

352 SHAW ROAD

AVAILABLE FOR LEASE
South San Francisco, CA

5% COMMISSION TO PROCURING BROKER!
Lease must be signed by 9/30/2026



±139,282 SF INFILL WAREHOUSE BUILDING

PROPERTY HIGHLIGHTS

- » Directly adjacent to SFO International Airport and featuring a high-density population within 5 miles of the property.
- » Immediate access to US-101 and I-380 Freeways providing great access to both local communities and the greater Bay Area region.
- » Strategic South San Francisco infill location provides an attractive opportunity.
- » Mixed Industrial High Zoning (MI-H)



±139,282 SF Total Building Area



±19,866 SF of Office Space
(expandable to ±24,029 SF)



10 Dock High Loading Positions
10 Grade Level Loading Doors



18' - 24' Clear Heights



Proposed expanded parking area

JASON CRANSTON

C: 650-333-5173
jason.cranston@jll.com
CalDre #: 01253892

GREG MATTER

C: 650-622-2362
greg.matter@jll.com
CalDre #: 01380731

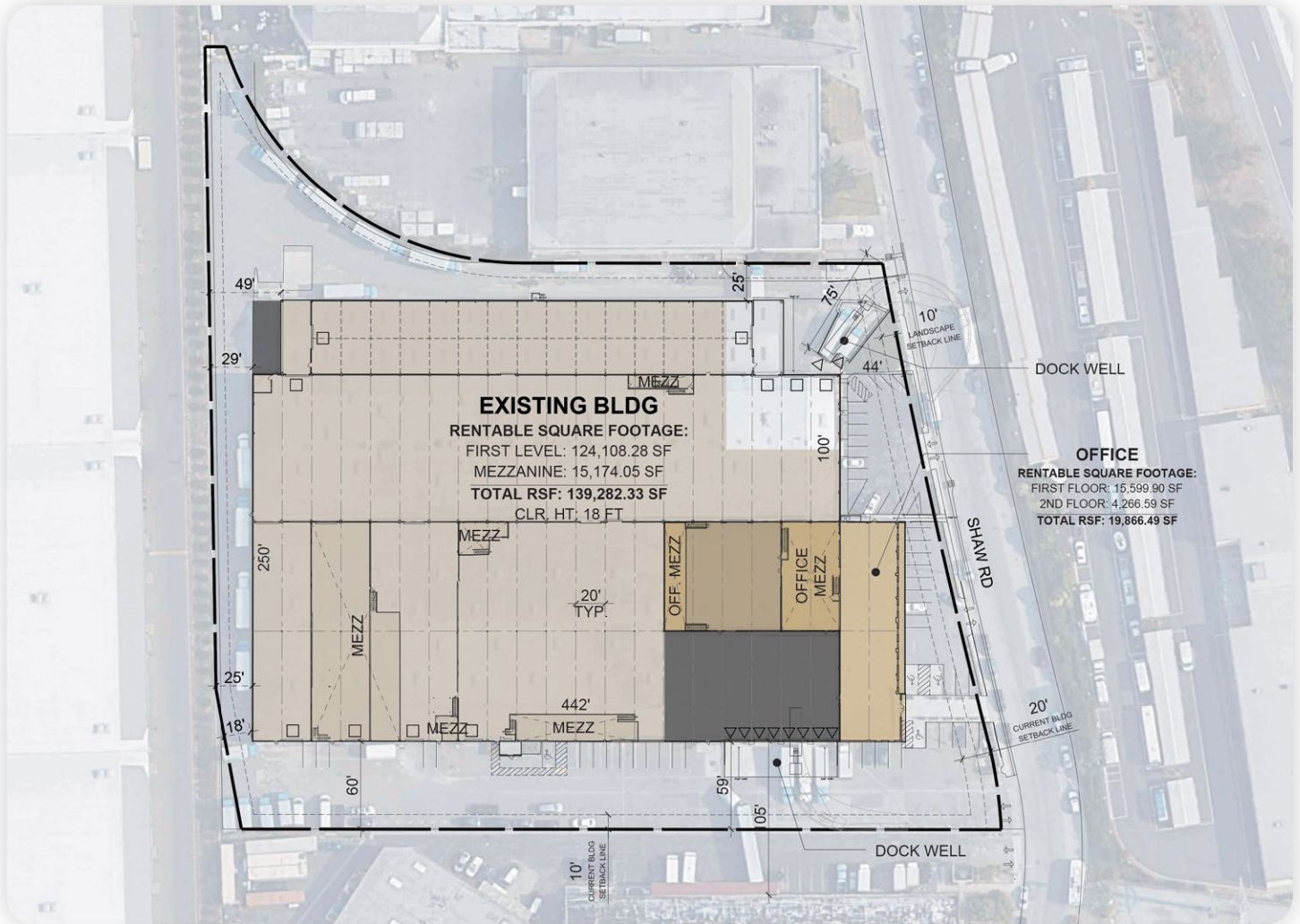
JOHN KUJAWA

C: 650-966-4724
john.kujawa@jll.com
CalDre #: 02340056



PROPERTY FEATURES

As-Is Option



BUILDING SPECIFICATIONS

Building Size: ±139,282 SF Total Space
±119,415 SF Warehouse
±19,866 SF Office

Land Area: 4.61 Acres

Office Space: ±15,599 SF 1st Floor,
±4,266 SF 2nd Floor

Year Built: 1955

Year Renovated: 2018

Clear Height: 18' to 24'

Parking: 49 Stalls (currently striped)

