

FOR SUBLEASE
40,420 SF



238 LAWRENCE AVE
SOUTH SAN FRANCISCO, CA

FREIGHT & DISTRIBUTION BUILDING



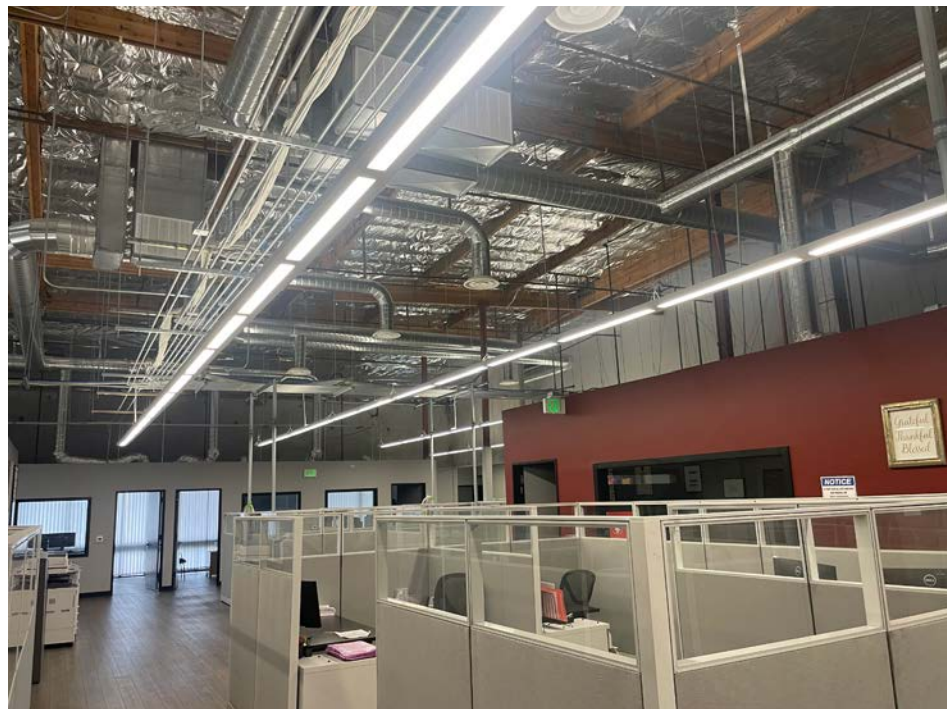
238 LAWRENCE AVE | SOUTH SAN FRANCISCO

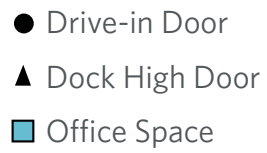
PROPERTY HIGHLIGHTS

Prime Freight & Distribution Building for Sublease in South San Francisco Featuring Expansive Truck Staging Area.

Building Size:	±40,420 SF
Office Area:	±7,230 SF
Warehouse Area:	±33,190 SF
Dock-High Doors:	Ten (10)
Clear Height:	24'
Drive-In Doors:	One (1)
Power:	400 Amps, 3 Phase
Parking:	40 Surface Stalls
Other:	Fire Sprinklers Freight Legal
Lease Expiration Date:	January 31, 2028

Inquire for Pricing





FLOOR PLAN

40,420 SF

NEARBY AMENITIES

Restaurants

1. Starbucks
- Truffle Poke Bar
- Nick the Greek
2. Chico Marx
3. Little Green Cyclo
4. Foundry & Lux
5. Esposto's Delicetezza
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

Banks

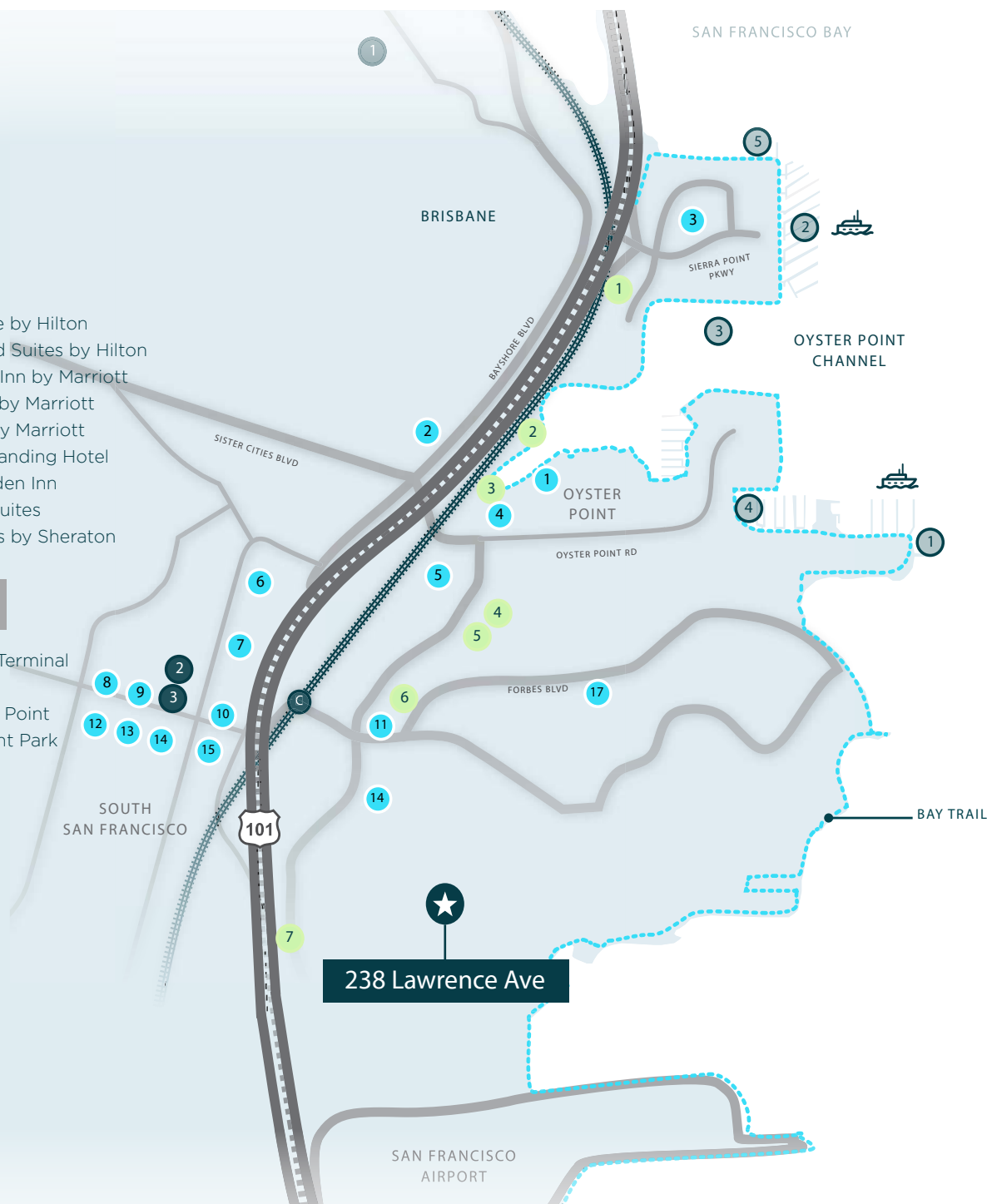
1. Bank of America
2. Wells Fargo Bank
3. US Bank

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



CONTACT INFORMATION

MARC POPE

marc.pope@cushwake.com
+1 650 619 2981
CA License #01474483

GARY BOITANO

gary.boitano@cushwake.com
+1 650 401 2122
CA Lic 01902693

