

FLEET APPROVED USES-CUP IN PLACE
2,500 AMPS / 480 V POWER
PROJECT RETROFIT UNDERWAY



BUILDING 1:
200-212 SHAW ROAD
1264-1272 SAN MATEO AVE

BUILDING 2:
214-218 SHAW ROAD

200-218 SHAW ROAD, 1264-1272 SAN MATEO AVE.
SOUTH SAN FRANCISCO, CA 94133

Prologis Shaw Business Center

AVAILABLE FOR LEASE NOW

EXISTING, ADAPTIVE REUSE, YARD, OR BUILD-TO-SUIT

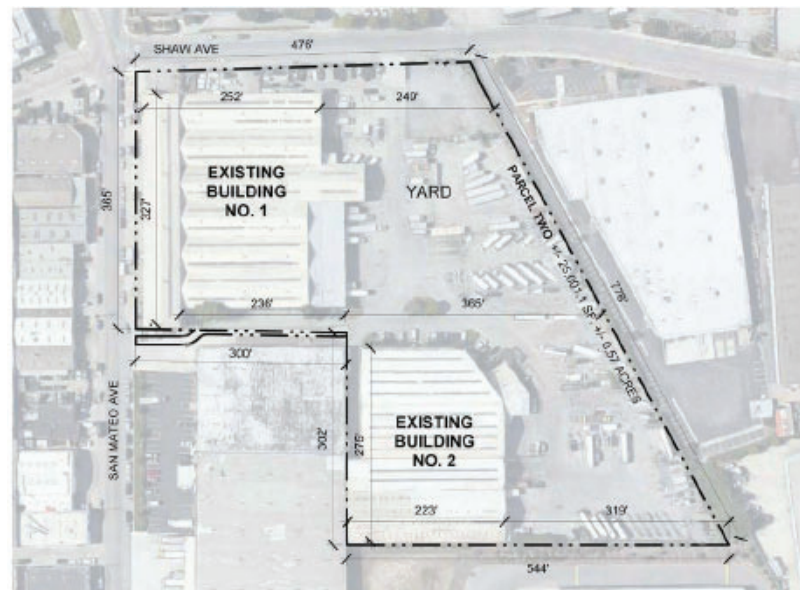
- 8.2 Acre Industrial Site, with two buildings totalling 140,000 SF
- Power upgrade to 2500 amps at 480/277, 3 phase
- New retrofit in process: new roof, paint, LED lights, paved, fence
- dock and drive-in loading with adjacent paved and lighted yard
- Prime location: walk to Bart and Caltrain, 1.5 miles to SFO, 10 miles to San Francisco



Existing Site: 8.2 Acre Industrial Site | 200-218 Shaw Rd. & 1264-1272 San Mateo Ave.

