

AVAILABLE INDUSTRIAL PROPERTIES

Karl Hansen 415.706.6734 Karl.Hansen@cbre.com

Bob McSweeney 650.759.0202 Bob.McSweeney@cbre.com

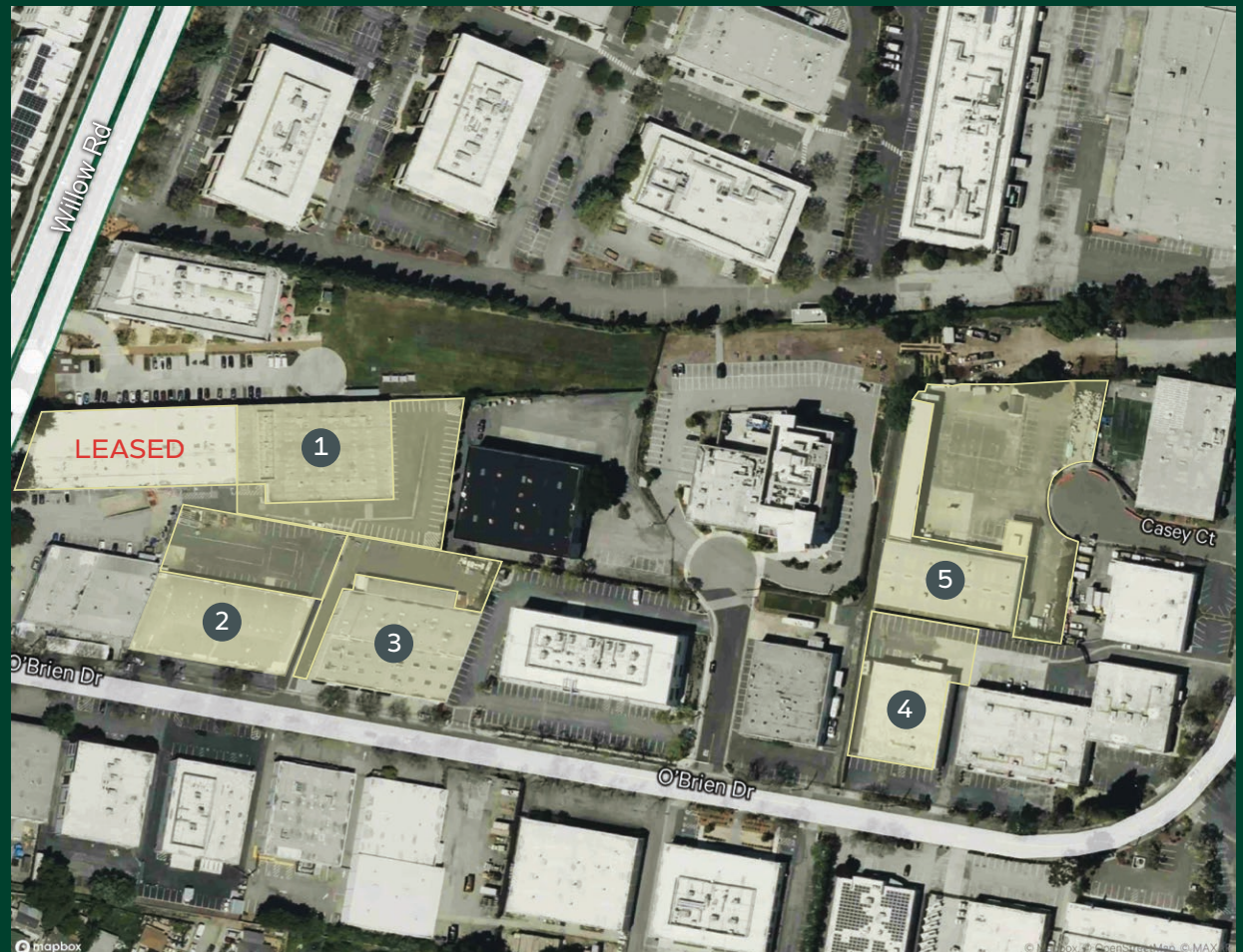
Matt Murray 408.781.9322 Matt.Murray@cbre.com



