

# 56,899 SF

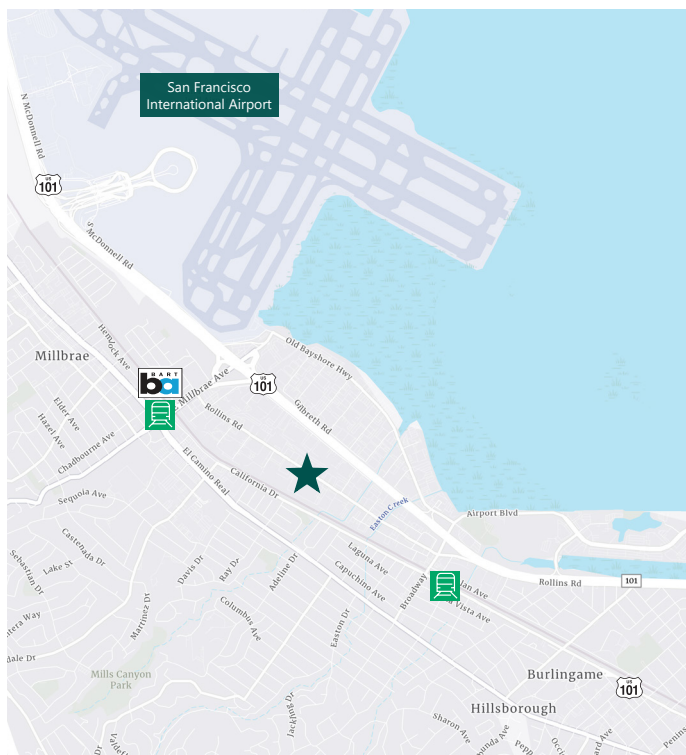


## Class A Distribution Warehouse/Flex Space For Lease



### 1635 Rollins Road

Burlingame, CA 94010 USA



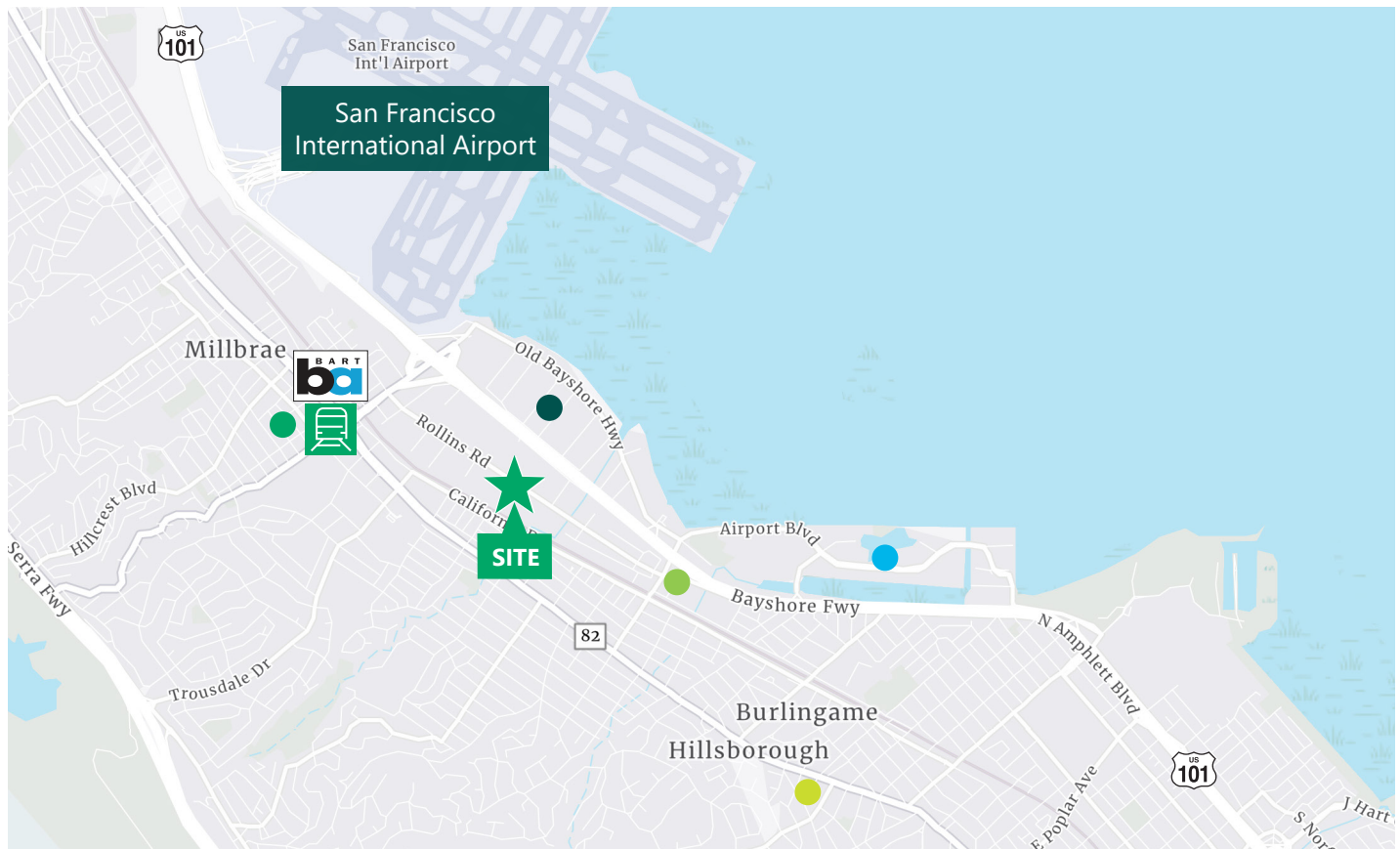
#### Description

- Rarely available, large block of prime, highly-functional "Class A" distribution warehouse/flex space
- ±56,899 square feet total
- ±34,706 square feet of warehouse
- ±22,193 square feet of office (potential to reduce)
- Exposed ceilings, open areas, private offices, break room and collaborative space
- Multiple restroom cores
- ±19 to ±21 foot clear height
- 4 dock-high doors (additional dock-high doors possible)
- ±140 foot truck court with ±40 foot dock aprons
- 4,000 amp, 480/277 volt, 3 phase electrical service to building (service to premises to be confirmed)
- Exceptional car parking and trailer storage
- Highly-visible and easily accessible location
- Excellent access to San Francisco International Airport, highways and public transportation
- Zoned I-I (Innovation Industrial), permitted uses include (not limited to): warehousing and logistics, light industrial, research and development, wholesale and other uses.

