



INNOVATION
PROPERTIES
GROUP

415 East Grand Ave.

Suite 201

South San Francisco, California

A large, modern, white industrial building with multiple windows and a large garage door. The building is surrounded by trees and landscaping. A silver SUV is parked in the foreground. The sky is blue with some light clouds.

Warehouse with Ample Office

±18,772 SF

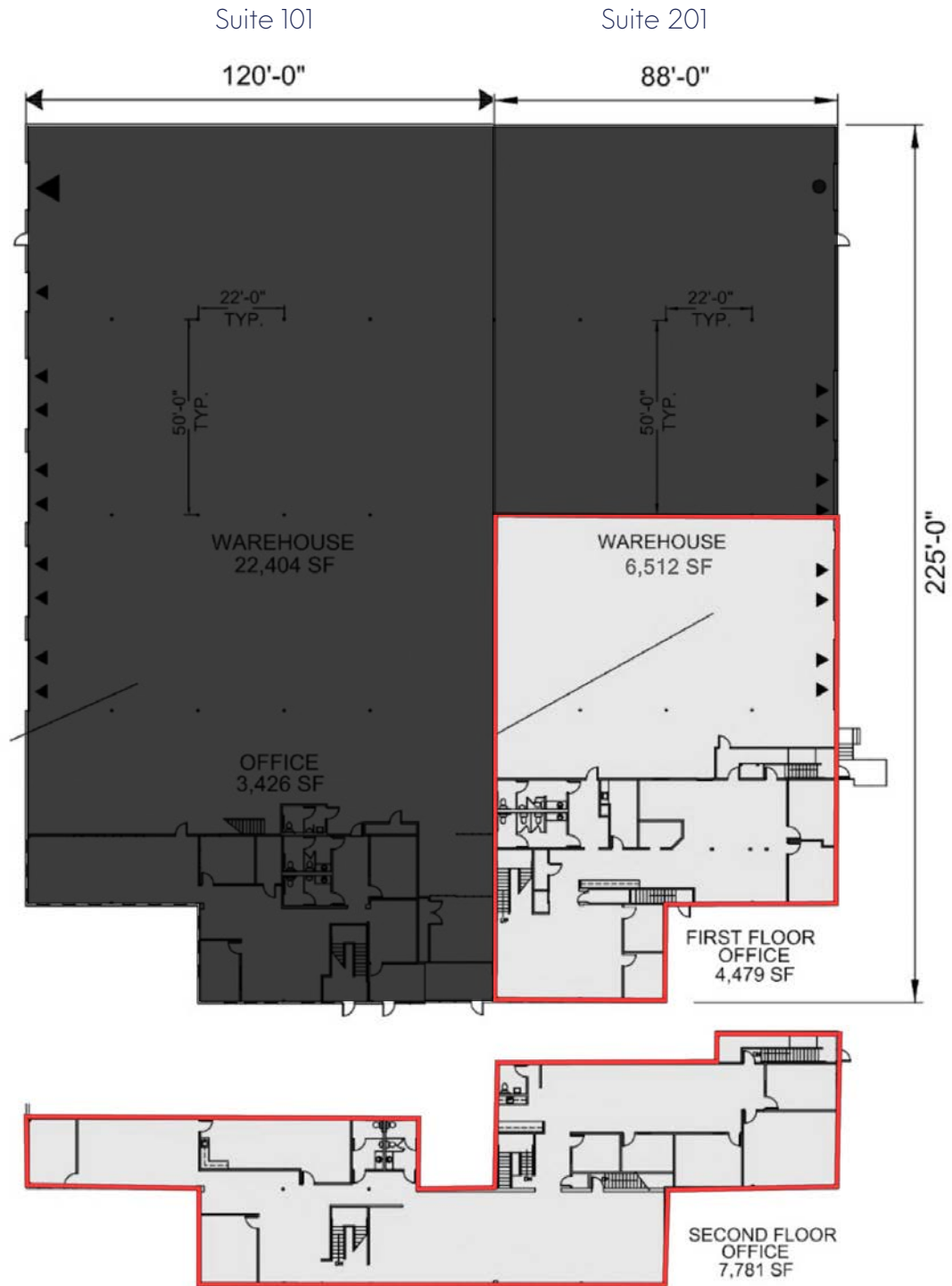
Sublease until October 2028

ipgsf.com

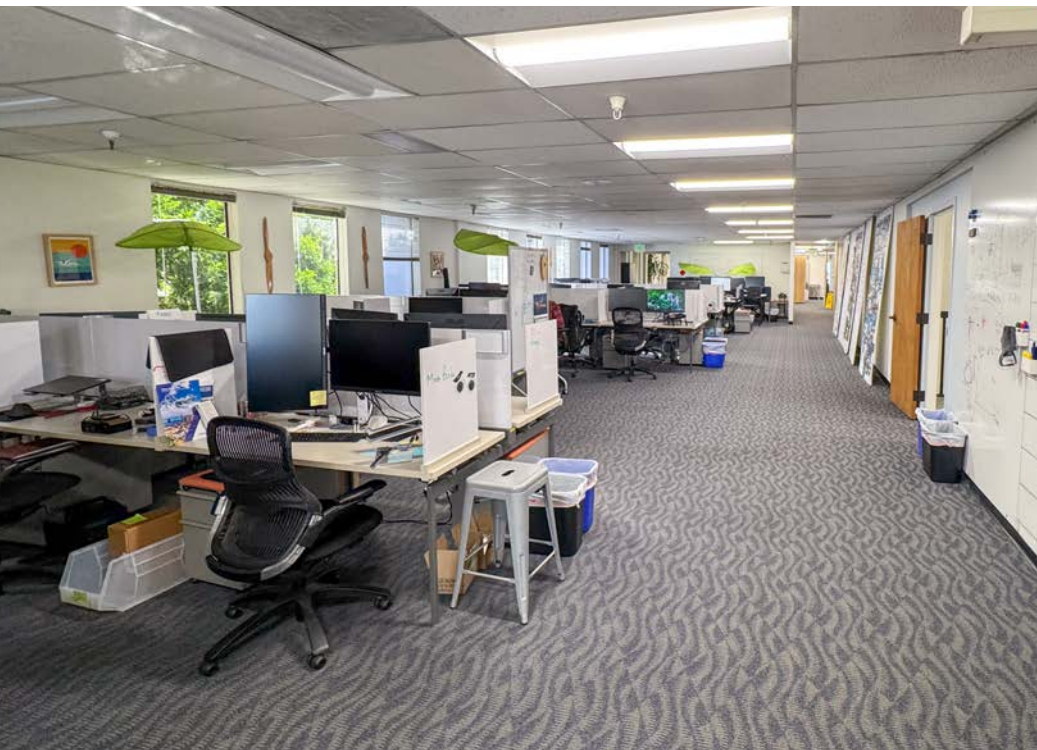
Sublease Highlights:

