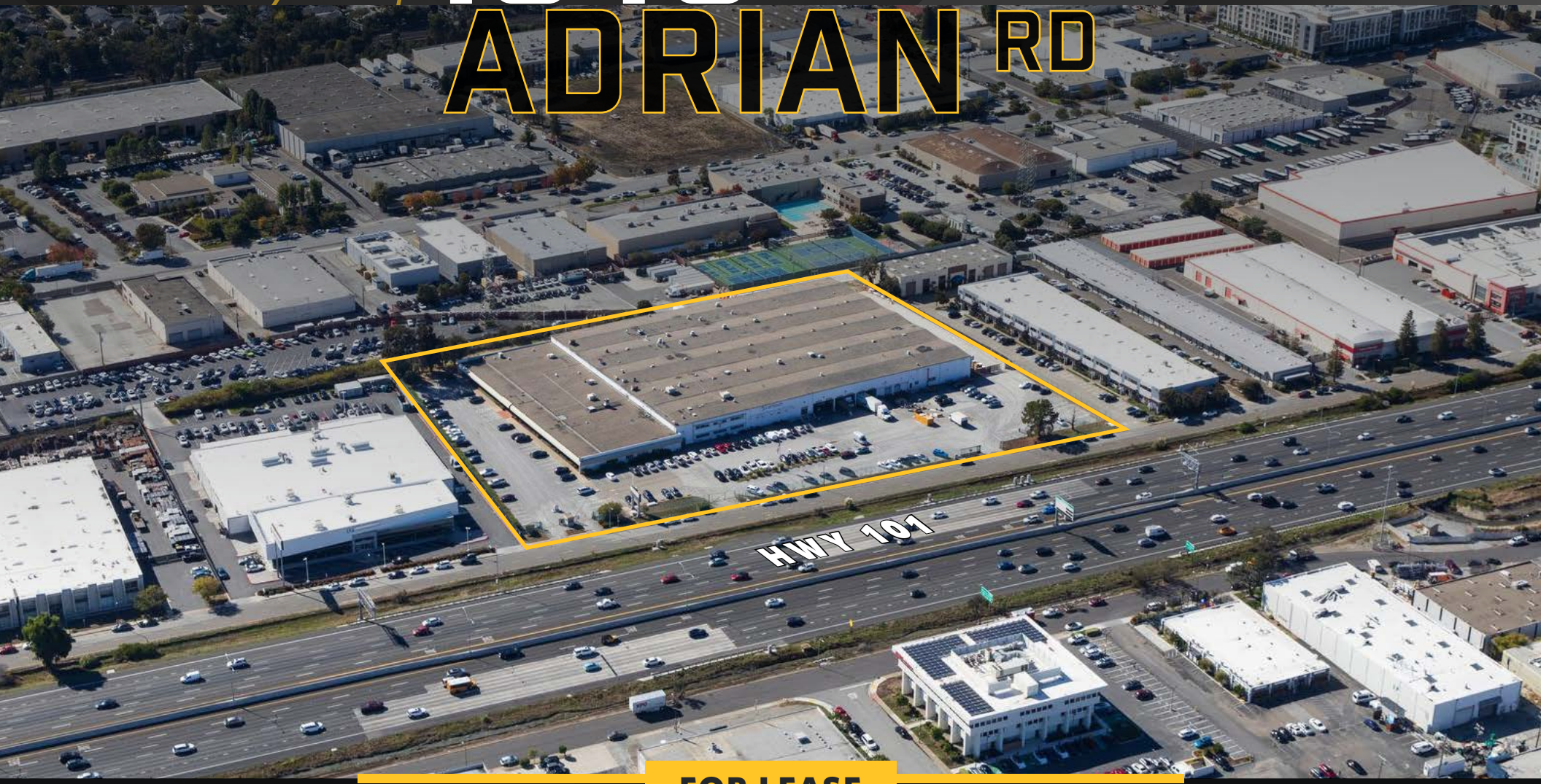
1649 ADRIAN RD

BURLINGAME , CA

Colliers



FOR LEASE

PREEMINENT SFO LOCATION

OFFICE | WAREHOUSE | DISTRIBUTION | ADVANCED MANUFACTURING FACILITY

HIGHLIGHTS

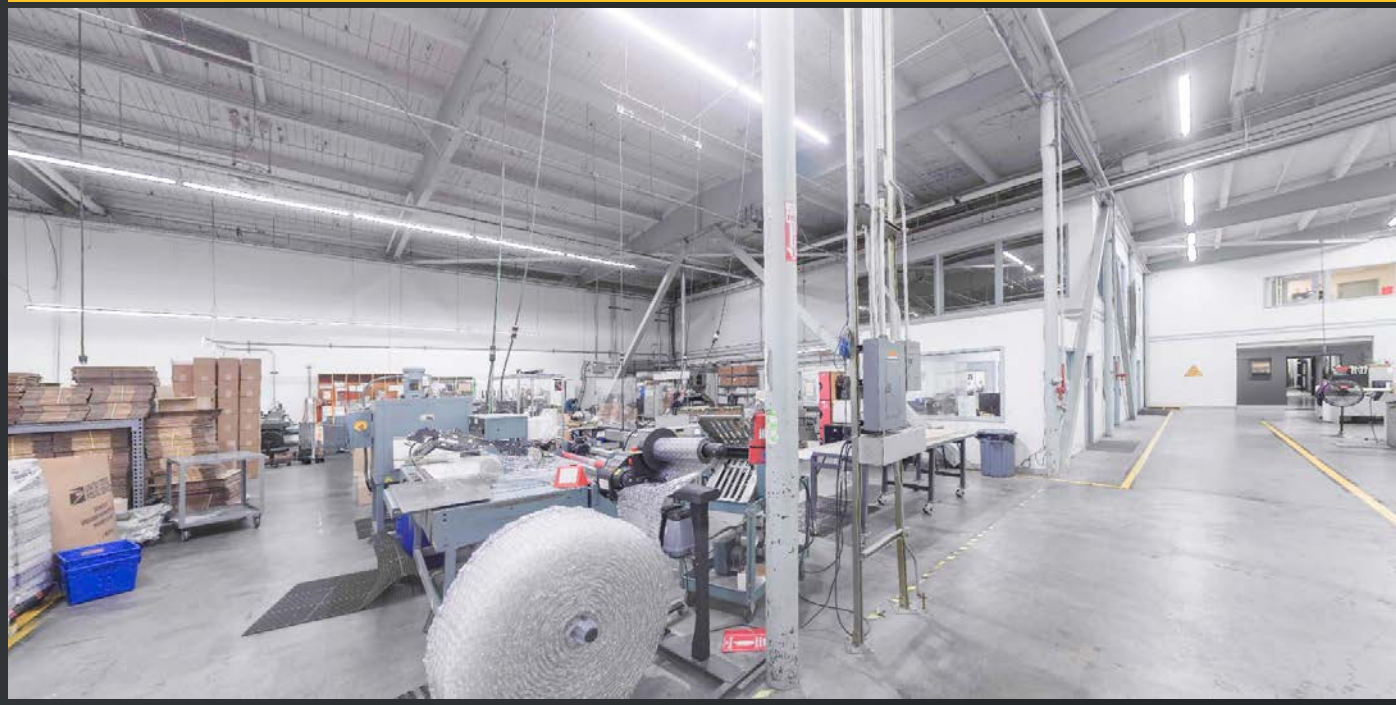
Free-Standing ±152,082 SF Office/ Warehouse/ Distribution/Advanced Manufacturing Facility

- Fully Build out Office with Commercial Kitchen and Auditorium/Theatre
- ±6.9 Acres, Gated Lot
- 212 Surface Parking Stalls
- Excess Trailer Parking
- 20 Dock-High Loading Doors
  2 Drive-In Doors
- Clear Height 20-22′
- 2000-AMP, 480/277-Volt, Three Phase, 4 Wire System (Can be increased to 4,000 Amps)
- Potential for Drive Around Access
- ±650 Feet of Unobstructed Highway 101 Frontage with Freeway Signage
- Zoned Innovation Industrial (I-I) For a Variety of Uses
  https://ecode360.com/49759504









