

300 TOLAND



FLEX INDUSTRIAL OPPORTUNITY

±29,224 RSF of
Warehouse & Office

±50,000 RSF of
Secure Yard

Available For Tenant
Improvements Q2 2023

LBA Logistics 

NEWMARK



BUILDING SPECS

BUILDING SIZE	29,224 RSF
LOT SIZE	76,474 RSF
ZONING	PDR-2
POWER	Upgrading to 2,000 amps
OFFICE	12,631 RSF
GROUND FLOOR	6,590 RSF
SECOND FLOOR	6,041 RSF

Potential for Landlord Spec suite or delivered ready for Tenant Improvements

WAREHOUSE	15,000 RSF
GRADE LEVEL DRIVE IN DOORS	17 15' High x 12' Wide
CLEAR HEIGHT	22'
ANNEX BUILDING	1,270 RSF
YARD	±50,000 RSF of secure yard
MAIN BUILDING	15,000 RSF
WASH STATIONS	2

Multiple points of ingress and egress

PERMITTED USES

- Research and Development
- Distribution
- Automotive Repair, Assembly, Service, Tow & Sale
- Truck/Bus Terminal
- Light Manufacturing
- Storage Yard

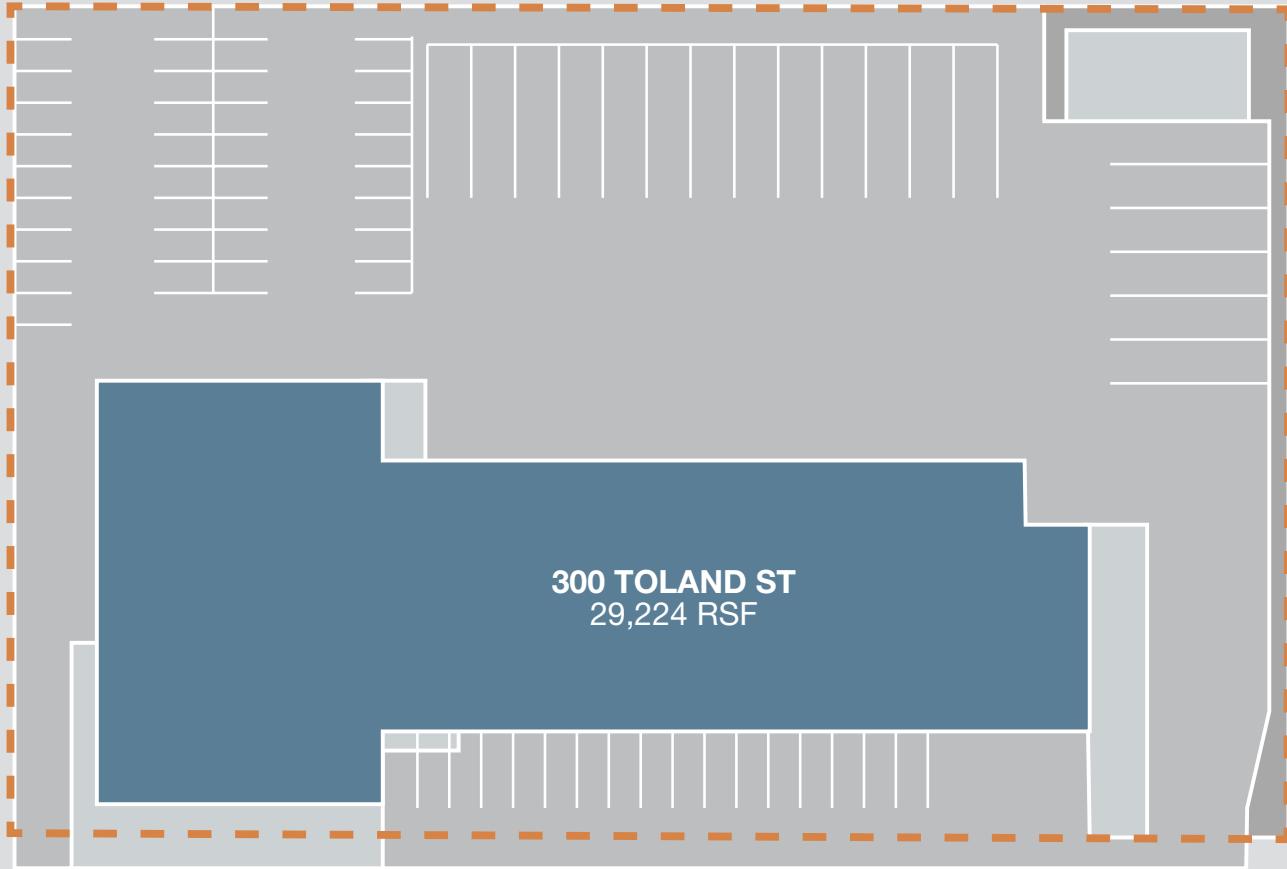
DELIVERY CONDITION

- Potential for landlord spec work or delivered in warm shell and ready for tenant improvements