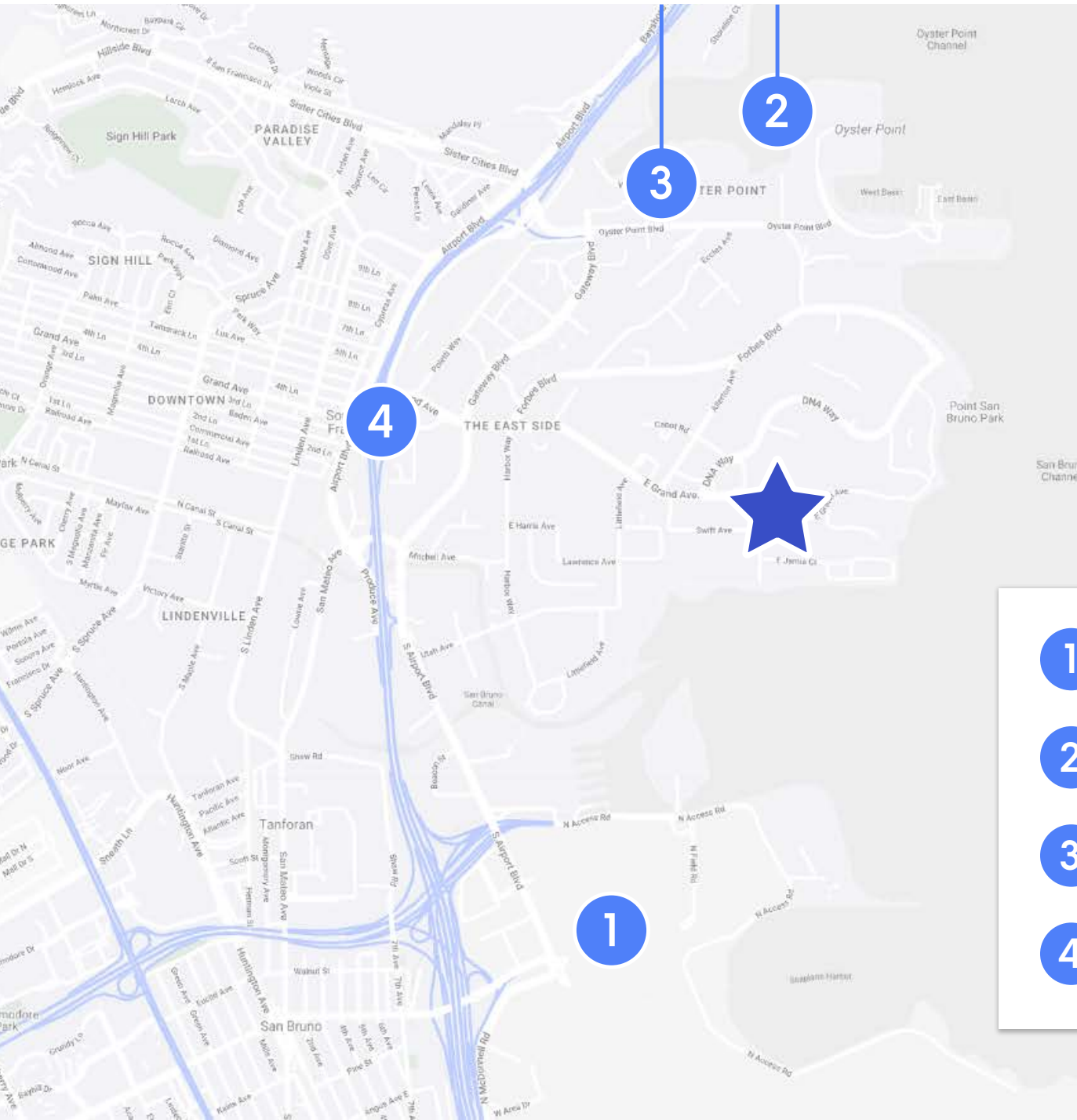
- ±6,512 SF of Warehouse
- ±12,260 SF Office
- Six (6) Conference Rooms
- Four (4) Private Offices
- Five (5) Large Open Plan Work Areas
- Two (2) Kitchens
- Five (5) Private Restrooms w/shower
- Four (4) Dock Positions via two (2) Roll up Doors 18'x9'
- 600 Amps @ 208V 3Ph
- Fire Sprinklers - Density .215/2000
- 20' Clear Height
- Parking
- Available within 30 Days
- Contact Broker for Longer Term Direct Lease





◀ Dock High
▶ Drive In





- 1** 5 Miles (7 Minutes) to San Francisco International Airport
- 2** 13 Miles (19 Minutes) to Port of San Francisco
- 3** 12 Miles (17 Minutes) to Downtown San Francisco
- 4** 1.5 Miles (4 Minutes) to CalTrain



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For leasing information

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