Available Properties

- 1 1320 Willow Road, Suite B
- 2 985 O'Brien Drive
- 3 1001-1015 O'Brien Drive
- 4 1105 O'Brien Drive
- 5 1 Casey Court

COMMISSION PAID ON
BASE RENT AND OPEX



1320 Willow Road

± 24,044 sq. ft. Warehouse Building

± 6,000 sq. ft. Office (can be removed upon request)

(2) Drive-in Doors

± 17'-19' Clear height (TBC)

± 20,000 sq. ft. Secured Yard

Power: 1200A @ 277/480V
(to the entire building)

Sprinklers

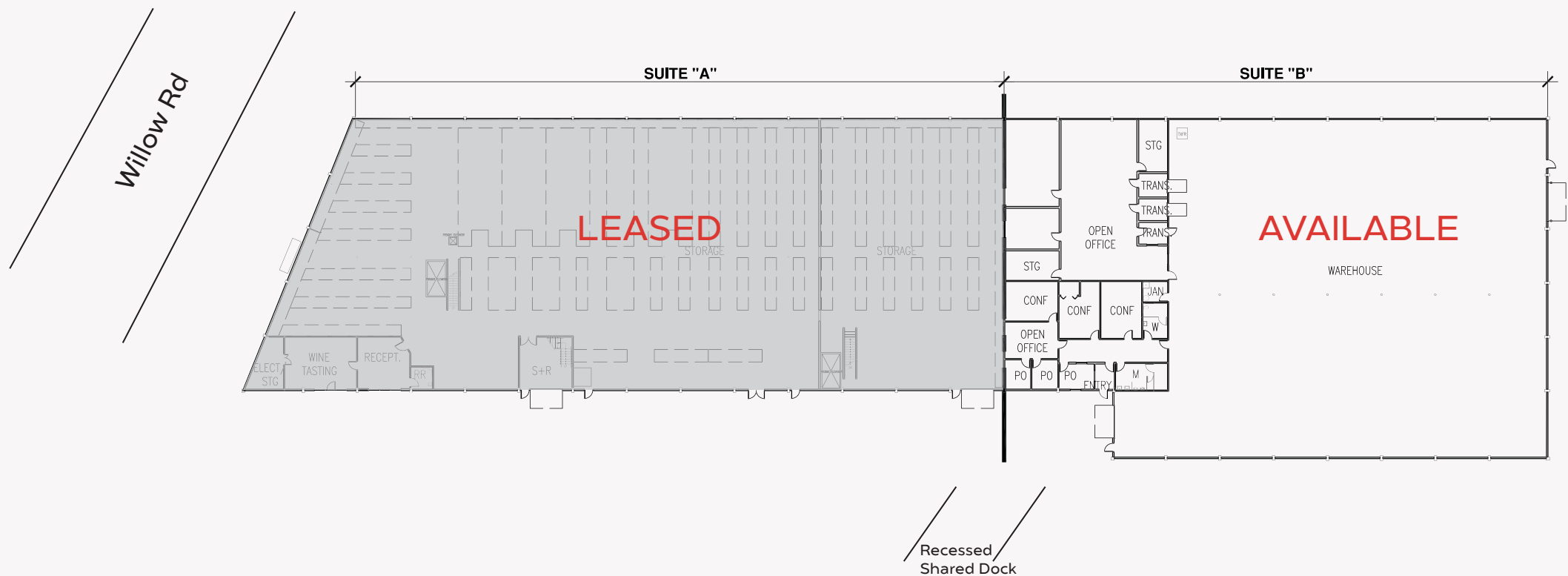
Lighting – Updated LED warehouse lighting

24/7 Roaming Security Guard

Rental Rate: \$1.00/SF/Month NNN
OPEX: \$0.74/SF/Month



1320 Willow Road



985 O'Brien Drive

± 20,044 sq. ft. Warehouse Building
Currently demised in (2) ± 10,000
sq. ft. spaces

± 1,350 sq. ft. Office (fully conditioned)
Open office, breakroom, (2) privates,
men's and women's restrooms

(4) Drive-in Doors

Bow & Truss Roof
± 18' Clear height to low beam up to
± 32' to top

± 18,400 sq. ft. Secured Yard (fenced,
paved, lit rear yard)

