

5,000 - 7,500 ± SF



2070

NEWCOMB AVE

BAYSHORE | PDR-2 | INDUSTRIAL WAREHOUSE

CALCO COMMERCIAL
20 Dorman Ave
San Francisco, CA
415.215.1937
www.calcosf.com

SCOTT MASON
President
415.215.1937
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Lic.01036610

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PROPERTY HIGHLIGHTS

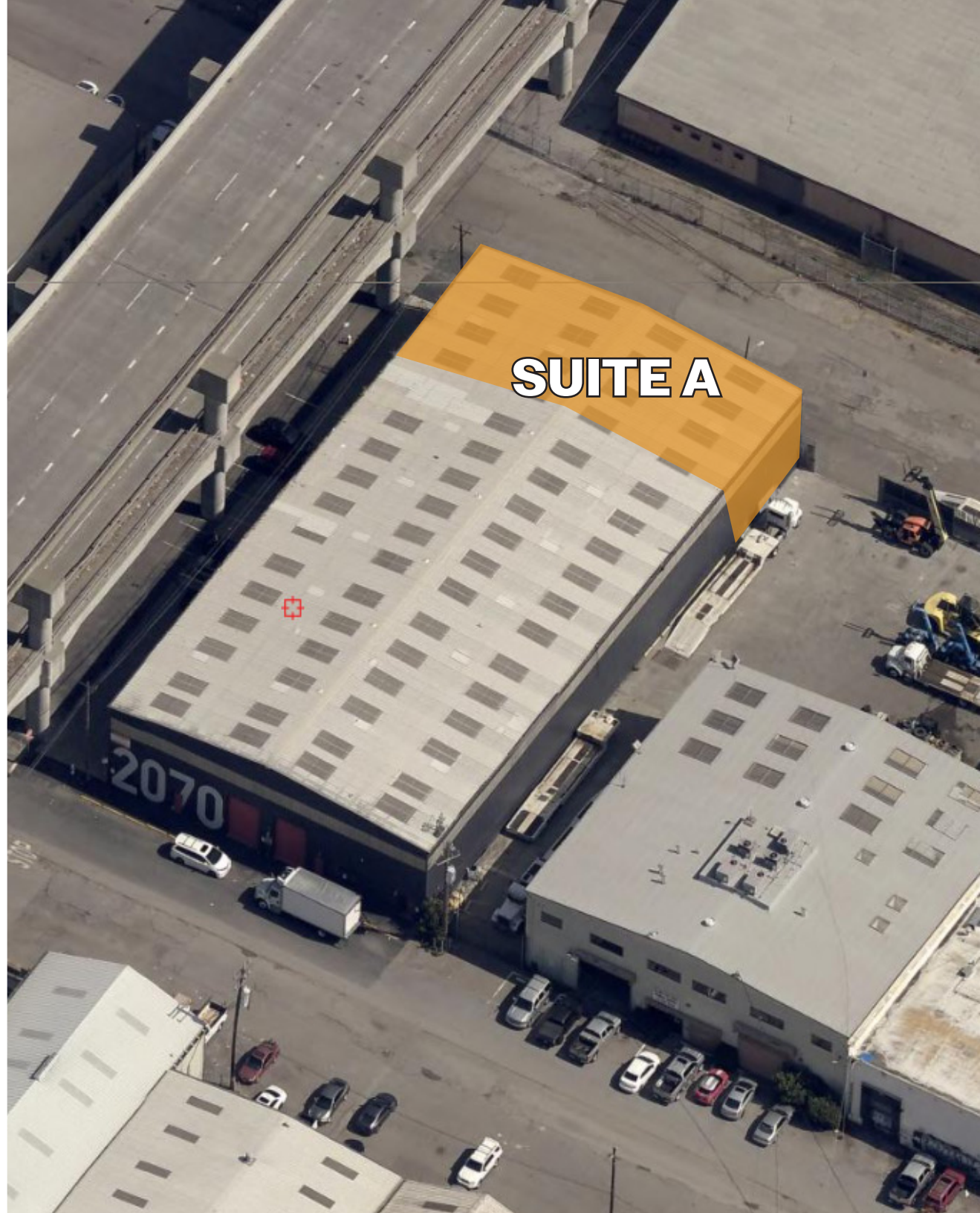
- 5,000 ± SF available (**Suite A**)
- 200 ± SF of office
- Five (5) roll-up doors
- 28' ceiling height
- 600 amp, 3 phase, 480 v power
- Fully sprinklered
- Private parking
- Space includes two (2) restrooms
- Lease rate: Please inquire