# 56,899 SF



## Class A Distribution Warehouse/Flex Space For Lease



### ● Bayshore Highway

- Holiday Inn Express
- Hyatt Regency
- Bay Landing Hotel
- Vagabond Inn
- Marriott
- Hampton Inn & Suites
- The Westin
- Aloft
- Max's Restaurant
- Grand Harbor
- Benihana
- Elephant Bar Restaurant
- New England Lobster
- New World Café
- 3SIXTY Bar Bistro Market
- I Love Sushi
- Flights 101 Club Lounge
- Sesame Korean Cuisine
- Mr. Teriyaki
- Se Come Asi Taqueria

### ● Millbrae

- Ipoh Garden
- Royal Feast
- Hu Bei Restaurant
- Ben Tre
- Boiling Szechuan Hotpot
- Agenzen Japanese Cuisine
- The Third Eye Restaurant
- Mom's Tofu House
- Shanghai Dumpling Shop
- Lai Lai Restaurant
- In-N-Out Burger
- Millbrae Pancake House
- Hong Kong Flower Lounge
- The Kitchen
- Zen Sushi Bistro
- Zen Peninsula
- Thai Stick Restaurant
- La Petite Camille
- El Super Burrito
- Peter's Cafe
- Panera Bread
- Tai Wu Restaurant
- Broadway Bistro
- Naked Fish
- Chipotle Mexican Grill
- Fiddlers Green

