

868 COWAN ROAD

BURLINGAME, CALIFORNIA

±55,700 SF FOR LEASE
INDUSTRIAL BUILDING ON ±2.2 ACRES



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PROPERTY HIGHLIGHTS/ BUILDING FEATURES

- + ±55,700 SF free standing concrete tilt up building situated on ±2.2 acres
- + Fully built out and operational commercial kitchen facility previously employing over 250 people
- + Newly rebuilt secure reception area with conference room, private office and ADA compliant restroom
- + Large break room, restroom core with employee lockers
- + Food safety compliant separations between front office area and production facility
- + Entire exterior of building improved with concrete
- + Front electric push button roll-up door accesses 2 scissor lifts for container/trailer unloading
- + 120' covered distribution dock platform with 9 truck positions and 5 entry doors on 70' deep truck court
- + Rear transparent electric rapid roll door accesses 20,000 SF fenced concrete truck parking/storage yard
- + 18 Parking Spaces in front of building, parking at sides also possible, excellent on street parking potential
- + Adjacent to San Francisco International Airport
- + 1 mile from Millbrae BART and Caltrain Station.
- + Multiple bus stops on Old Bayshore Highway, a block away to connect to Millbrae Caltrain, Bart and other destinations
- + Direct access to Highway 101 via Millbrae Avenue and Broadway Avenue exits
- + NNN Lease \$0.41/SF/Mo. Operating Expenses

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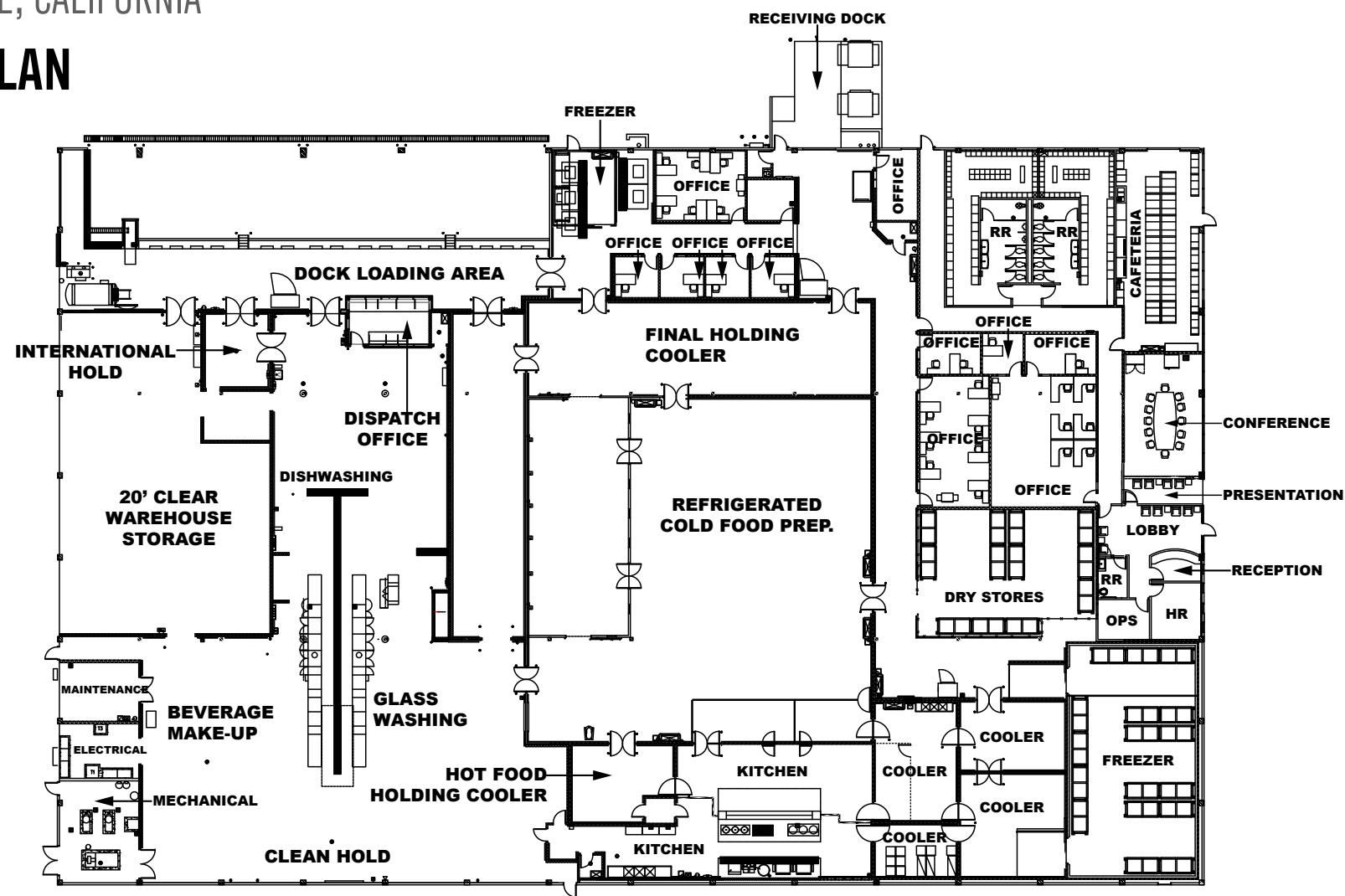
FOOD FACILITY IMPROVEMENTS

