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100 Utah Ave

South San Francisco, CA

4000 amp 277/480 volt electrical upgrade Q1 2027 estimated completion



±120,345 SF INDUSTRIAL/FLEX BUILDING
FOR LEASE OR SALE

CBRE

Property Highlights



±120,345 SF freestanding industrial/office building with prominent exposure and access directly off airport freeway 101 exit



±6,000 SF office, break-room and restroom area with ability to re-purpose and expand



7 dock doors, 4 large drive-in doors, and 2 platform dock spots



Secure, fenced concrete truck staging and yard area



Surface parking spaces around the perimeter of building and abundant street parking



4000 amp 277/480 volt electrical upgrade Q1 2027 estimated completion



Electric truck charging infrastructure installed in yard



Fully sprinklered with skylights throughout warehouse



17-22' clear height



1/2 mile from SFO Airport



Ten miles from downtown San Francisco



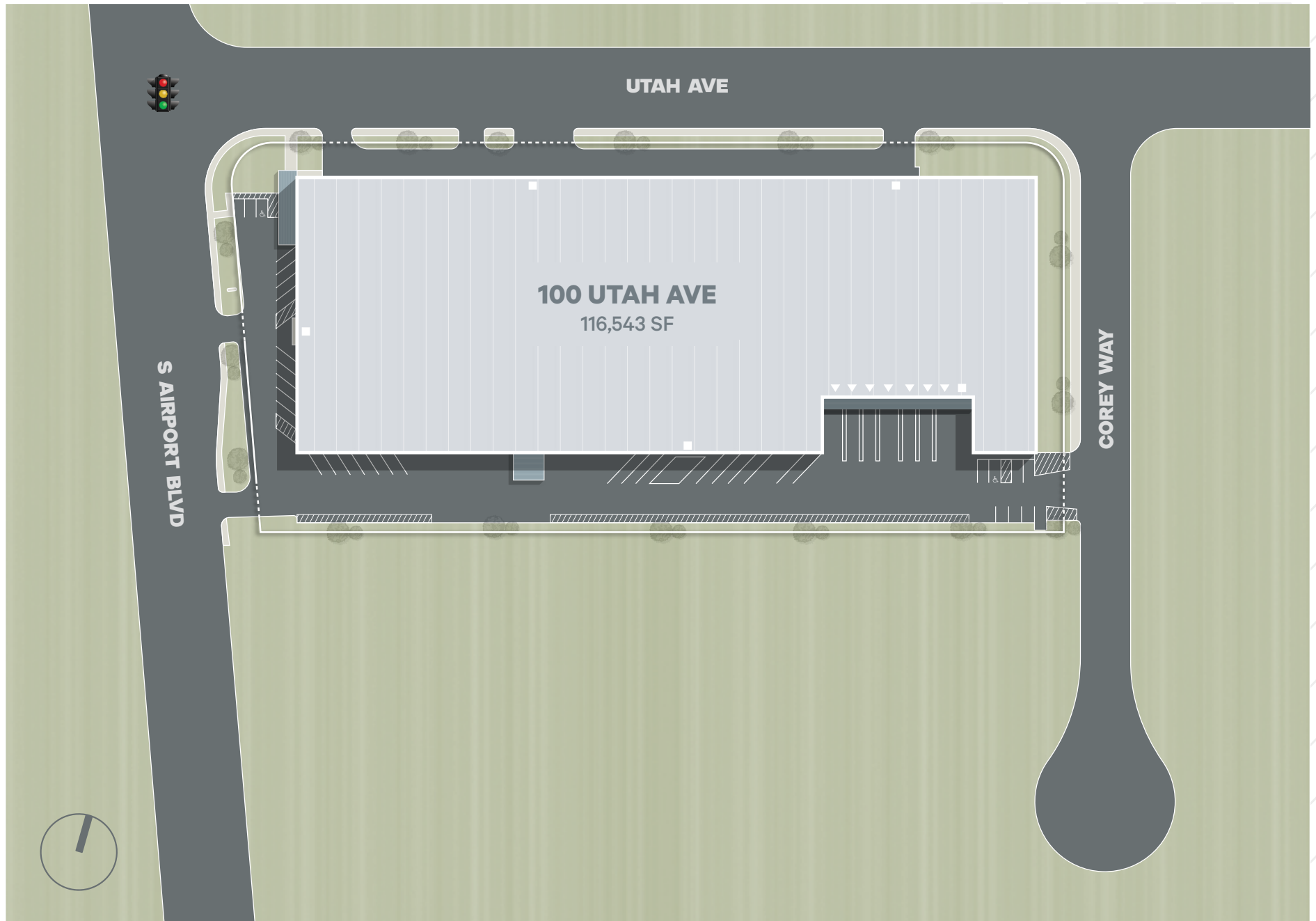
Asking rent and sale price: please call to discuss