SITE PLAN

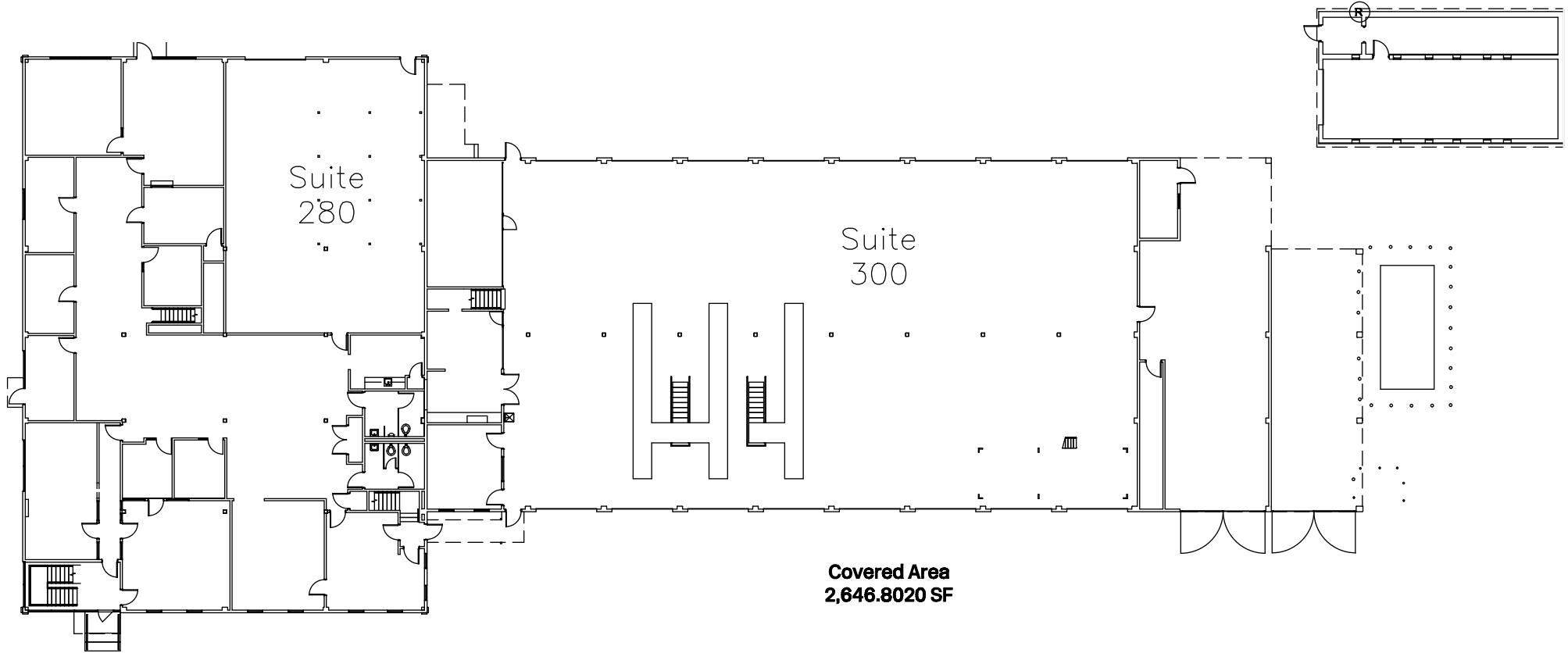


TOLAND ST



FLOOR PLANS

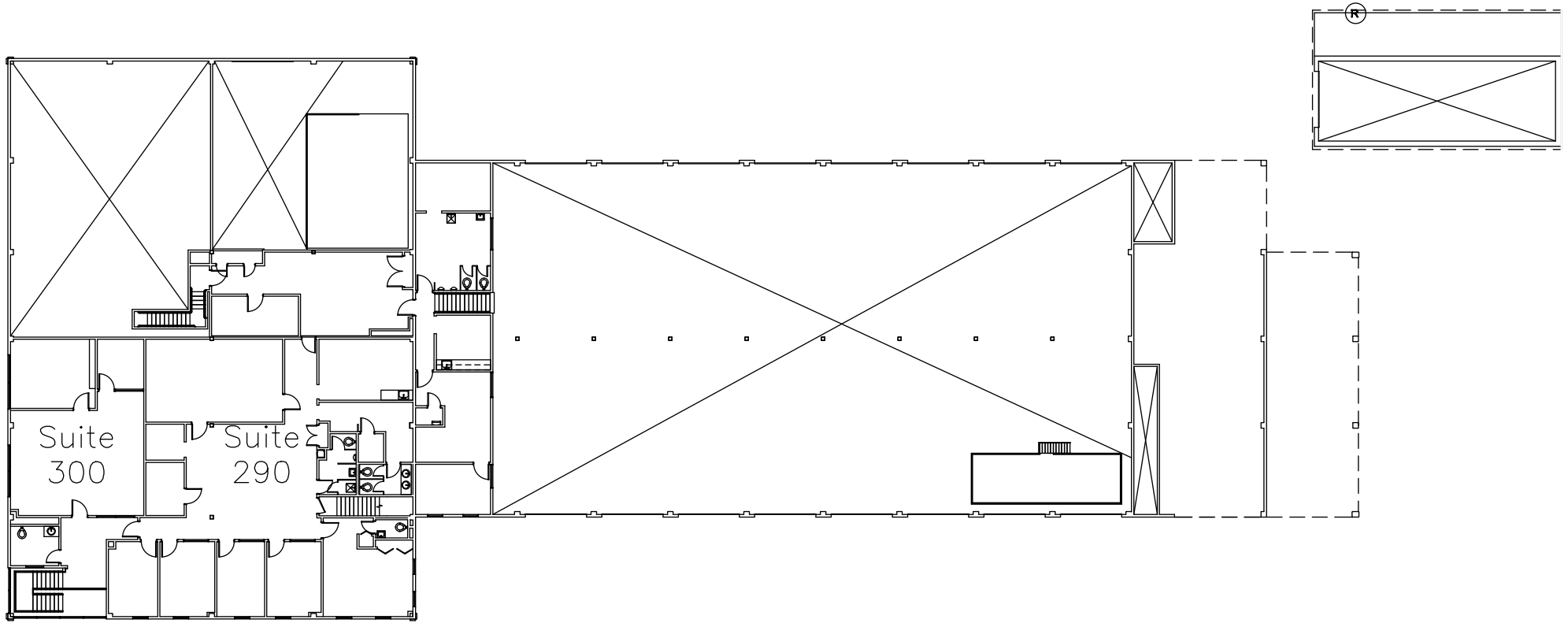
FLOOR 1





FLOOR PLANS

FLOOR 2



