



# 217 Old County Road #7

San Carlos, California



## PROPERTY OVERVIEW

**Flex Industrial Warehouse /  
Office with Mezzanine**

### SUMMARY

<b>Total SF</b>	±1,600 SF
<b>Office SF</b>	±560 SF
<b>Warehouse SF</b>	±560 SF
<b>Bonus Mezzanine SF</b>	±1,312 SF

### HIGHLIGHTS

- ±3,000 SF Usable Space
- 16' Large Roll-up
- 3 Parking Spaces
- 1 Bathroom
- Open Office
- Copy / Break Room
- Epoxy Painted Floors
- LED Lighting
- Easy Access to Hwy 101

### LEASE TERMS

- \$1.95 PSF Modified Gross +  
\$.17 CAM's

FOR LEASE → ±1,600 SF INDUSTRIAL WAREHOUSE / OFFICE

## 217 Old County Road #7, San Carlos



### CONTACT US

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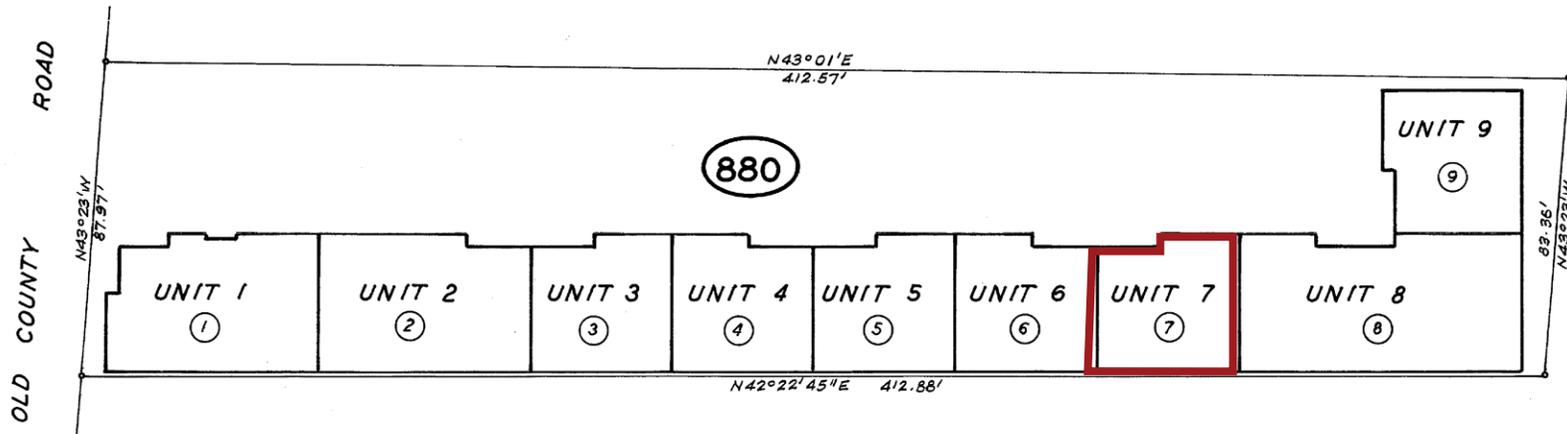
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FOR LEASE → ±1,600 SF INDUSTRIAL WAREHOUSE / OFFICE

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UNIT NO.	% INT IN COM. AREA
1	13.347
2	13.895
3	9.038
4	9.038
5	9.122
6	9.122
7	9.038
8	18.357
9	9.403



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