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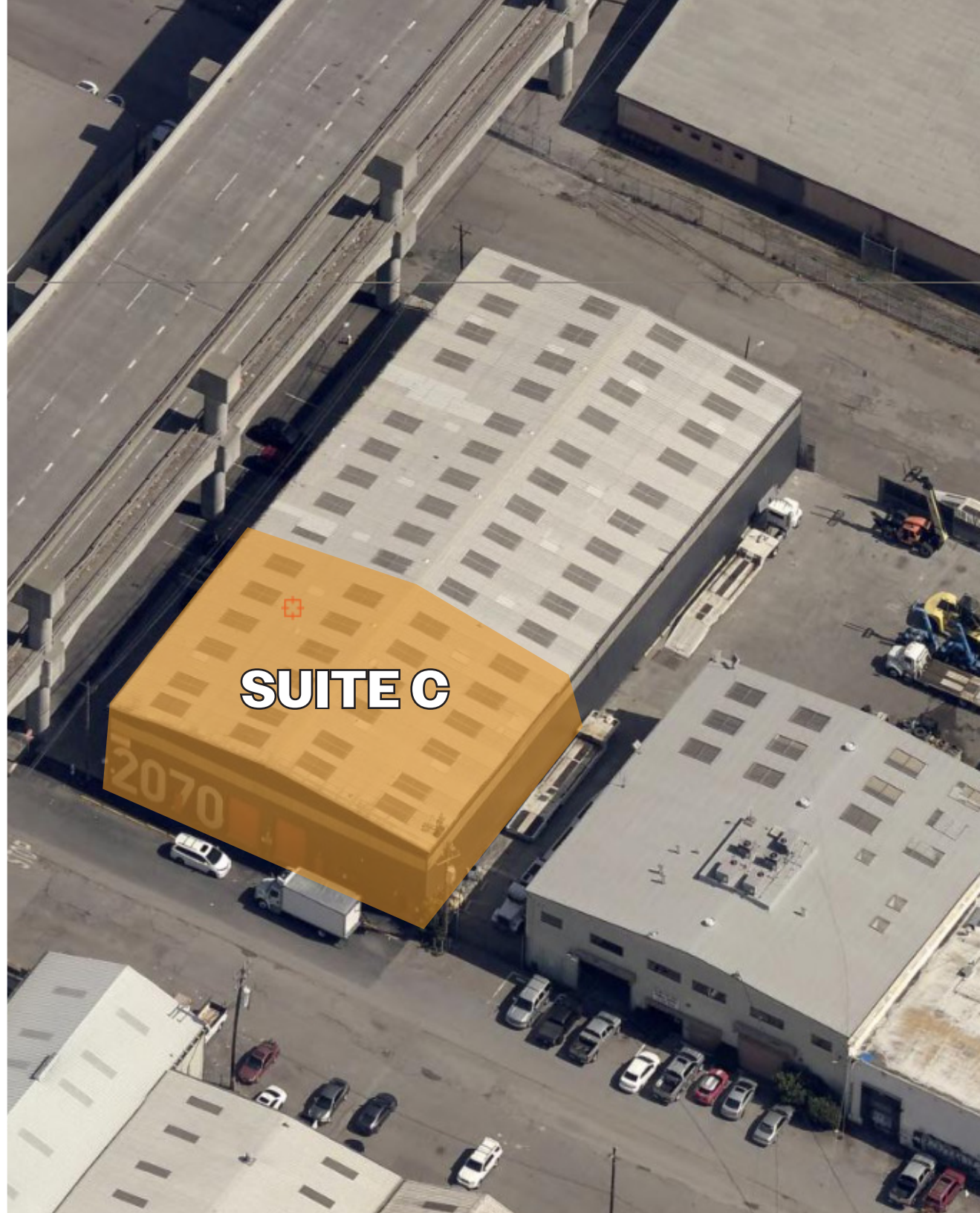
- 7,500 ± SF available (**Suite C**)
- Three (3) drive-in (16') loading doors
- 28' ceiling height
- 600 amp, 3 phase, 480 v power
- Fully sprinklered
- Private parking
- Space includes two (2) restrooms
- Lease rate: Please inquire