Site Description

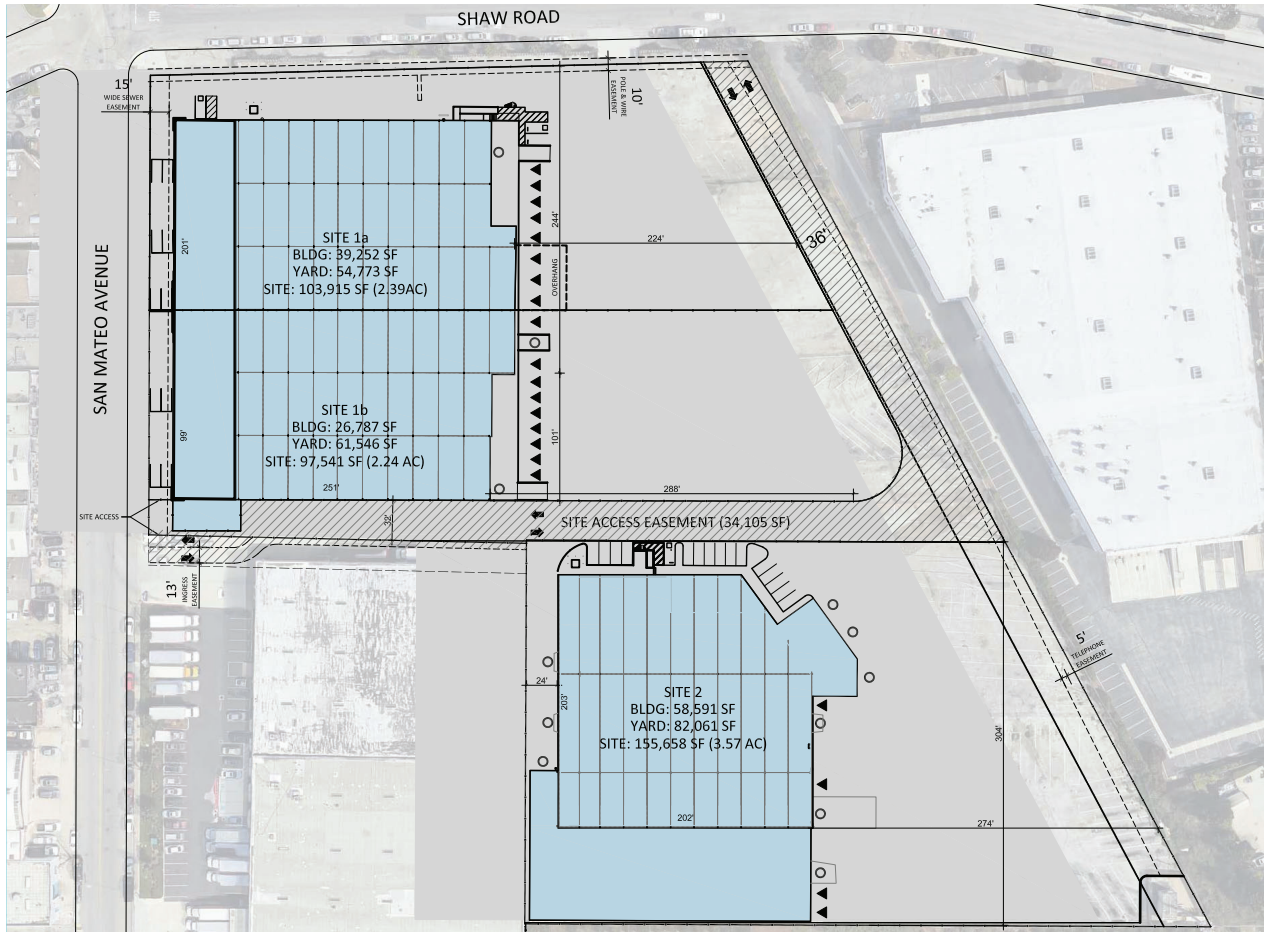
- 8.2 Acre with 2 Buildings
- Site divisible to 4 acres
- 1 Yard totaling 218,192 SF
- Conditional Use for Fleet in place
- 2,500 Amp, 480 V Power
- Dock and drive-in loading
- Paved & Secured Yard
- 18' - 28' clear height
- Prime Location
 - walk to Bart and Caltrain
 - 1.5 miles to SFO Airport
 - 10 miles to San Francisco



Adaptive Re-Use on 8.2 Acres | 1-2 Tenant Site with Abundant Yard Space



ADAPTIVE REUSE



ADAPTIVE REUSE CONCEPT

Total Site Size	8.20 Acres
Site 1a	2.39 Acres
Site 1b	2.24 Acres
Site 2	3.57 Acres
Total Building Footprint SF	124,630 SF
Building 1a	39,252 SF
Building 1b	26,787 SF
Building 2	58,591 SF
Total Dock Doors	20
Building 1	16
Building 2	4
Total Drive-In Doors	12
Building 1	3
Building 2	9
Total Power	2500 Amp, 480 Volts, 3 Phase 1250 Amps per building
Electrical upgrade scheduled for completion July 1, 2024	

This concept includes significant alterations to existing structures, including partial demolition of buildings to create a single, two, or three tenant site with excellent loading and abundant yard areas. Plan can be revised to meet the needs of a client.

Secured Yard Space | Freight Forwarding Designation



Yard Description:

- ± 218,192 SF Total Yard Space - Available Now (expandable)
- Paved and Secured with Exterior Lighting
- Fenced around perimeter of Property
- Additional Amenities available through Prologis Essentials
 - Fleet Electrification & EV Charging
 - Fleet Management & Freight Marketplace
 - Autonomous Yard Trucks & Routing Solutions

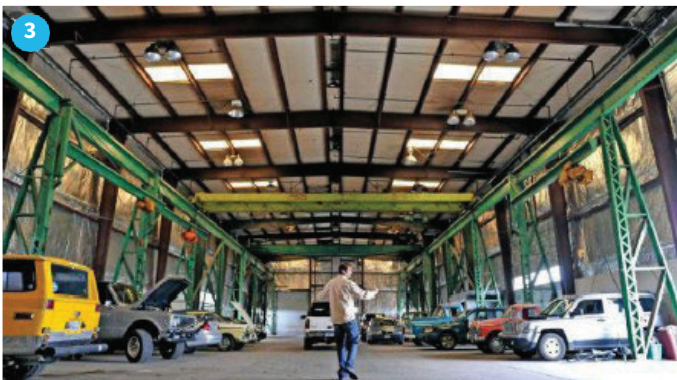
Flexible Build-to-Suit Location. Numerous Possibilities.