TRANSPORTATION



Caltrain

BART
ba

INTERSTATE
80

MUNI
T Third St

22nd St Station

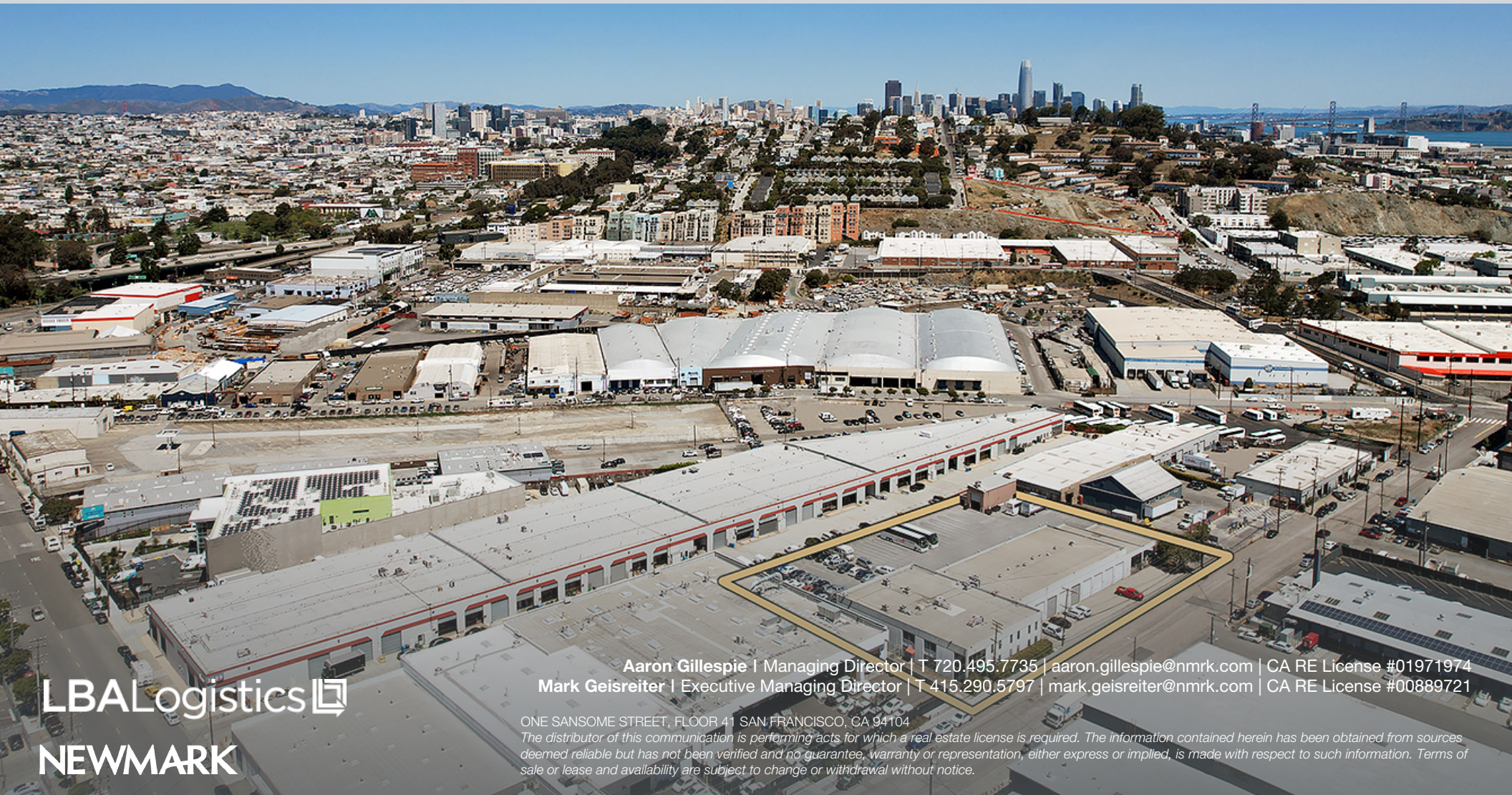
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TOLAND

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280



300 TOLAND



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