### ● Broadway

- Maverick Jack's
- 310 Broadway Bar & Grill
- Mokutanya
- Wonderful
- Ristorante Rocca
- Young Can Wok
- Chinese Bistro
- Yangon
- Sahaara Mediterranean Cuisine
- Café Figaro
- Broadway Prime
- Bonne Sante
- Broadway Grill
- Royal Donut Café

### ● Anza Boulevard

- Hilton
- Embassy Suites by Hilton
- Hilton Garden Inn
- Red Roof Inn
- DoubleTree by Hilton
- Crowne Plaza
- Kincaid's
- Gabriel & Daniel's Mexican Grill

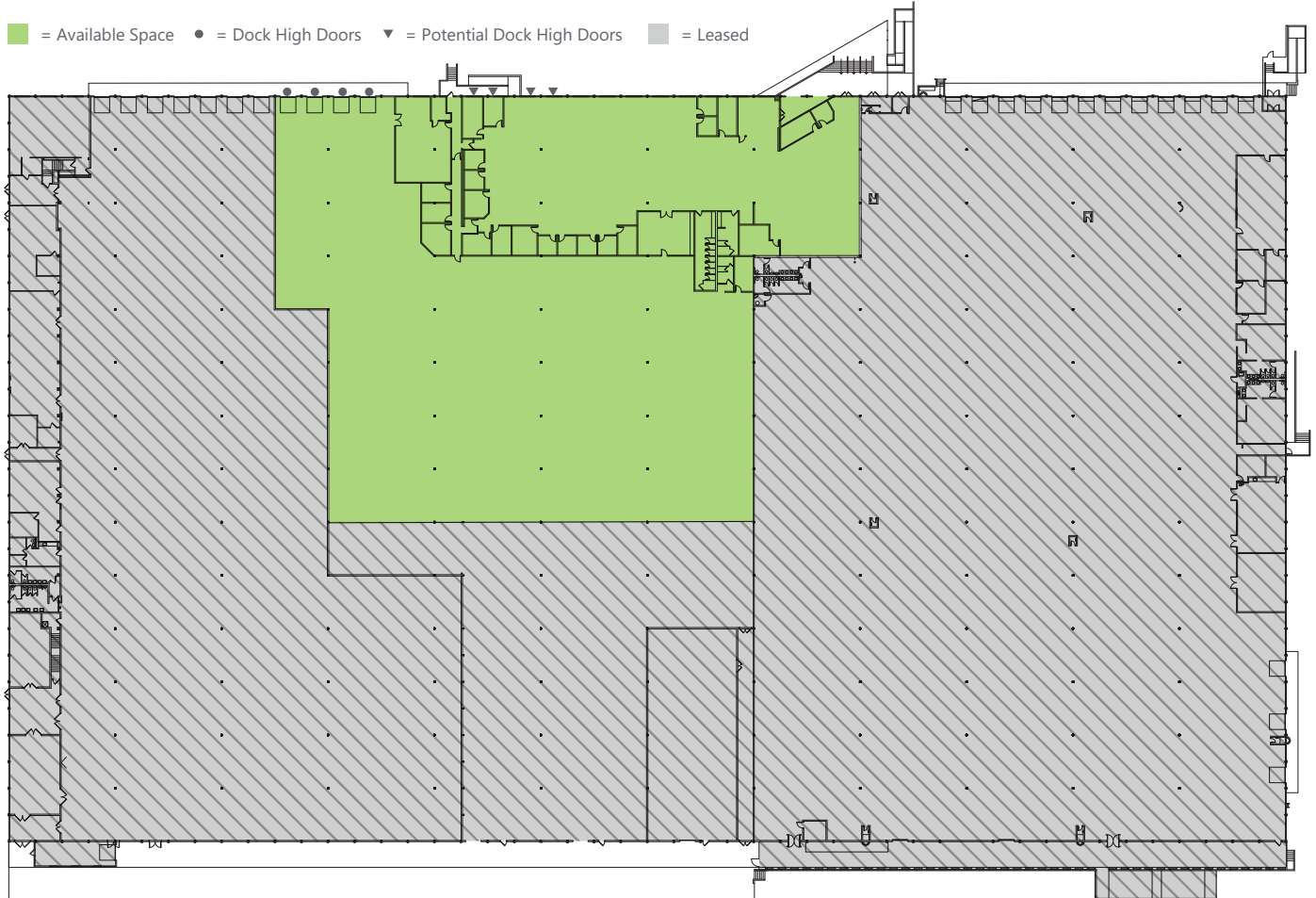
### ● Burlingame

- Shabu House
- Little Lucca Sandwich Shop
- Ramen Hachi
- Munch Box
- Hanabi Ramen & Japanese Curry
- Bulls Head Sushi
- Alana's Cafe
- Sapore Italiano Ristorante
- Stella Alpina Osteria