Whether you're looking for a creative industrial office space or a safe parking lot for your fleet, this property offers the opportunity to create a space customized for your company's needs.



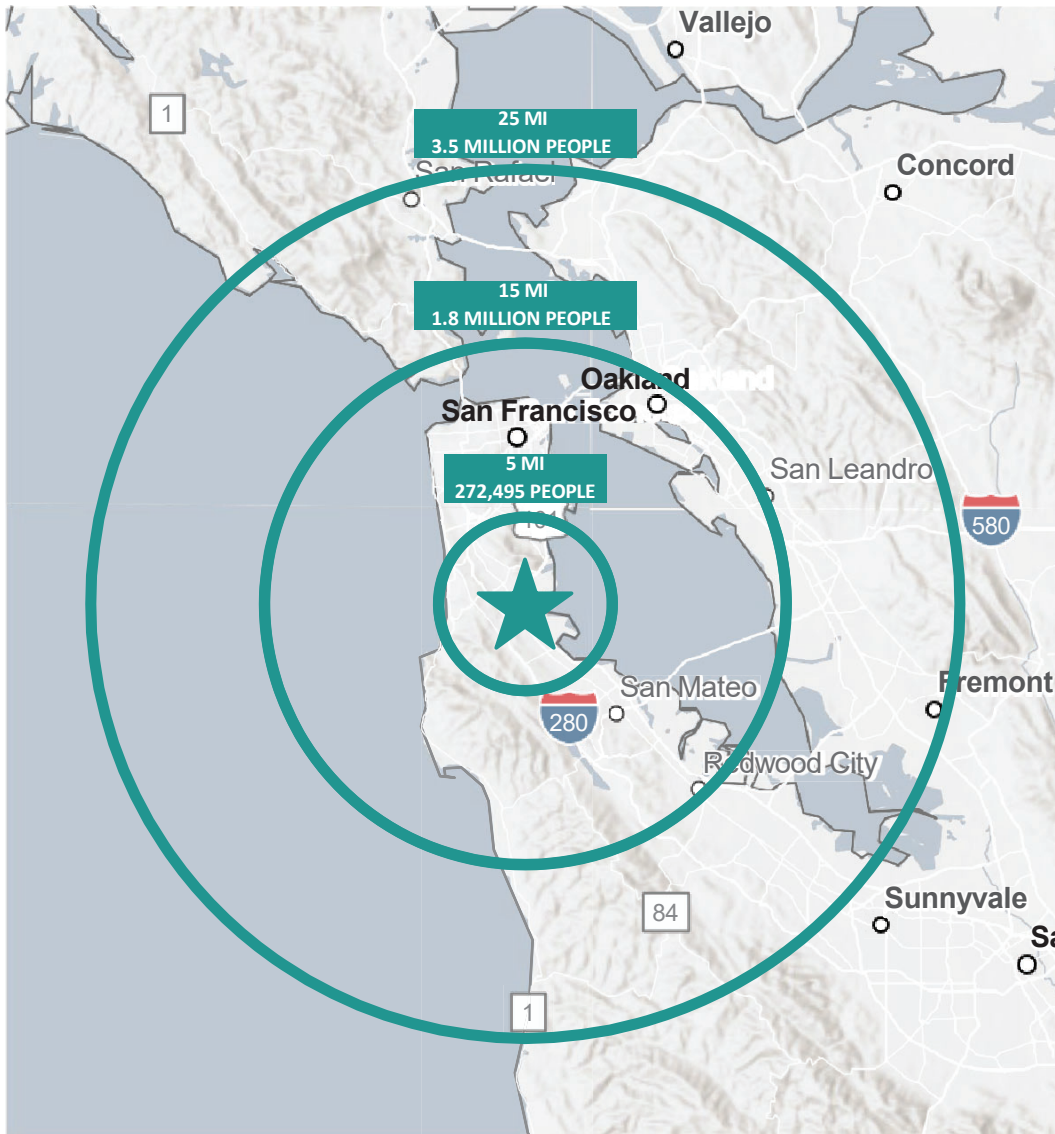
Interior Idea Board

1. Creative Industrial, Office, R+D Space
2. PDR/Maker Space
3. Protected Fleet Parking
4. EV Charging
