

# 111 SOUTH MAPLE AVE

South San Francisco, CA 94080



Recently Renovated | Featuring Upgraded Power,  
New Epoxy Floors & Brand-New Office Space



±27,355 SF FREESTANDING BUILDING AVAILABLE FOR LEASE



## EXECUTIVE SUMMARY

This ±27,355 SF freestanding building offers a highly functional layout with a predominantly open warehouse configuration and full-building circulation. Ideally located with immediate access to Highways 101, 280, and 380, the property provides seamless connectivity throughout the Bay Area. Its proximity to SFO and nearby downtown amenities enhances accessibility for both employees and logistics operations.

## PROPERTY HIGHLIGHTS

|                    |                                   |
|--------------------|-----------------------------------|
| AVAILABLE          | <b>NOW</b>                        |
| BUILDING SF        | <b>27,335 SF</b>                  |
| PARCEL SIZE        | <b>1.20 AC</b>                    |
| CLEAR HEIGHT       | <b>'25</b>                        |
| FENCED             | <b>YARD AREA</b>                  |
| ELECTRICAL SERVICE | <b>1,200 AMP 480/277V 3 PHASE</b> |
| GRADE LEVEL DOORS  | <b>7</b>                          |
| SPRINKLERED        | <b>FULL BUILDING</b>              |

PROPERTY OVERVIEW

# SITE PLAN / FLOOR PLAN

- Mostly Open Warehouse
- 7 Roll-Up Doors
- Lobby Area
- 1 Conference Room
- 7 Private Offices
- Break Area
- Kitchenette
- Electrical Room
- Print Room

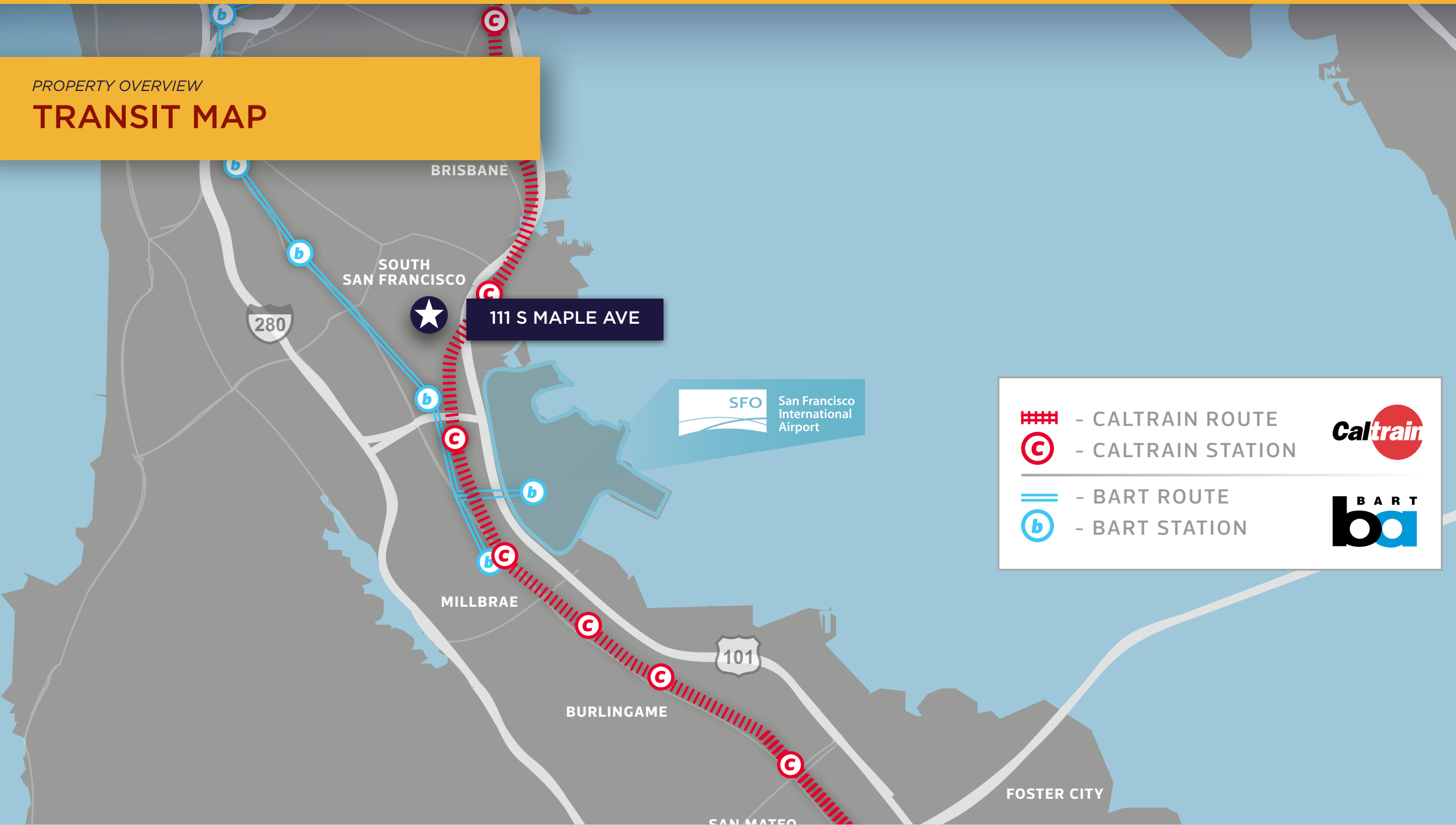








PROPERTY OVERVIEW  
**PHOTOS**



PROPERTY OVERVIEW

# TRANSIT MAP



|   |                    |  |
|---|--------------------|--|
|    | - CALTRAIN ROUTE   |   |
|    | - CALTRAIN STATION |  |
| <hr/>   |                    |  |
|    | - BART ROUTE       |  |
|  | - BART STATION     |  |

PROPERTY OVERVIEW

# AMENITIES MAP

## Restaurants

1. Starbucks  
Truffle Poke Bar  
Nick the Greek
2. Chico Marx
3. Little Green Cyclo
4. Foundry & Lux
5. Esposito's Delicatezza
6. Darby Dan's Gourmet Sandwiches
7. The Lighthouse
8. Antigua Coffee Shop
9. Ben Tre Vietnamese  
Homestyle Cuisine  
El Farolito Taqueria
10. Di Napoli Pizzeria  
Buon Gusto  
Peet's Coffee & Tea
11. Two Fifty Restaurant
12. Villa Del Sol Argentinian Restaurant
13. La Tapatia Mexicatessen Grand Palace
14. Starbucks
15. Thai Satay  
Big Belly Deli
16. Basque Cultural Center
17. Vantage Amenity Center

## Hotels

1. DoubleTree by Hilton  
Homewood Suites by Hilton
2. Residence Inn by Marriott  
Courtyard by Marriott
3. AC Hotel by Marriott
4. Larkspur Landing Hotel
5. Hilton Garden Inn
6. Embassy Suites
7. Four Points by Sheraton

## Recreation

1. SSF Ferry Terminal
2. Marina
3. Park Sierra Point
4. Oyster Point Park
5. Bay Trail

## Banks

1. Bank of America
2. Wells Fargo Bank





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