Dock High Doors: 10

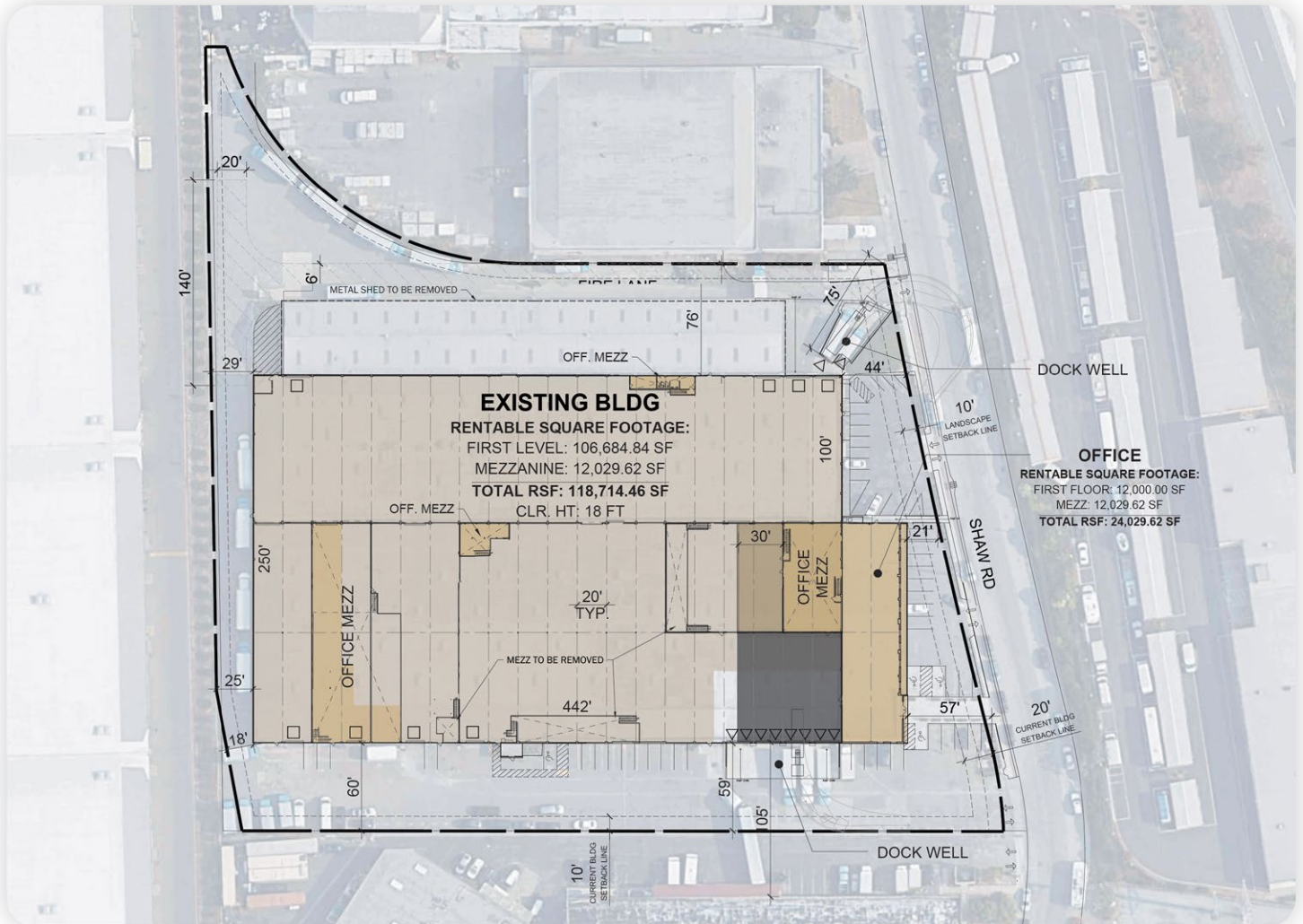
Grade Level Doors: 10

Electrical Service: 1,600 AMP / 3 Phase

Fire Sprinklers: 5-riser wet pipe system

PROPERTY FEATURES

Expanded Parking Option



BUILDING SPECIFICATIONS

Building Size: ±118,714 SF Total Space
±94,684 SF Warehouse
±24,029 SF Office

Land Area: 4.61 Acres

Office Space: ±12,000 SF 1st Floor,
±12,029 SF Mezzanine

Year Built: 1955

Year Renovated: 2018

Clear Height: 18' to 24'