5. Incubator



Premier Last Mile E-commerce, Freight Forwarding, Distribution Location

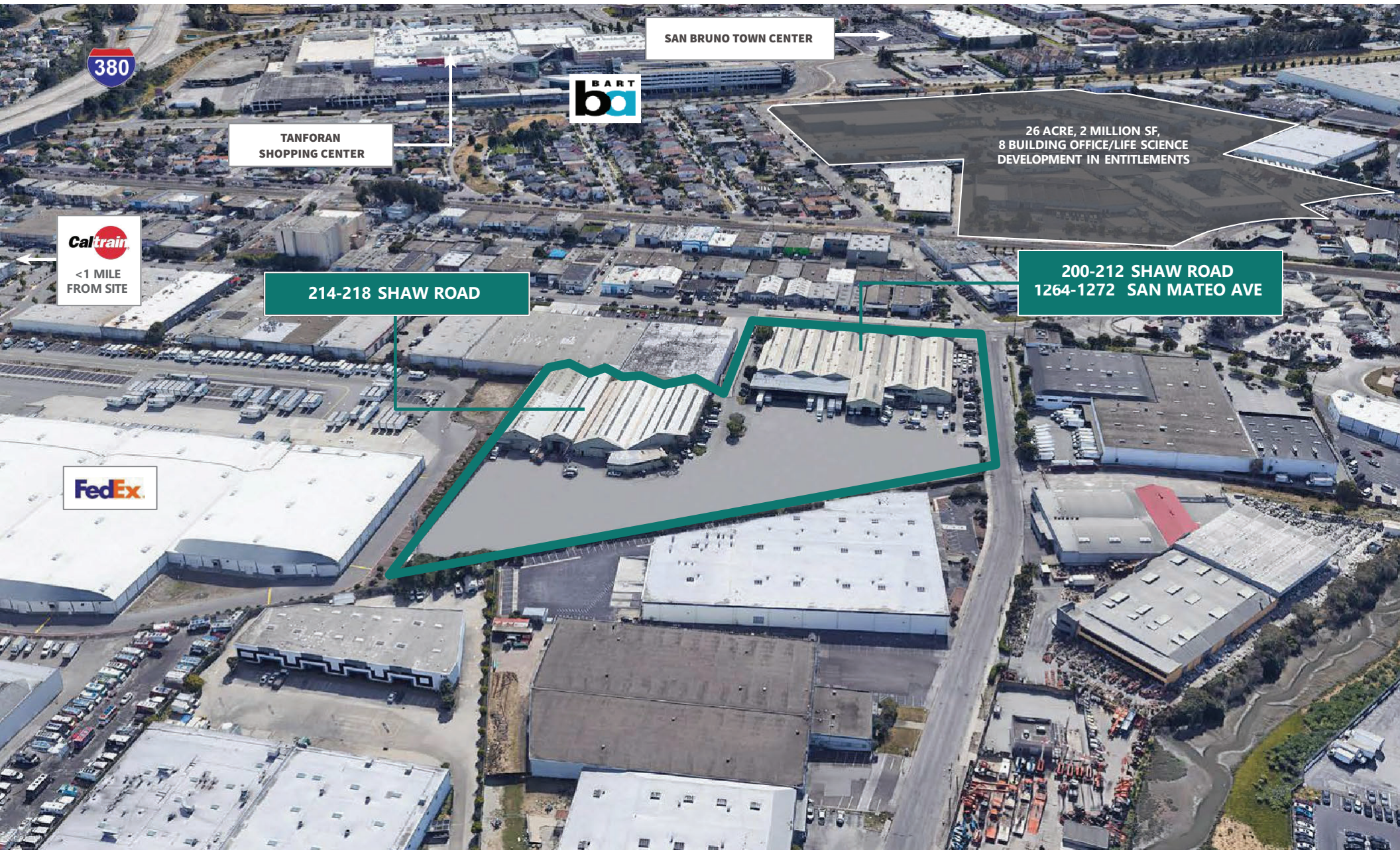
This property is strategically located adjacent to the San Francisco International Airport with direct access to Highway 101 and Interstates 380 and 280, making it a prime location for freight forwarding and distribution.