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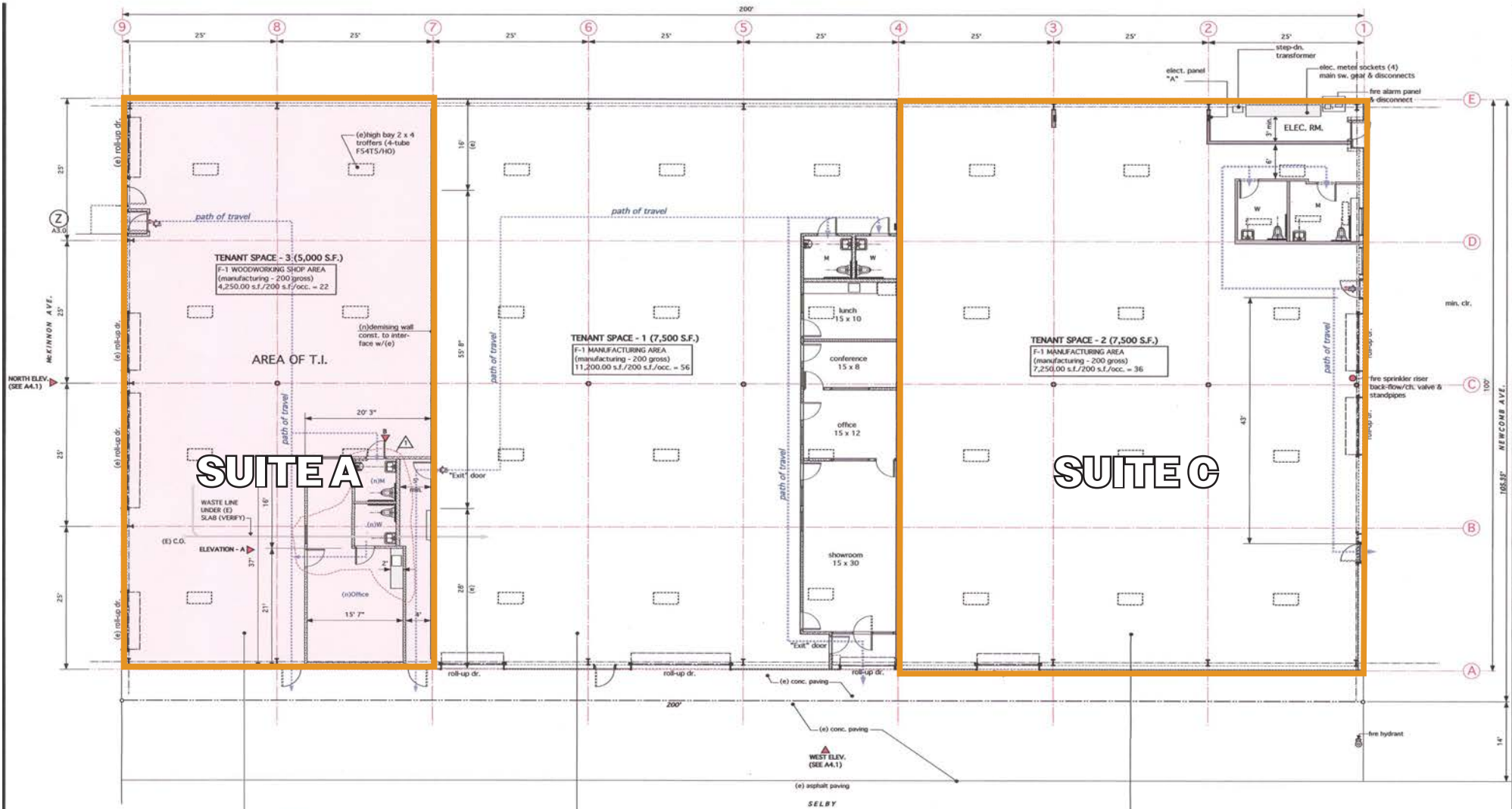
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SUITE A

