



FOR LEASE -21,008 ± SF
Market Ready Improvements Completed

SOUTH SAN FRANCISCO

255-263 UTAH AVE

Prime Warehouse in close proximity to SFO

BLAKE MILLER
Partner
blake@rrea.co
510.710.4197
Lic. 01939985

MAX RATTNER
Partner
max@rrea.co
650.248.4342
Lic. 02081586



PROPERTY FEATURES

- Concrete, tilt-up construction
- 21,008 ± SF
- Three (3) dock high loading doors and one (1) drive-in loading doors
- 16' -18' ceiling height
- Fully sprinklered
- 120 amp, 240 volt power (upon Tenant verification)
- Available now
- \$1.65 PSF, NNN

DRIVING DISTANCES

I-380 Freeway Ramp	.05 Miles
Highway 101 Ramp	0.5 Miles
SSF CALTRAIN	1.2 Miles
San Bruno BART	2.7 Miles
SFO	1.8 Miles
Downtown SF	12.3 Miles

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RELIANCE
REAL ESTATE ADVISORS

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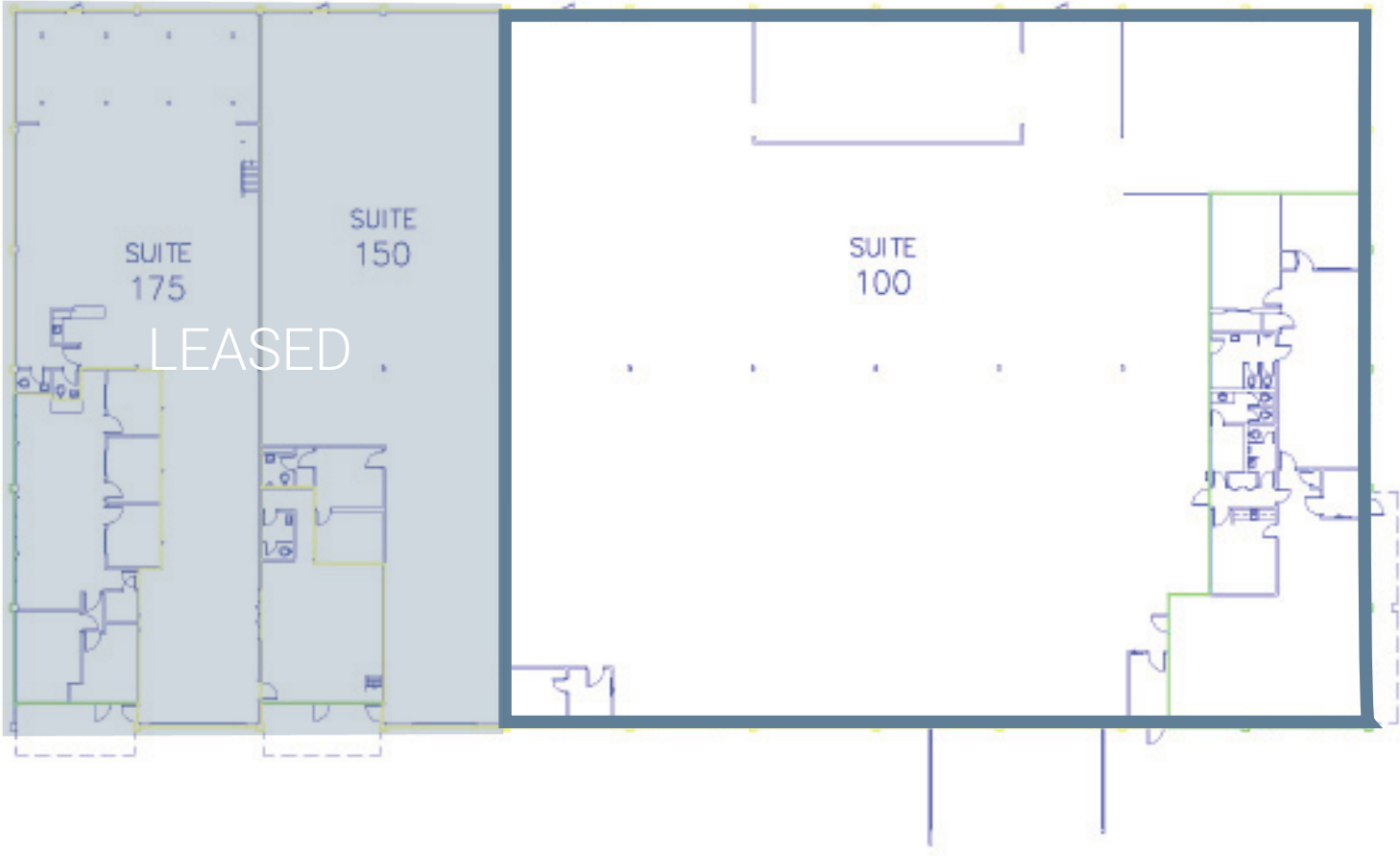
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Floorplan