- Mike & Ken's Deli
- Fattoria e Mare Italian Restaurant

# 56,899 SF



## Class A Distribution Warehouse/Flex Space For Lease



floor plan not to scale/not exact



Accelerating success.

**Mike Davis, SIOR**  
mike.davis@colliers.com  
ph +1 650 486 2219  
CA Lic #01315877  
203 Redwood Shores  
Pkwy, Suite #125  
Redwood City  
CA 94065

**JP Custodio**  
jp.custodio@colliers.com  
ph +1 650 486 2218  
CA Lic #01353018  
203 Redwood Shores  
Pkwy, Suite #125  
Redwood City  
CA 94065

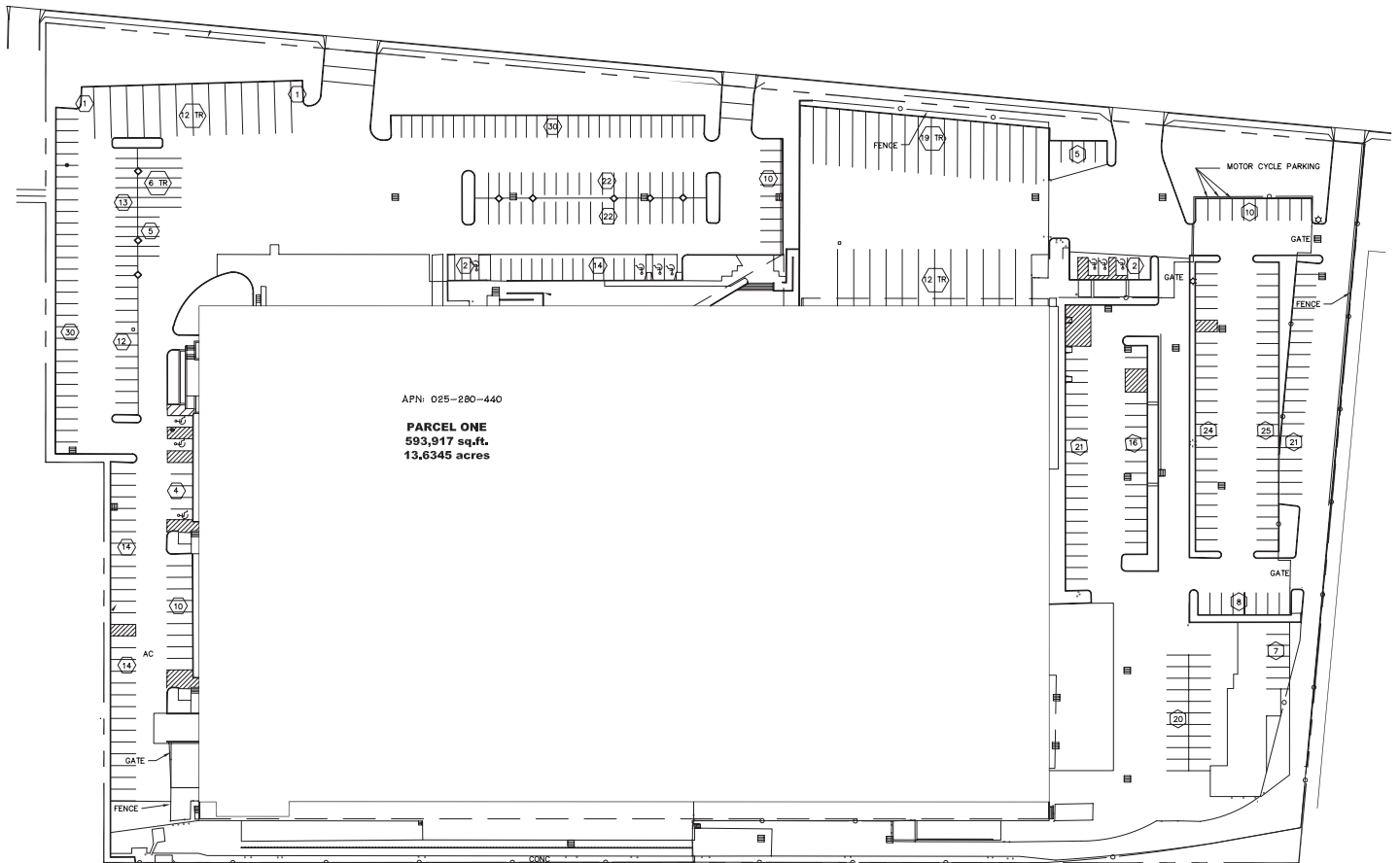
**Michael Draeger**  
michael.draeger@colliers.com  
ph +1 650 486 2221  
CA Lic #01766822  
203 Redwood Shores  
Pkwy, Suite #125  
Redwood City  
CA 94065