Power: (2) electrical services of 200
Amps @ 120/208V

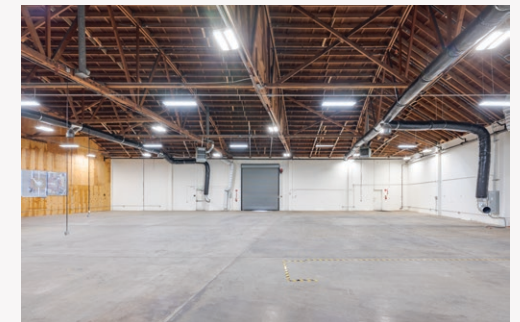
Sprinklers

Warehouse heaters

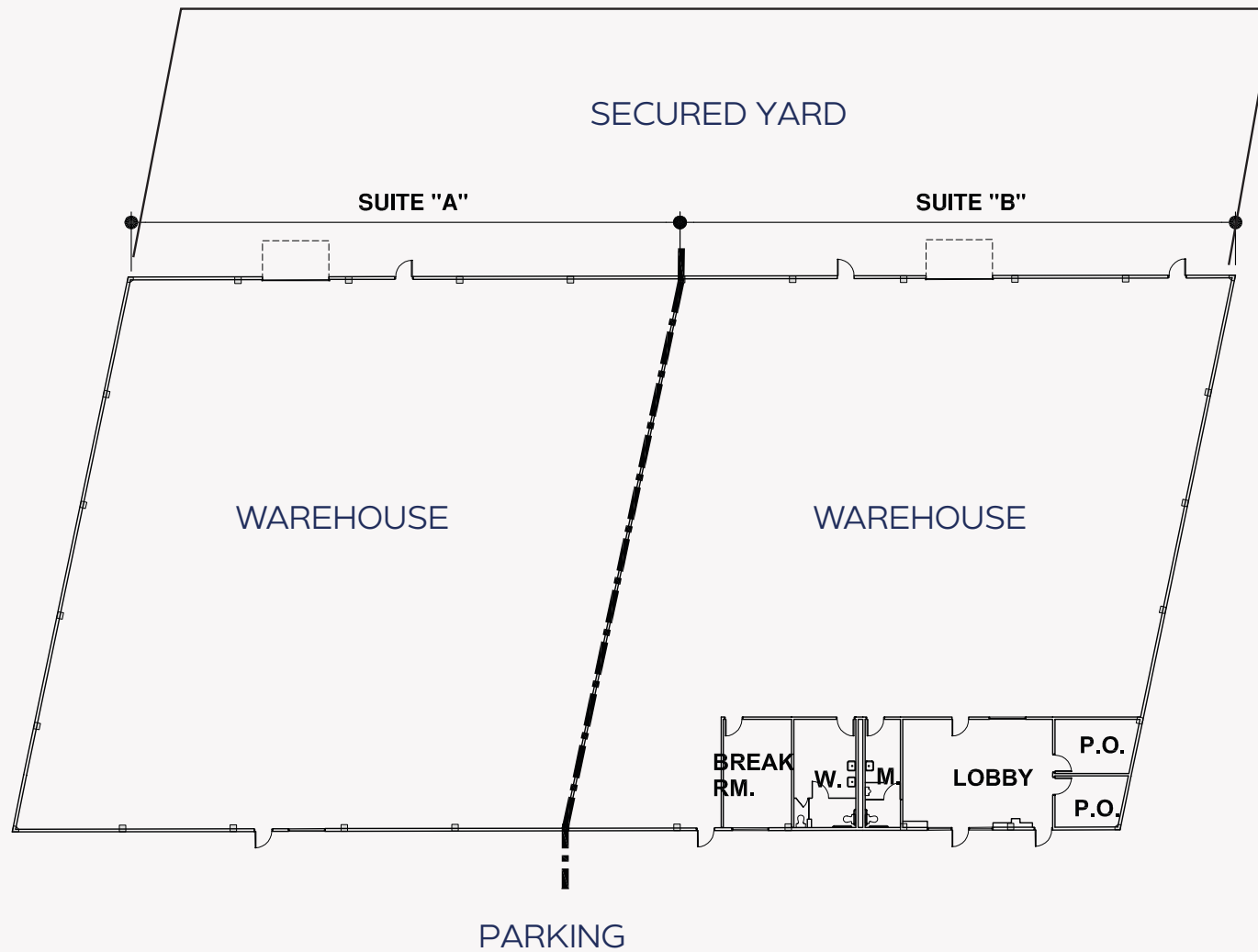
LED Warehouse lighting

24/7 Roaming Security Guard

Rental Rate: \$1.00/SF/Month NNN
OPEX: \$0.92/SF/Month



985 O'Brien Drive



1001–1015 O'Brien Drive

± 23,311 sq. ft. Industrial Building

Divisible to ± 16,425 sq. ft. and ± 6,886 sq. ft.
Open office, breakroom, (2) privates,
(5) restrooms, with HVAC