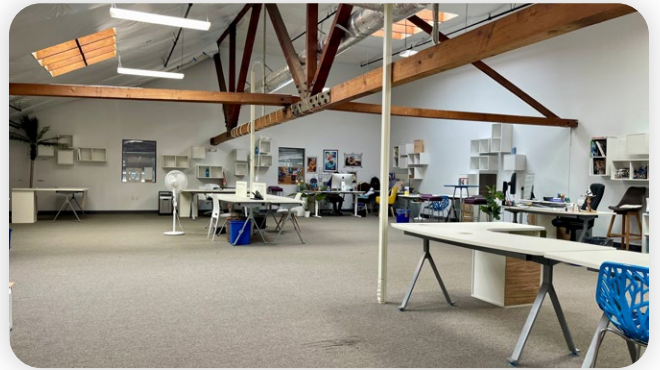
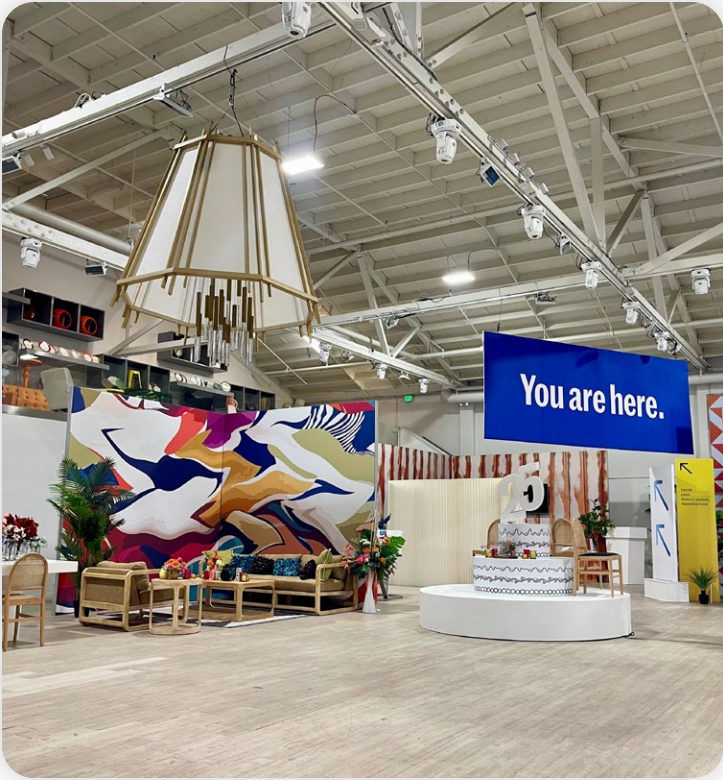
Parking: 89 Stalls

Dock High Doors: 10

Grade Level Doors: 10

Electrical Service: 1,600 AMP / 3 Phase

Fire Sprinklers: 5-riser wet pipe system



IMMEDIATE FREEWAY ACCESS

The project features direct access to the I-380, I-280 and US-101 freeways resulting in excellent access to the Greater Bay Area Region and Western United States, along with great local access.