- + 2 Walk-in freezer areas:
 - Freezer 1 Dimensions: 60' x 33' - Total size: 1,980 SF
 - Freezer 2 Dimensions: 18' x 15' - Total size: 270 SF
- + Large refrigerated areas designed for production and storage:
 - Cooler 1 Dimensions: 29' x 33' - Total size: 957 SF
 - Cooler 2 and Cooler 3 combined dimensions: 45' x 48' - Total size: 2,160 SF
 - Final Hold Area: 50' x 24' - Total size: 1,200 SF
 - Cooler 4 Dimensions: 90' x 84' - Total size: 7,560 SF
 - Cooler 5 Dimensions: 25' x 26' - Total size: 650 SF
 - 12,527 SF Total Refrigerated Area
- + Two separate insulated warehouse dry storage areas with 20' clear height. 3,480 SF and 3,920 SF
- + Two adjacent modern recently upgraded commercial kitchen spaces with three 24' Hoods with 24' floor drain with oil water separator.
 - Numerous commercial sinks in kitchen and throughout.
 - Blast Chiller
 - Kitchen areas can be combined.
 - Kitchen 1 Dimensions: 15' x 48' - Total size: 720 SF
 - Kitchen 2 Dimensions: 18' x 48' - Total size: 864 SF
- + Hobart Two-line dish wash machine
- + Electrical Service: 1600 Amps, 480 Volt, 3 Phase
- + Water: 3 separate supply lines ranging in size from 3/4" to 3". Gas: 4" natural gas service. High-capacity water supply.