(5) Drive-in Doors

± 15' 6"–17' Clear height

± 12,410 sq. ft. Secured Yard (fenced, paved,
lit and partially covered)

Power: (2) electrical services of 400 Amps
@ 120/240V

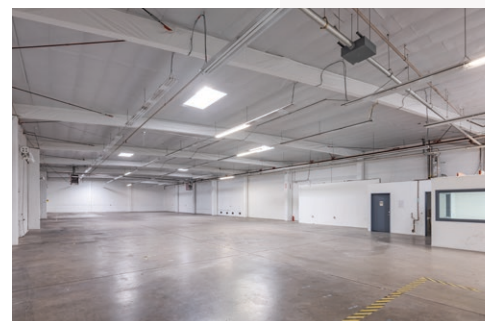
No Sprinklers

Updated LED lighting

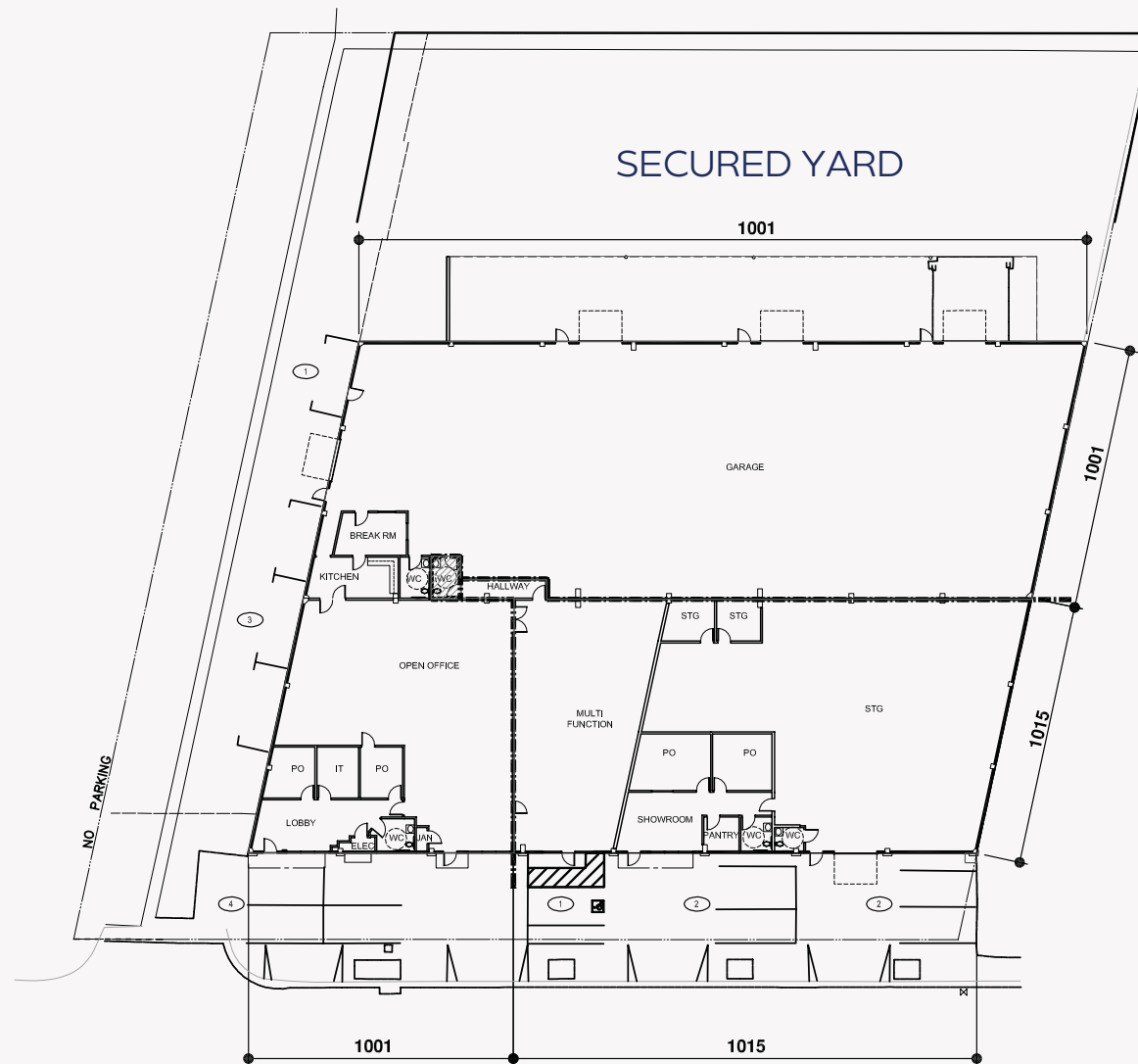
Skylights

24/7 Roaming Security Guard

Rental Rate: \$1.50/SF/Month NNN
OPEX: \$0.82/SF/Month



1001-1015 O'Brien Drive



1105 O'Brien Drive

± 12,000 sq. ft. Freestanding R&D Building

± 3,000 sq. ft. Open Office, new carpet, paint

Fully Conditioned

(2) Drive-in Doors

± 17' 8" Clear height

± 8,775 sq. ft. Secured Yard (fenced, newly paved, lit rear yard), plus ± 2,400 sq. ft. Secured Side Yard

