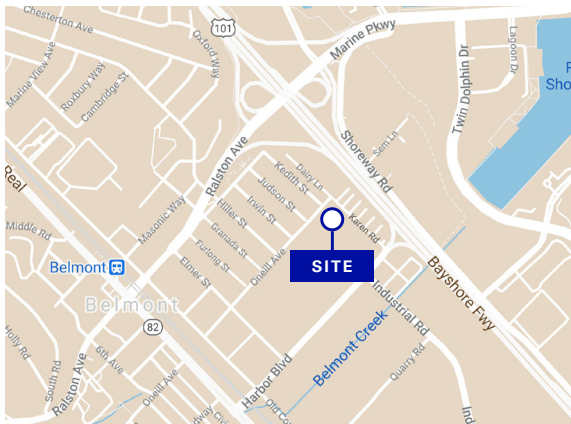




Office/Warehouse for Lease

**215 O'NEILL AVENUE
BELMONT, CA**



Property Highlights

±23,715 sf total

±4,521 sf two-story office

Easy access to and from Highway 101 at Ralston Avenue interchange at Harbor Boulevard

In San Mateo County area, not in the City of Belmont

Available now

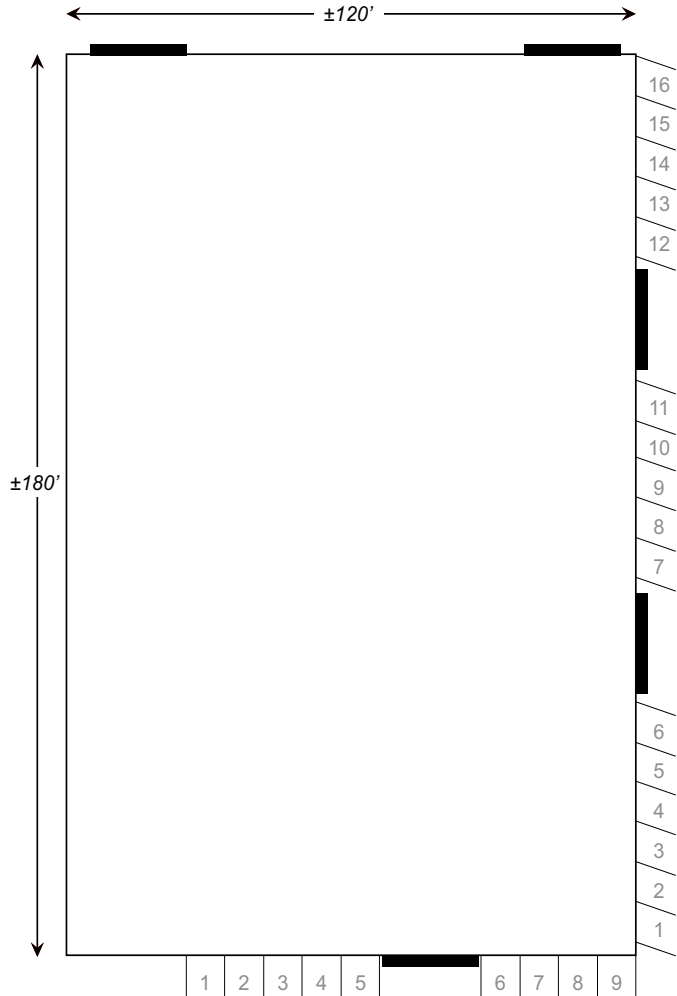
Rental rate: \$1.15/sf Industrial Gross

215 O'NEILL AVENUE BELMONT, CA

Property Specs

- 20+ foot clear height minimum
- Fire sprinkler system
- T-5 warehouse lighting
- Column spacing: 20' x 30'
- Four (4) restrooms, two (2) in warehouse
- Two (2) QC office in warehouse
- Warehouse skylight and side lights
- Five (5) 12' wide x 16' high rolling doors
- 25 parking spaces total
- Shared yard with 9 parking spaces
- 16 side parking stalls
- AT&T fiber optic server room
- 600 amps- 110/240, single-phase power
- 2 gas services- 0.5" and 0.25" (both 0.25 lb. pressure)

Site Plan

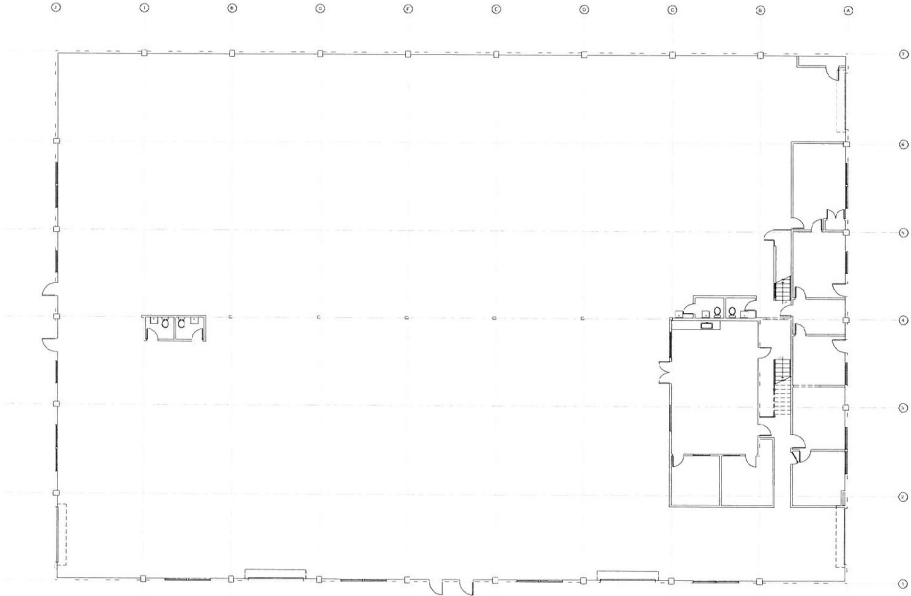


■ Rolling Door

215 O'NEILL AVENUE BELMONT, CA

First Floor

±21,611 sf total
±2,417 sf office
±19,194 sf warehouse



Second Floor

±2,104 sf office