SUITE C

OCCUPANT LOAD CALCULATIONS
TENANT SPACE - 3
 OCCUPANT LOAD CALCULATION/CIBC 1004.1.1
 GROUND FLOOR
 TENANT SPACE 3 - OCCUPANT LOAD
 22 x 8 = 28 OCCUPANTS > 49
 1 EXITS REQ'D.
 2 EXITS PROVIDED
 TOILET FIXTURE CALCULATION
 2013 SPBC 2902.1
 GROUP F - 5,000 S.F. / 2000/OCCUPANT = 2.5 < 10
 1-10: 1 WATER CLOSET REQ'D. FOR EA. SEX
 1 PROVIDED FOR EA. SEX

OCCUPANT LOAD CALCULATIONS
TENANT SPACE - 1
 OCCUPANT LOAD CALCULATION/CIBC 1004.1.1
 GROUND FLOOR
 TENANT SPACE 1 - OCCUPANT LOAD
 56 x 11 = 67 OCCUPANTS > 49
 2 EXITS REQ'D.
 2 EXITS PROVIDED
 TOILET FIXTURE CALCULATION
 2013 SPBC 2902.1
 GROUP F - 11,200 S.F. / 2000/OCCUPANT = 5.6 < 10
 1-10: 1 WATER CLOSET REQ'D. FOR EA. SEX
 1 PROVIDED FOR EA. SEX