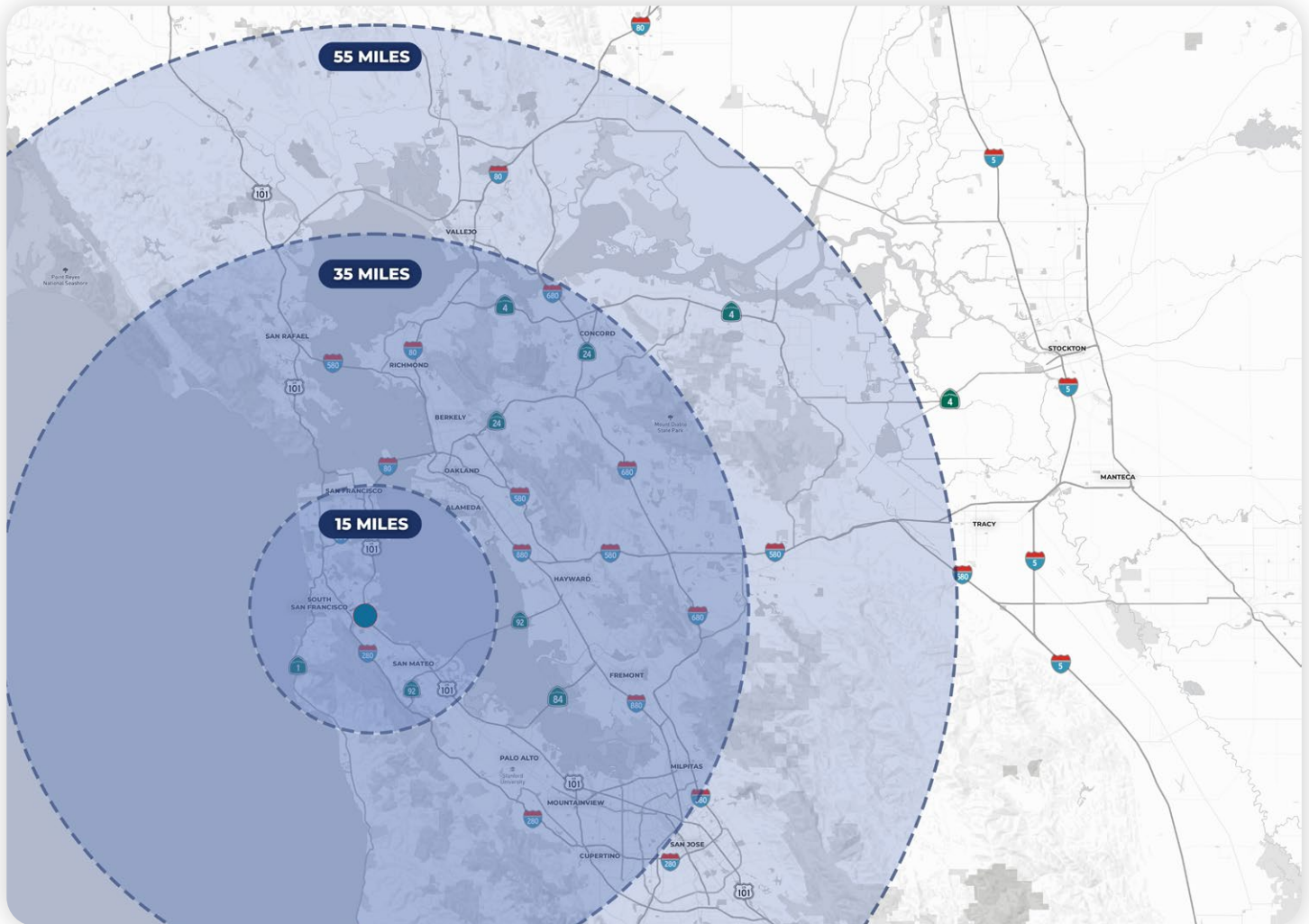
CORPORATE NEIGHBORS

Join blue-chip corporate neighbors in the immediate area, including Fedex and Fortune 500 retailers. More neighbors in close proximity.

STRATEGIC LOGISTICS LOCATION

The SFO Freight Terminal, just 1.3 miles away, offers streamlined logistics & efficient supply chain operations, allowing for quick & cost-effective movement of goods and materials.





LOCAL DEMOGRAPHICS

Population Summary

	15 MILES	35 MILES	55 MILES
2023 Total Population	1,892,110	4,968,547	7,864,033
2028 Total Population	1,914,372	5,550,713	7,732,689
2019-2024 Annual Population Growth	0.23%	0.18%	0.17%
Median Age	40.5	40.0	39.5

Employment Summary

	15 MILES	35 MILES	55 MILES
White Collar	74.4%	74.9%	71.8%
Blue Collar	11.6%	12.2%	14.1%
Services	14.0%	12.9%	14.1%
Total Businesses	101,092	253,985	325,513
Total Employees	1,149,163	2,881,668	3,585,831

ABOUT THE OWNER



40 YEARS OF EXPERIENCE INVESTING IN WEST COAST REAL ESTATE

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



JASON CRANSTON

C: 650-333-5173
jason.cranston@jll.com
CalDre #: 01253892

GREG MATTER

C: 650-622-2362
greg.matter@jll.com
CalDre #: 01380731

JOHN KUJAWA

C: 650-966-4724
john.kujawa@jll.com
CalDre #: 02340056