Neighborhood Map

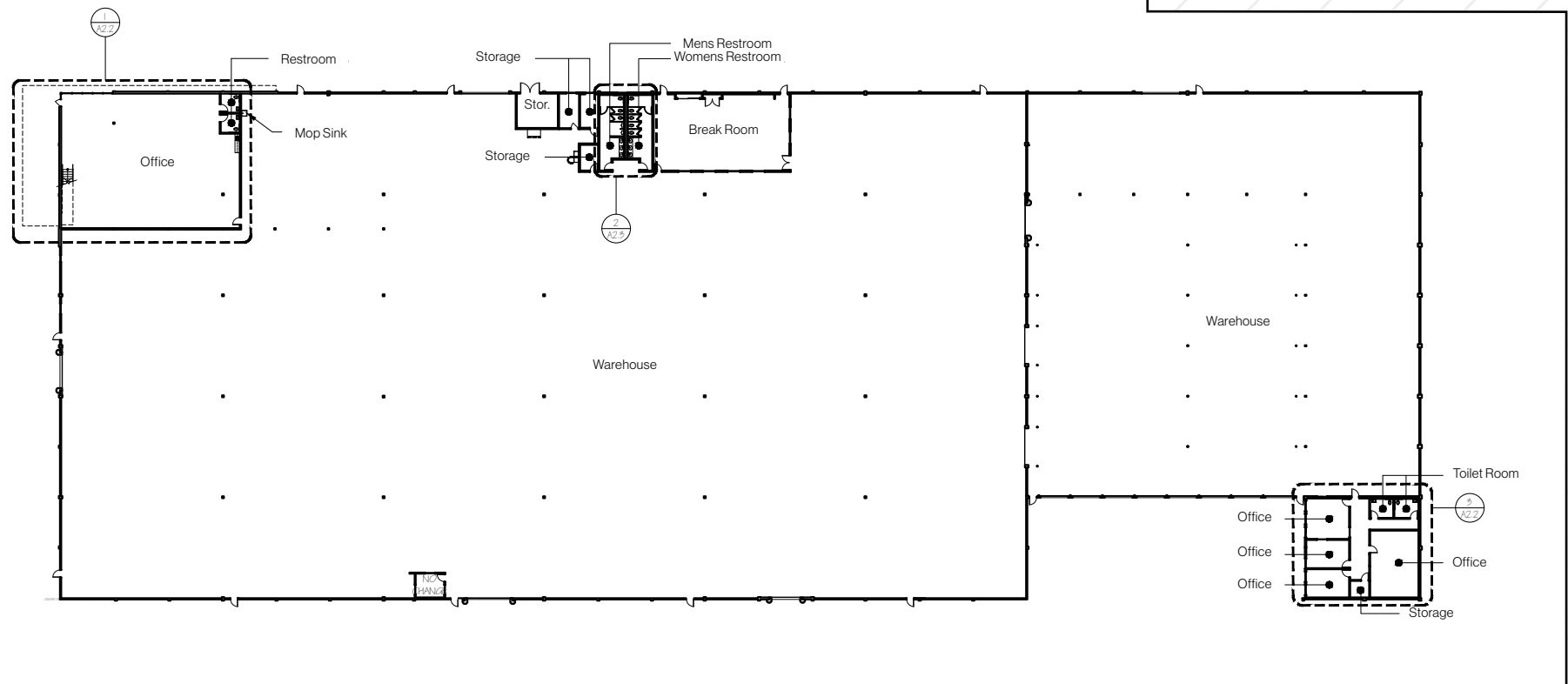


Site Plan



The floor plan shows a large warehouse area on the left and a smaller office building on the right. The warehouse has a 'Loading Dock' and 'Loading Bay' on its left side. The office building contains a 'Conference' room, four 'Office' spaces, and a 'Storage' area. A 'Drive In Ramp' connects the warehouse to the office building. The entire plan is set against a background of a repeating arrow pattern.

Proposed Office Expansion Plan



Amenities Map



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