**Amy Pallas**  
apallas@prologis.com  
ph +1 510 661 4087  
CA Lic #00935272  
3353 Gateway Blvd  
Fremont, CA  
94538 USA

# 56,899 SF



## Class A Distribution Warehouse/Flex Space For Lease



site plan not to scale/not exact



Accelerating success.

**Mike Davis, SIOR**  
mike.davis@colliers.com  
ph +1 650 486 2219  
CA Lic #01315877  
203 Redwood Shores  
Pkwy, Suite #125  
Redwood City  
CA 94065

**JP Custodio**  
jp.custodio@colliers.com  
ph +1 650 486 2218  
CA Lic #01353018  
203 Redwood Shores  
Pkwy, Suite #125  
Redwood City  
CA 94065

**Michael Draeger**  
michael.draeger@colliers.com  
ph +1 650 486 2221  
CA Lic #01766822  
203 Redwood Shores  
Pkwy, Suite #125  
Redwood City  
CA 94065

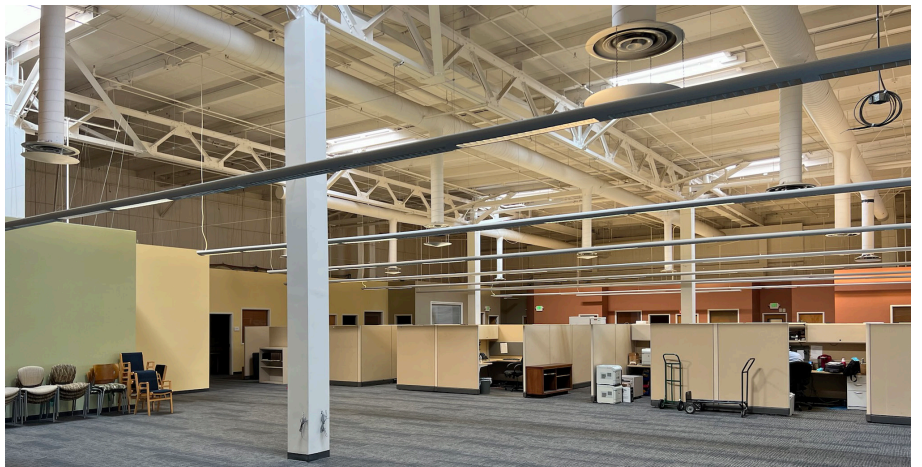
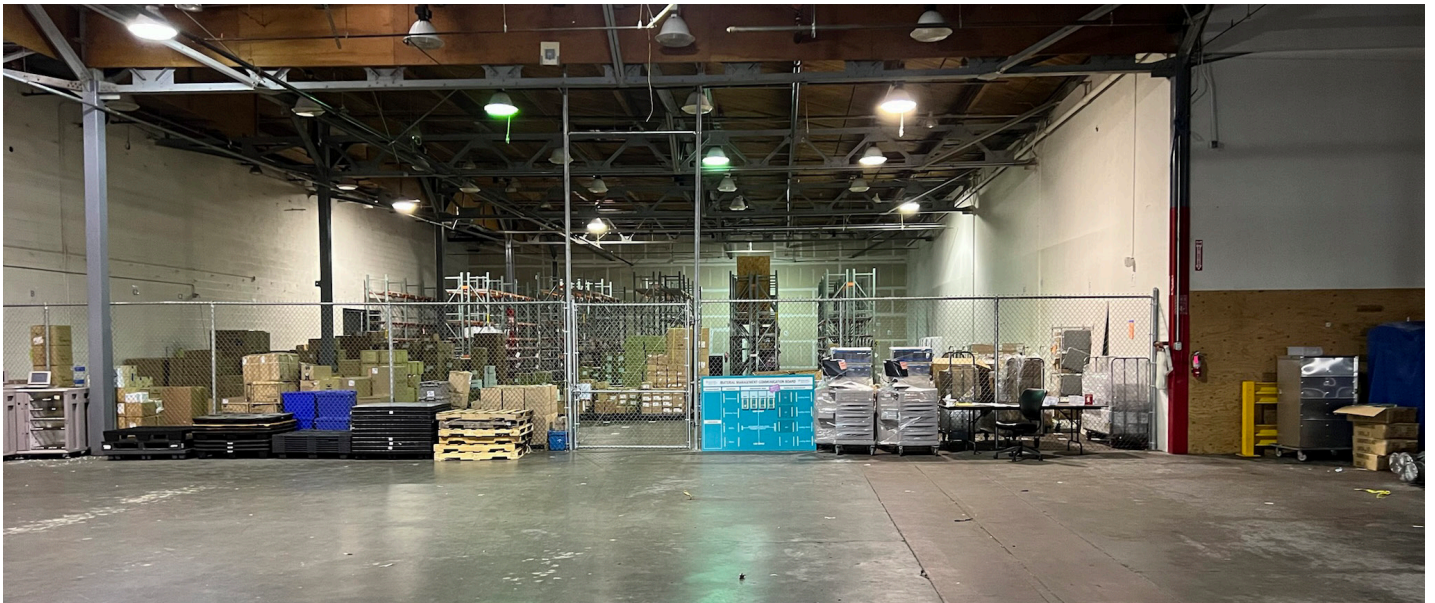
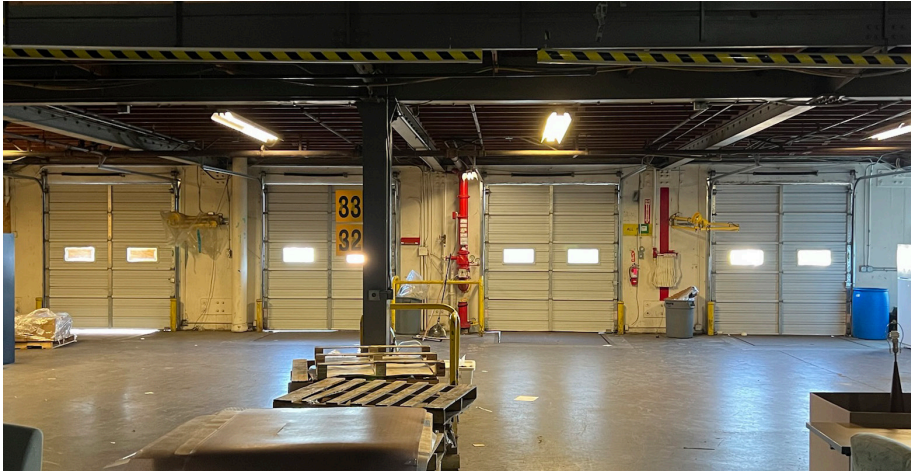
**Amy Pallas**  
apallas@prologis.com  
ph +1 510 661 4087  
CA Lic #00935272  
3353 Gateway Blvd  
Fremont, CA  
94538 USA