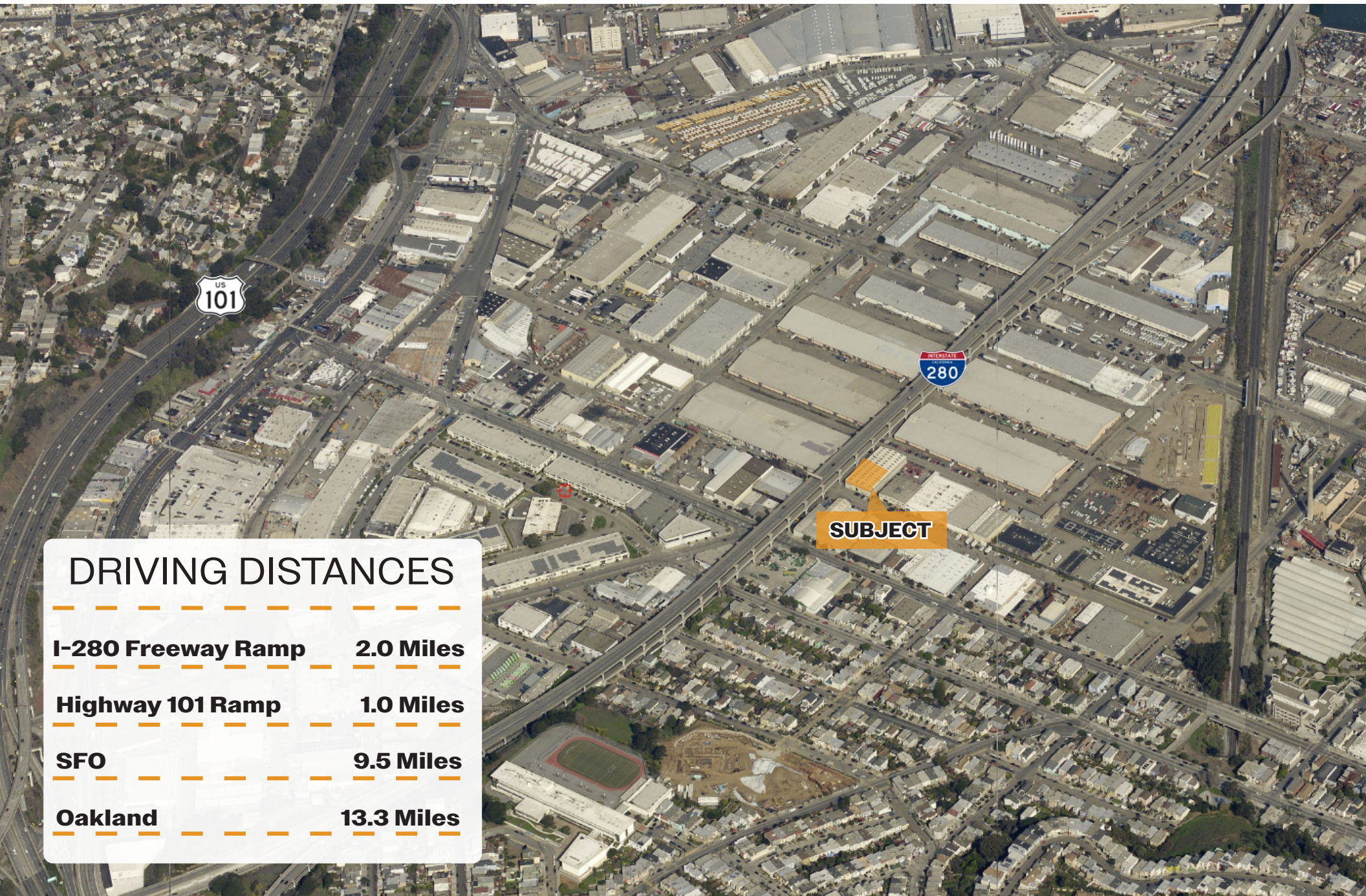
BUILDING FLOOR/SITE PLAN
 SCALE: 1/8" = 1'-0"

OCCUPANT LOAD CALCULATIONS
TENANT SPACE - 2
 OCCUPANT LOAD CALCULATION/CIBC 1004.1.1
 GROUND FLOOR
 TENANT SPACE 2 - OCCUPANT LOAD
 36 OCCUPANTS > 49
 ONE EXIT REQUIRED
 (2) EXITS PROVIDED - IN SWINGING DOORS
 ALLOWED IN ACCORDANCE W/CIBC 1008.1.2
 DISTANCE BETWEEN DOORS 1/3 DIAGONAL
 FOR FULLY SPRINKLED BLDG.
 EXITS
 125' DIAGONAL - 42" MIN. / 43" PROVIDED
 MAX. DISTANCE TO EXIT - 100'
 TOILET FIXTURE CALCULATION
 2013 SPBC 2902.1
 GROUP F - 7,250 S.F. / 2000/OCCUPANT = 3.6 < 10
 1-10: 1 WATER CLOSET REQ'D. FOR EA. SEX
 1 PROVIDED FOR EA. SEX

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DRIVING DISTANCES

I-280 Freeway Ramp **2.0 Miles**

Highway 101 Ramp **1.0 Miles**

SFO **9.5 Miles**

Oakland **13.3 Miles**