KEY DISTANCES

SR-101 Freeway	±0.8 MI
BART San Bruno Station - Huntington Ave.	±0.6 MI
CalTrain San Bruno Station - San Mateo Ave.	±0.7 MI
I-380 Freeway	±1.1 MI
San Francisco International Airport	±1.5 MI
Downtown San Francisco	±11 MI
Oakland	±21 MI
Oakland International Airport	±28 MI
San Jose	±39 MI

Aerial View | Amenities & Nearby Companies



Legend

AMENITIES

- 1 BART Station
- 3 CalTrain Station
- 8 Retail/Food & Grocery



SHIPPING PORTS

- 2 Port of Oakland

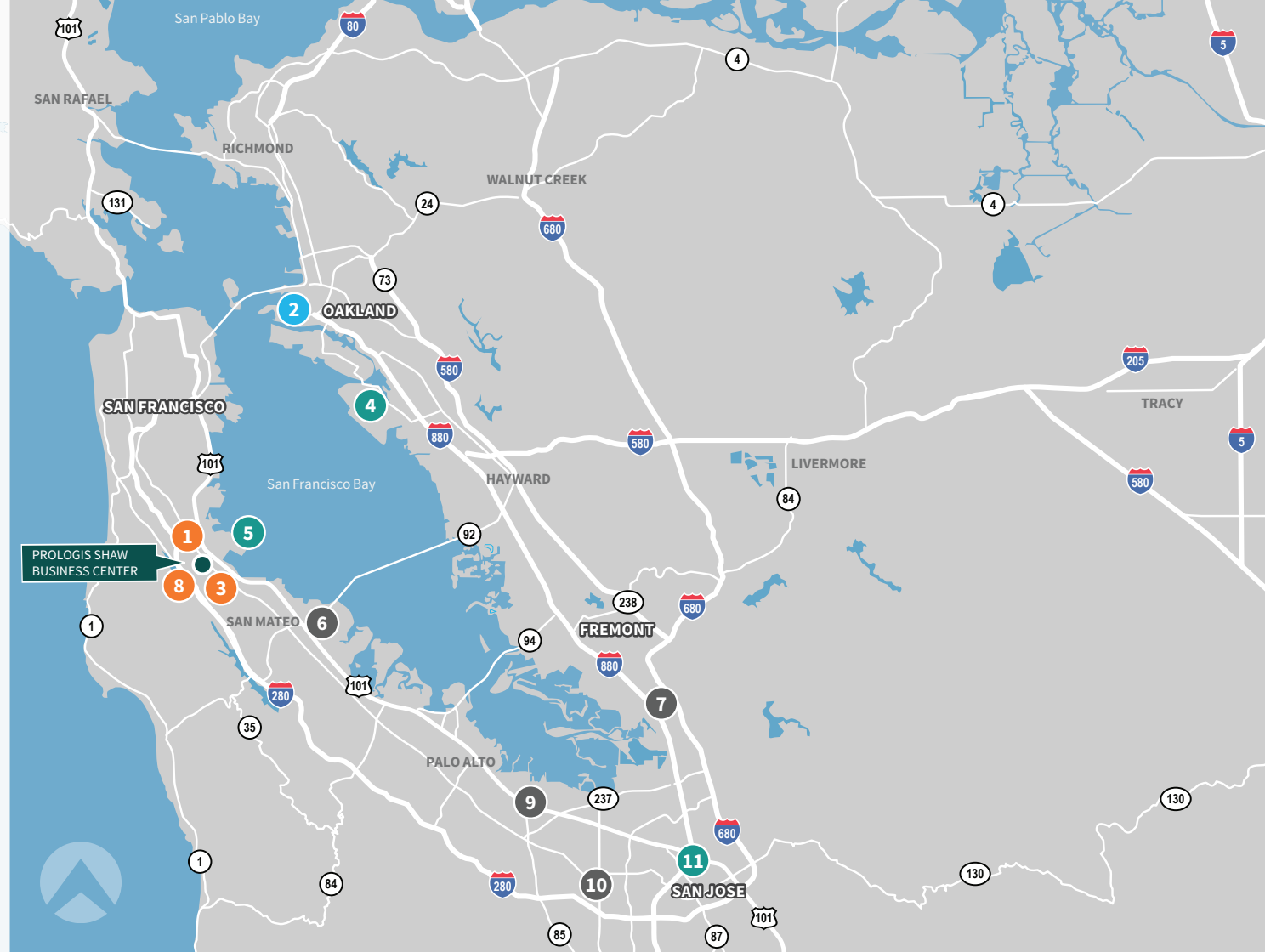


AIRPORTS

- 4 Oakland Airport
- 5 SFO
- 11 San Jose Airport

CORPORATE NEIGHBORS

- 6 Meta HQ (Facebook)
- 7 Tesla factory
- 9 Google HQ
- 10 Apple HQ



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.0 billion square feet owned and under management in 19 countries on four continents.

Data as of September 7th, 2022, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.