# 56,899 SF



## Class A Distribution Warehouse/Flex Space For Lease



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

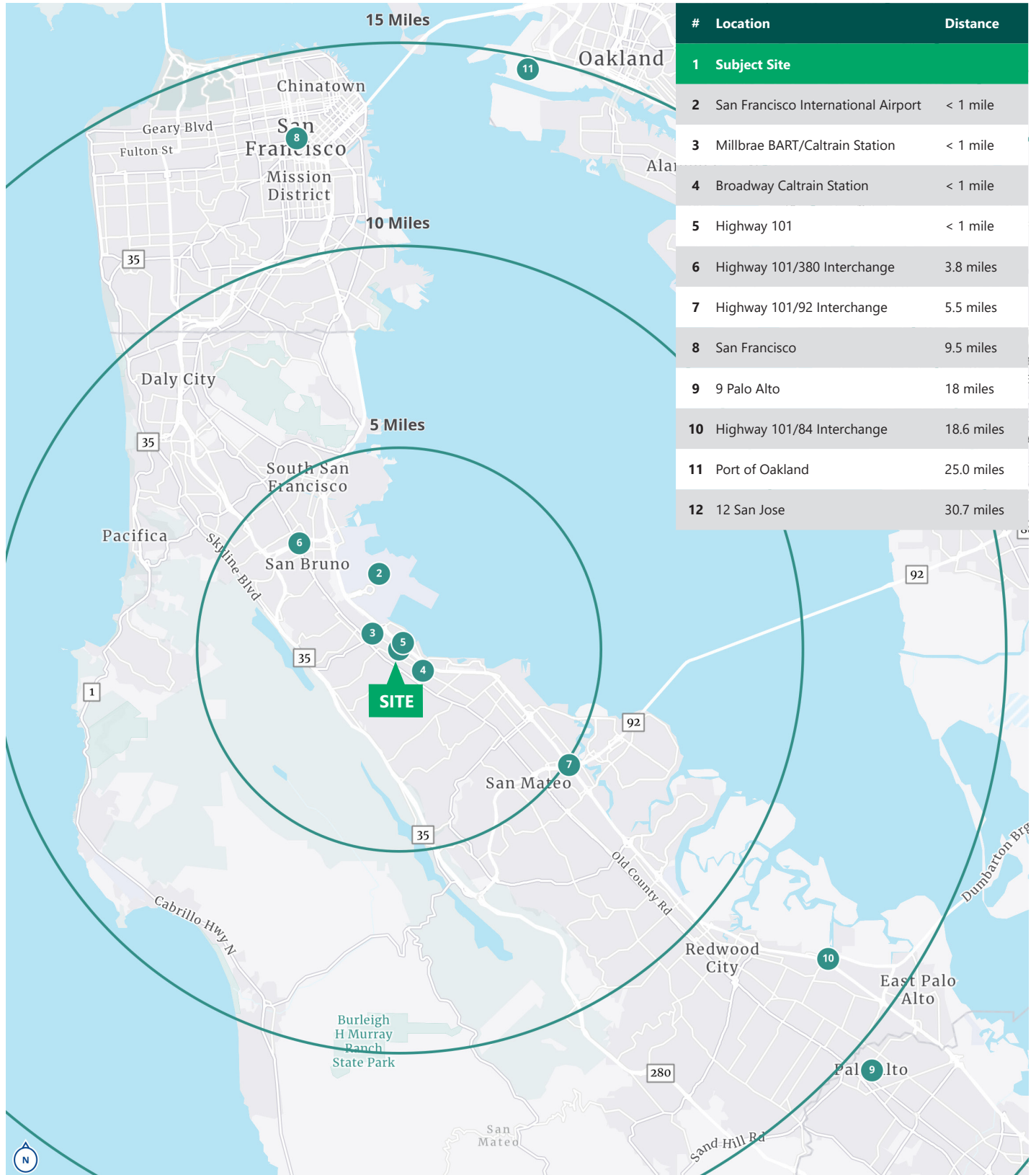
[www.prologis.com](http://www.prologis.com)



# 56,899 SF



## Class A Distribution Warehouse/Flex Space For Lease



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

[www.prologis.com](http://www.prologis.com)