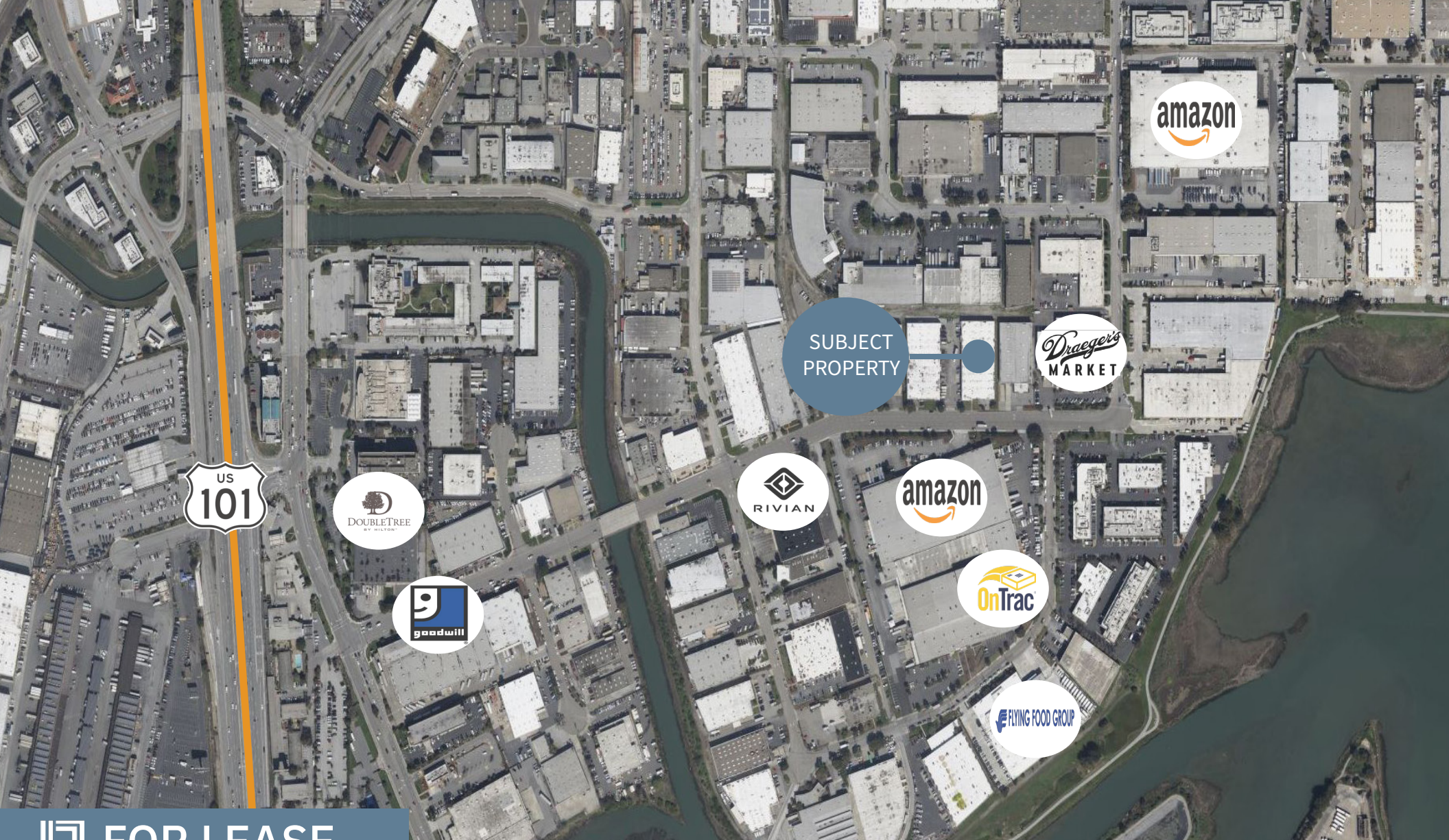
AVAILABLE



FLOOR 1



255 Utah Avenue
255 Utah Avenue
South San Francisco, CA 94080



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