Power: 800 Amps @ 120/208V, with 480V step-up transformer

Power drops, air & water lines throughout

(2) EV Chargers

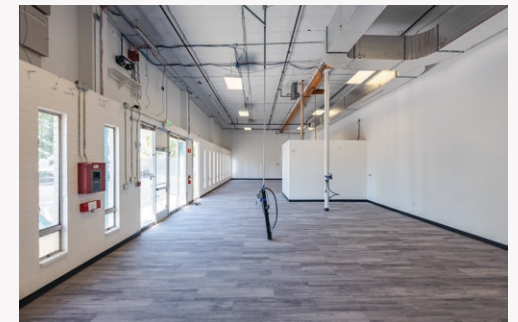
Sprinklers

LED Lighting

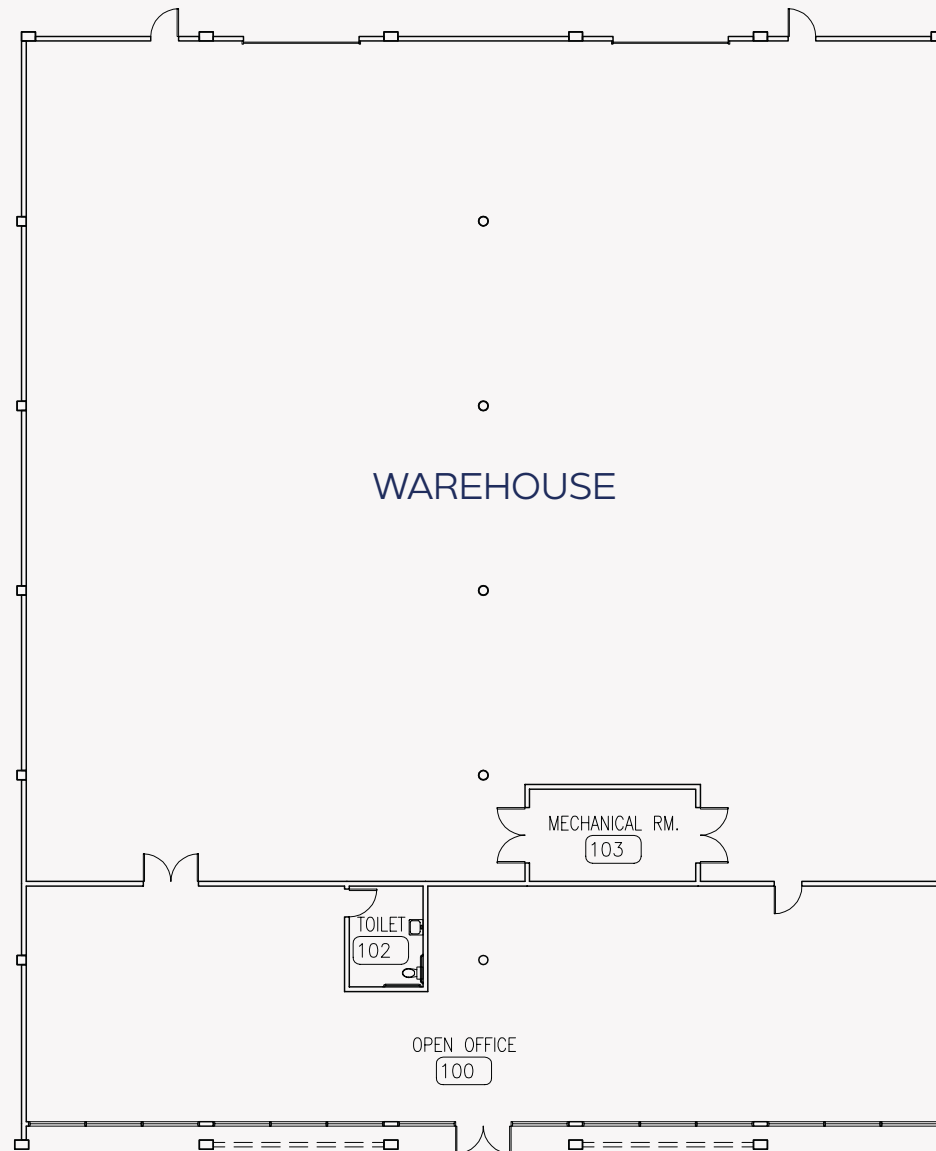
24/7 Roaming Security Guard

Rental Rate: \$1.65/SF/Month NNN

OPEX: \$1.11/SF/Month



1105 O'Brien Drive



1 Casey Court

± 15,500 sq. ft. Industrial Building on approximately 1.68 acre (73,181 sq. ft. parcel)

± 2,000 sq. ft. Office area

(3) Drive-in Doors

± 24' Clear height

Insulated Warehouse

Efficiently Shaped Secured Yard (fenced, paved, lit)

