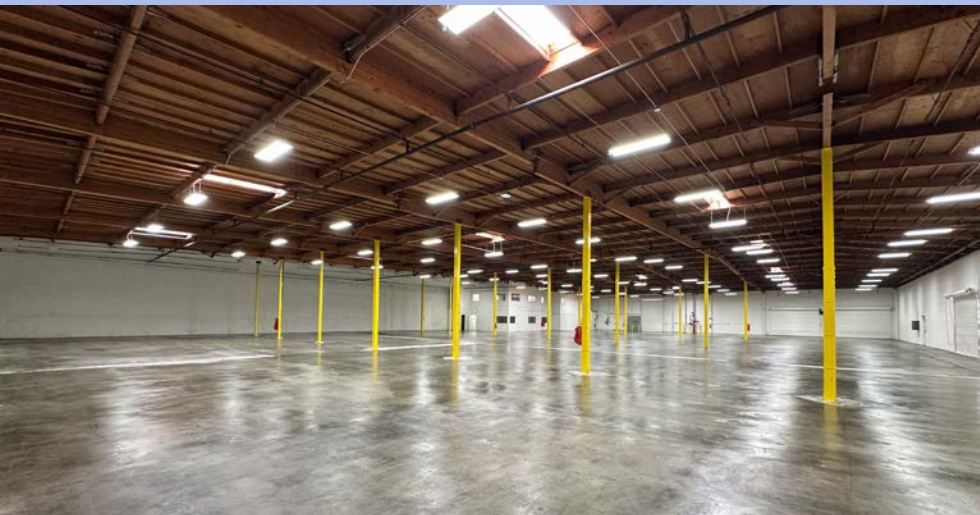
±32,874 SF Available
Freight Use Permitted

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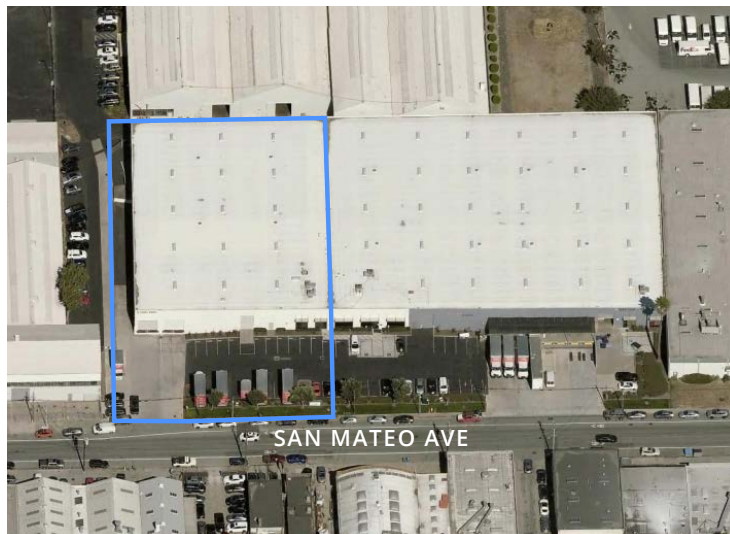
1220 SAN MATEO AVE, SSF, CA



