

1300 INDUSTRIAL RD UNIT 16

SAN CARLOS, CA 94070

VERY RARE LAB SPACE
LOCATED JUST OFF HWY 101



HOWARD AVE

INDUSTRIAL RD

101

OLD COUNTY RD

Ben Paul
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1350 Old Bayshore Highway, Suite 900
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PROPERTY HIGHLIGHTS

- **Approximately ±4,945 SF**
- **50% HVAC office space / 50% HVAC lab/R&D area**
- **Excellent window line natural light**
- **Multiple locations for future benches and hoods**
- **2 - 14' x 14' roll-up doors (currently glassed in)**
- **4 per 1,000 parking**
- **2 fume hoods**
- **2 bio safety cabinets**
- **Additional mezzanine storage not included in SF**

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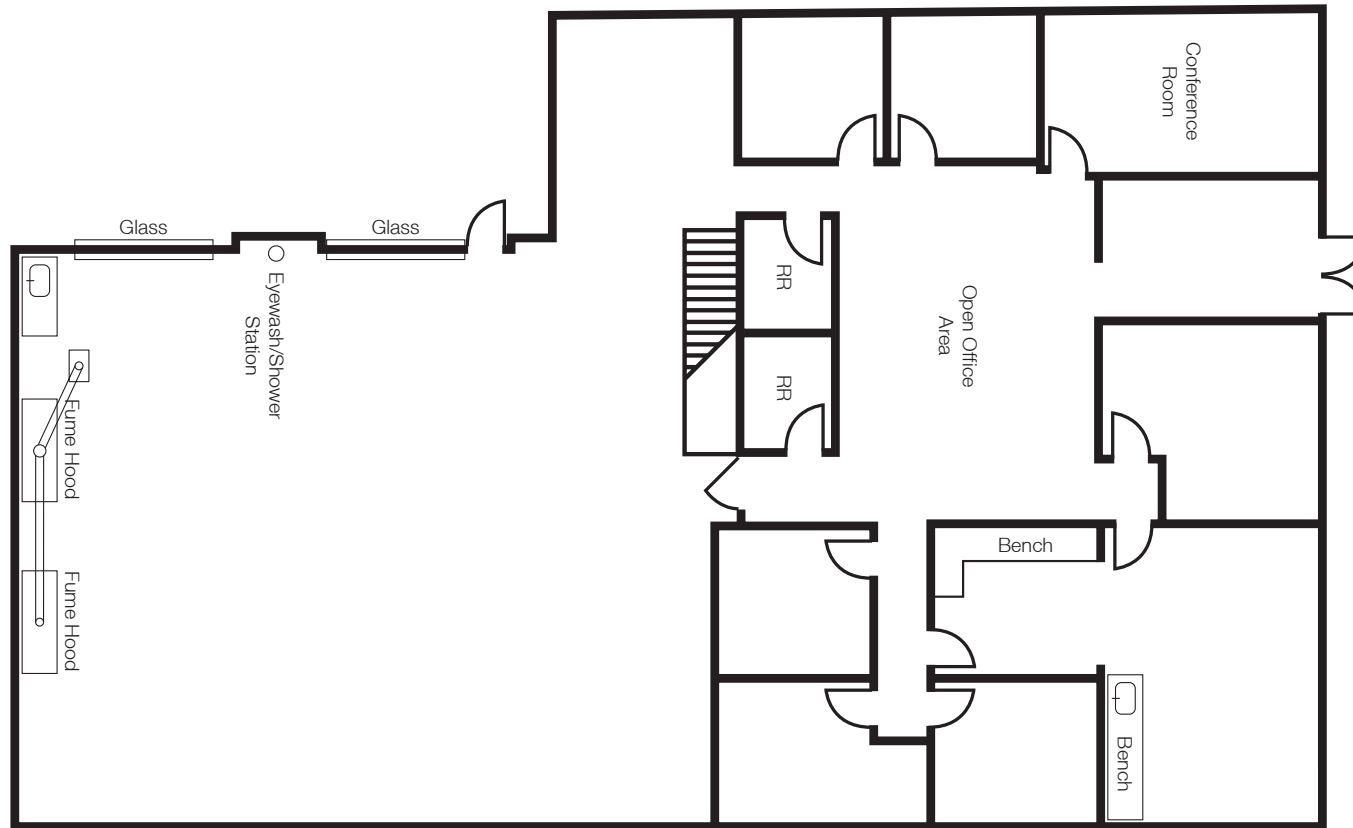
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FLOOR PLAN

±4,945 SF



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