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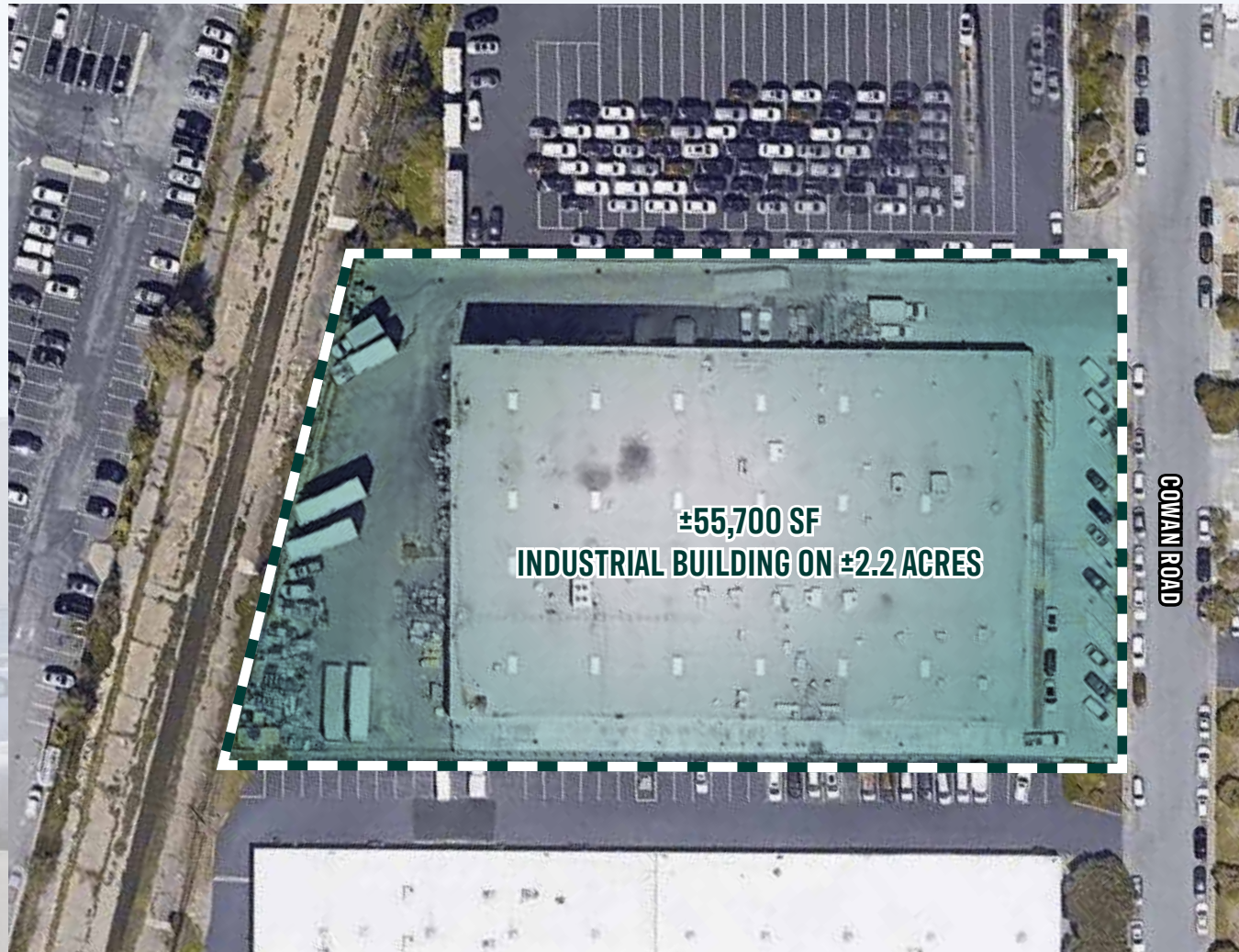
FLOOR PLAN



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SITE PLAN - AERIAL VIEW



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ZONED: INNER BAYSHORE (IB)

It is the purpose and policy of this chapter to designate for the Inner Bayshore (IB) an office/light industrial park area which will serve as a transition between the Shoreline Commercial District (SL) and the Rollins Road (RR) zones. In its uses, this district shall be consistent with the intent of the General Plan and the Bayfront Specific Plan, Inner Bayshore subarea, to provide professional and administrative offices, distribution, service, light industrial and other uses supported by access to San Francisco International Airport. An additional purpose of this district is to create a supportive interface between the adjacent hotel, restaurant and other Shoreline commercial activities and Bay Trail recreation area nearby which front on San Francisco Bay. These proposed uses shall further enhance the economic and aesthetic advantages of the adjacent Shoreline subarea and the economic base of the city.