±28,734 SF
Warehouse/Distribution Space



±4,140 SF
Office Space



20-22 feet of clearance
5 dock-high loading positions

1 grade-level door

53' truck access

Concrete truck court

Fully sprinklered

400 Amps 208/120 V, 3-phase
(Tenant to confirm)

Tenant Improvement Allowance
available

Zoned MIH (Mixed Industrial High) -
freight & trucking uses permitted

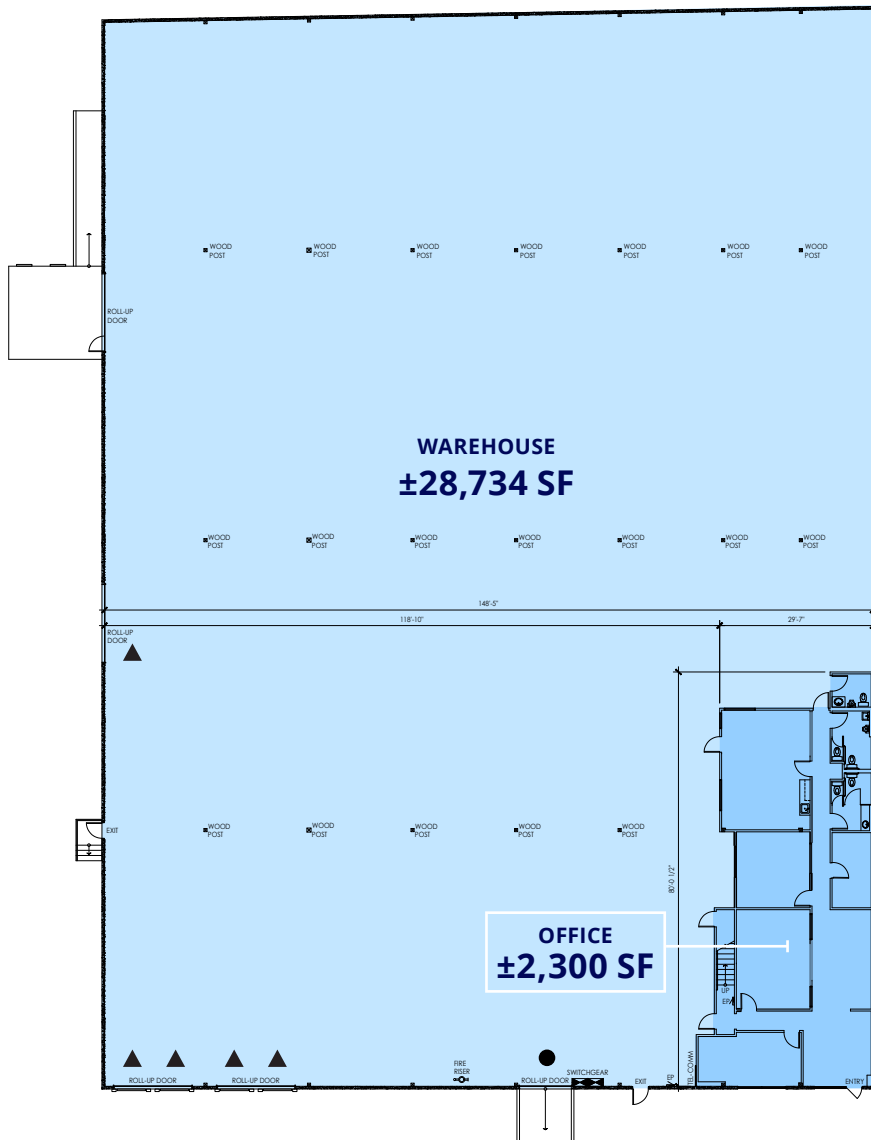
Adjacent to the San Francisco
International Airport (SFO)

Convenient access to Highways 101, I-380
and I-280

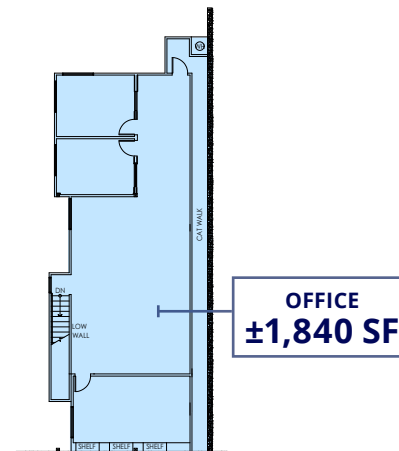
±10 minute walk to San Bruno BART and
Caltrain Stations