Power: 400 Amps @ 277/480V

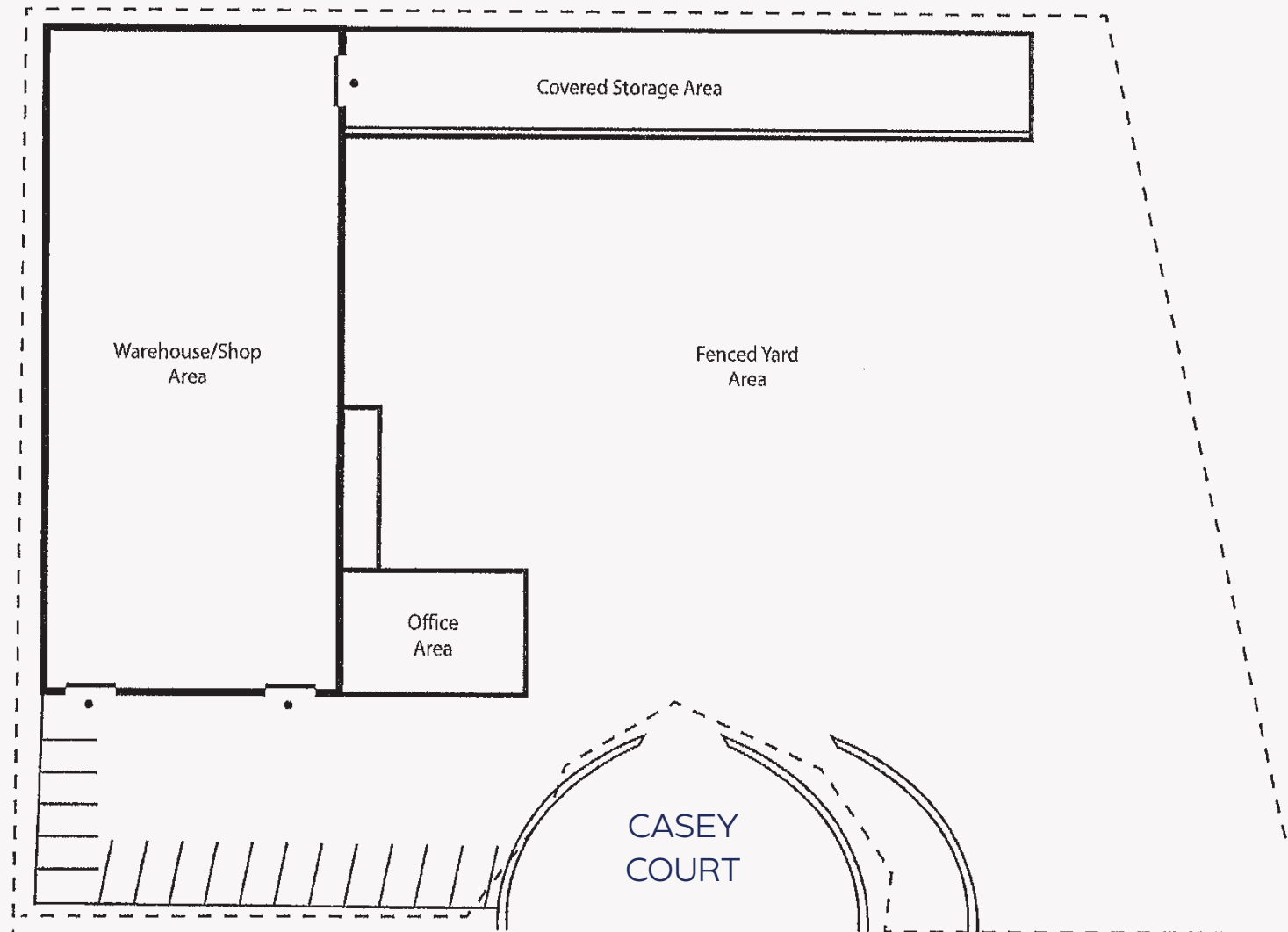
Sprinklers

24/7 Roaming Security Guard

Rental Rate: \$23,960/Month NNN
OPEX: \$19,840/Month

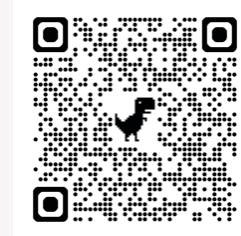


1 Casey Court



Zoning: Life Science (LS) District

[Link to Zoning Page](#)



Purpose:

Support R&D, light industrial, and bioscience-related businesses, plus office, retail, and services to foster innovation and employment.

Permitted Uses:

- Light industrial & R&D (non-hazardous)
- Offices ≤ 20,000 SF
- Retail (no alcohol)
- Eating establishments (no alcohol/live entertainment)
- Limited personal services
- Small recreational facilities
- Community education/training centers

Admin. Permitted Uses:

- Outdoor storage
- Eating establishments (beer/wine, live entertainment)
- Outdoor seating
- R&D/light industrial (hazardous materials)
- Diesel generators

Conditional Uses:

- Offices > 20,000 SF
- Eating/drinking establishments (with alcohol)
- Large recreational facilities
- Retail (with alcohol)
- Special/public utility uses

Central Location.

OUR STRATEGIC Mid-Peninsula location has easy access to all major freeways and is just minutes from three international airports, Silicon Valley, San Francisco, and the East Bay.



Get in touch.

information@tarlton.com

KARL R HANSEN | Executive Vice President | Lic #01351383

CBRE | Advisory & Transaction Services
1450 Chapin Avenue, Suite 200 | Burlingame, CA 94010
T: 650.577.2986 | C: 415.706.6734
karl.hansen@cbre.com

ROBERT MCSWEENEY | Senior Vice President | Lic #00934240

CBRE | Advisory & Transaction Services
1450 Chapin Avenue, Suite 200 | Burlingame, CA 94010
T: 650.577.2928 | C: 650.759.0202
bob.mcsweeney@cbre.com

MATT MURRAY | Associate | Lic #02083830

CBRE | Advisory & Transaction Services
1450 Chapin Ave, Suite 200 | Burlingame, CA 94010
T: 650.577.2934 | C: 408.781.9322
matt.murray@cbre.com