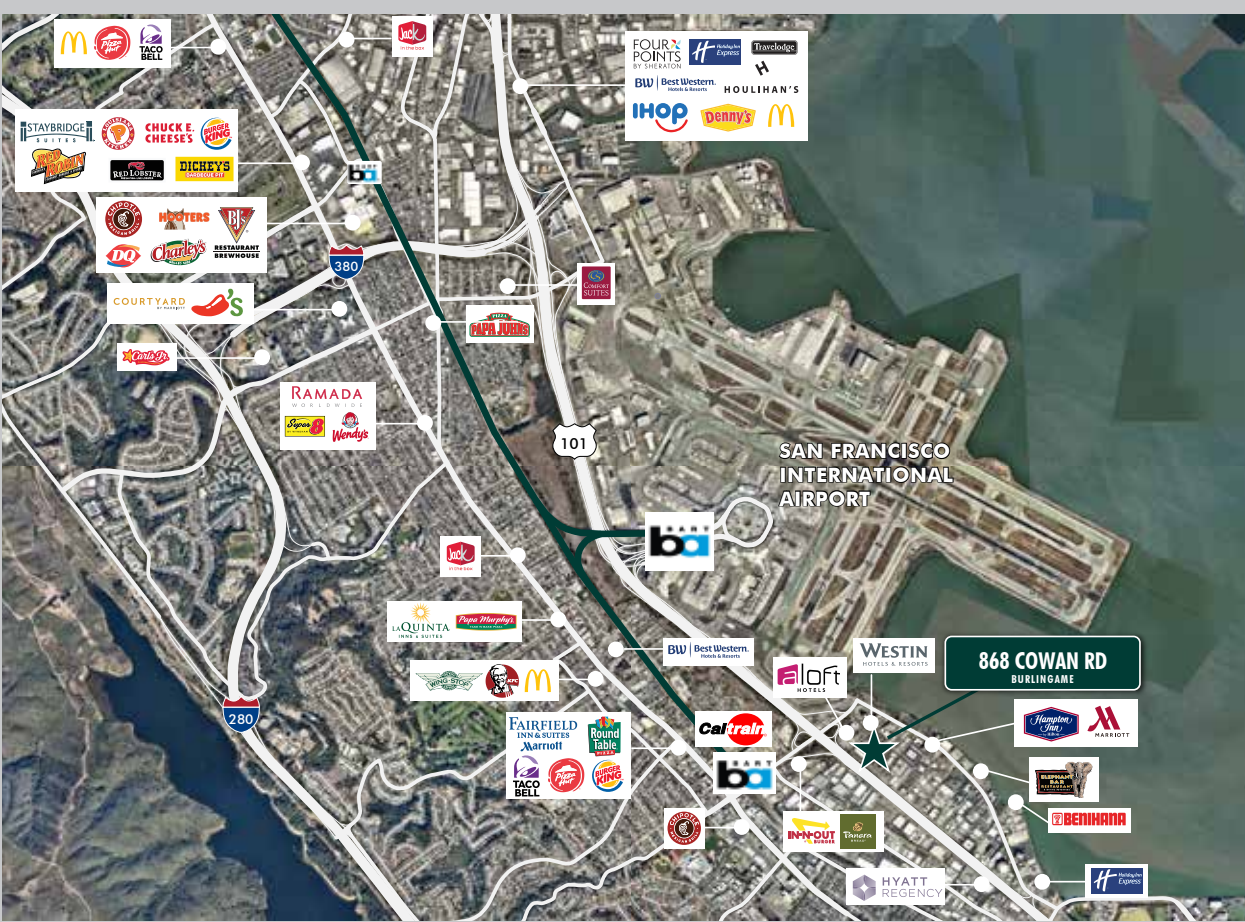
[Click for Additional zoning information](#)



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AMENITIES MAP



PUBLIC TRANSPORTATION

Commuter Rail	Drive	Distance
Millbrae Commuter Rail (CalTrain)	5 min	1 mi
Broadway Commuter Rail (CalTrain)	5 min	1 mi

Notable Destinations	Drive	Distance
San Francisco International Airport	5 min	1.5 mi
Downtown San Francisco	20 min	14.4 mi
San Jose International Airport	41 min	31.4 mi
Oakland International Airport	41 min	30.4 mi

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