FOR LEASE – CALL FOR PRICING

Floor Plan



Ground Floor



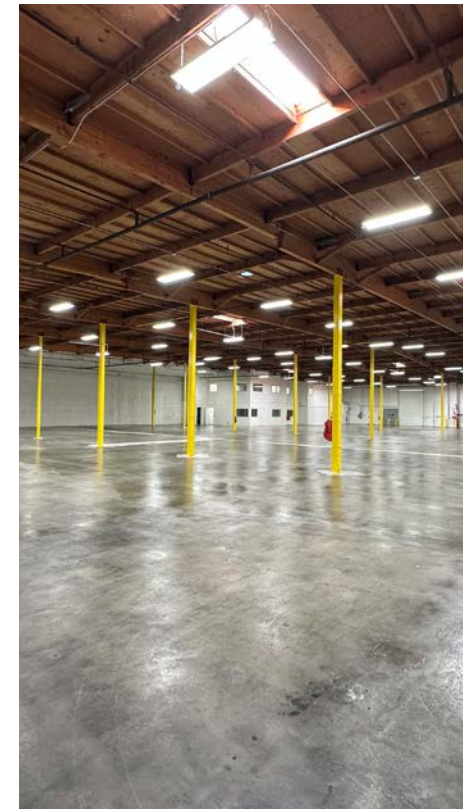
Second Floor

±32,874

total square feet
available

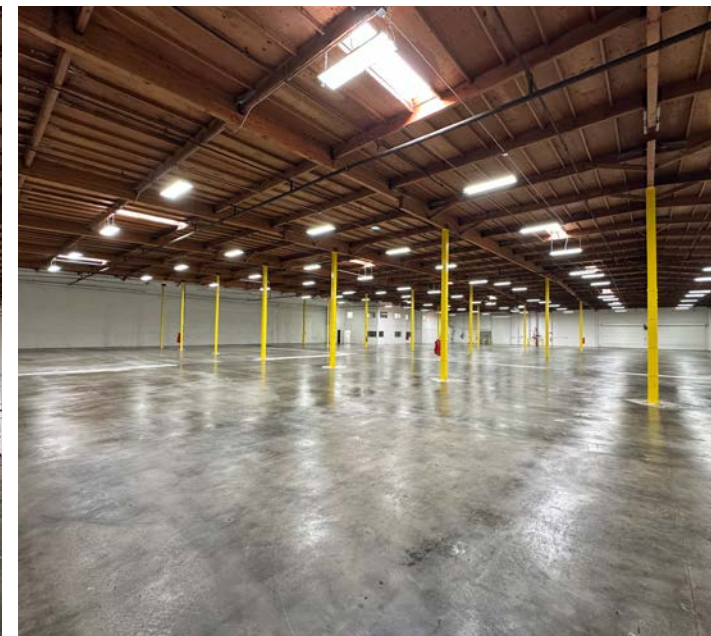
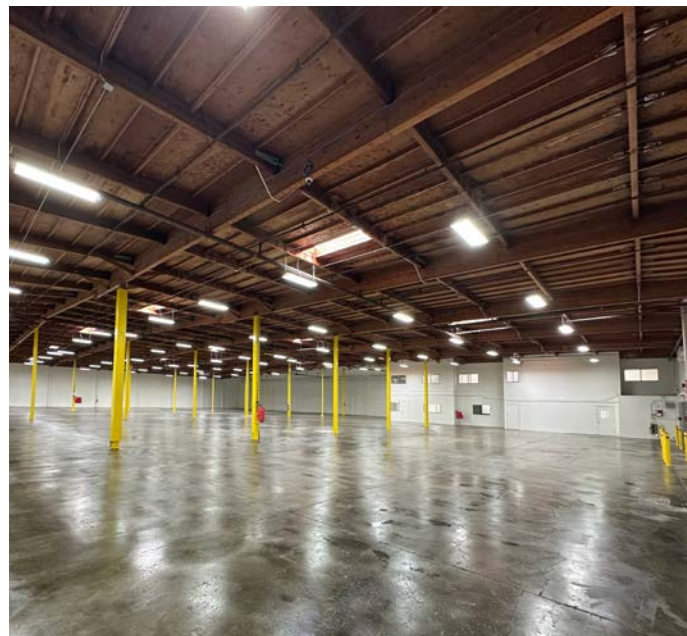
▲ - 5 Dock-high doors

● - 1 Grade level door



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Key Destinations	Distances from 1220 San Mateo	Key Destinations	Distances from 1220 San Mateo
HWY 101	1.0 Mile	HWY 92 (San Mateo Bridge)	14.5 Miles
SFO	2.0 Miles	Port of Oakland	21.4 Miles
San Bruno BART Station	0.9 Mile	Oakland International Airport	33.2 Miles
San Bruno Caltrain Station	0.6 Mile	San Jose International Airport	35.9 Miles

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