SITE PLAN

±152,082 SF

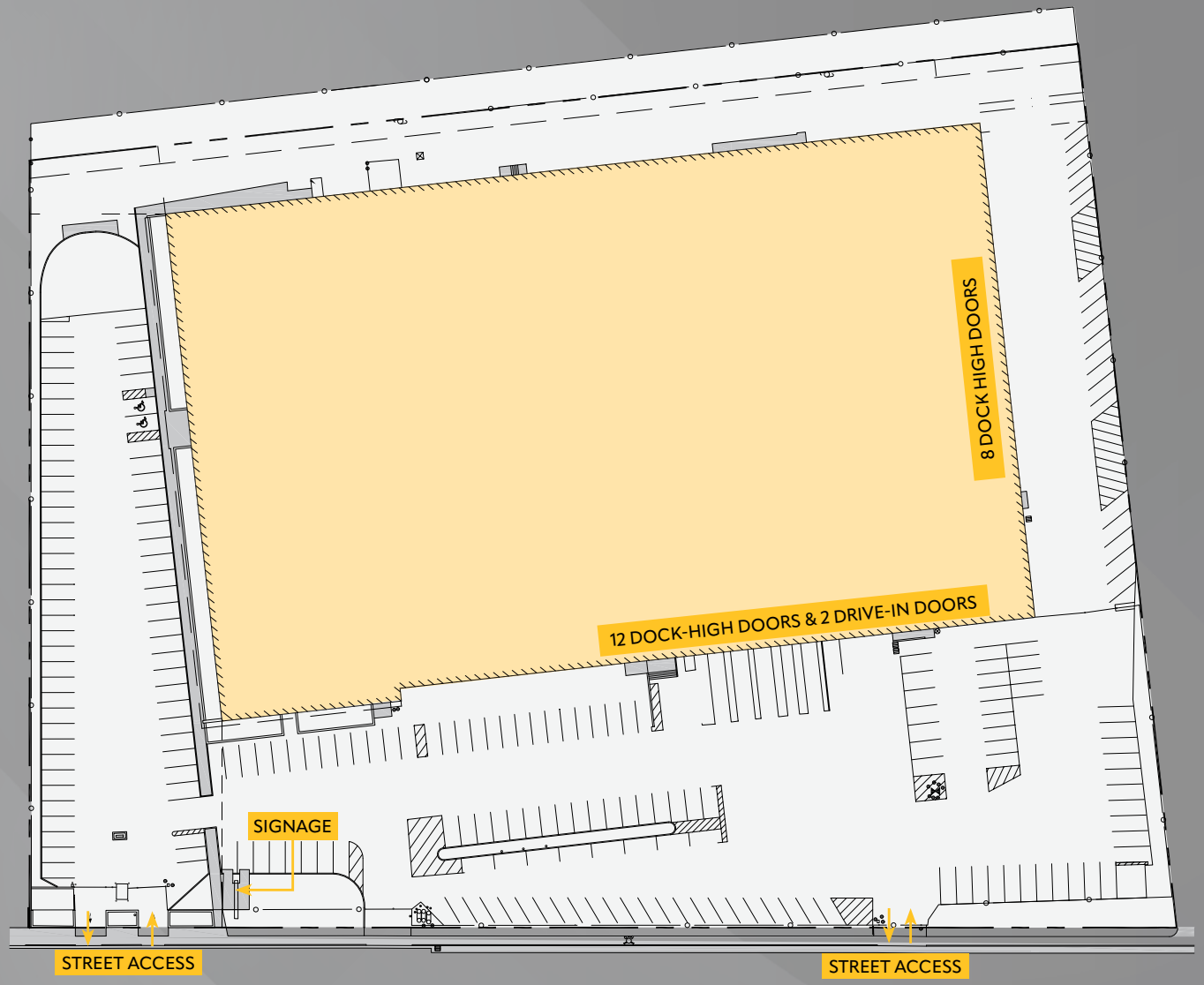
±6.9 ACRES

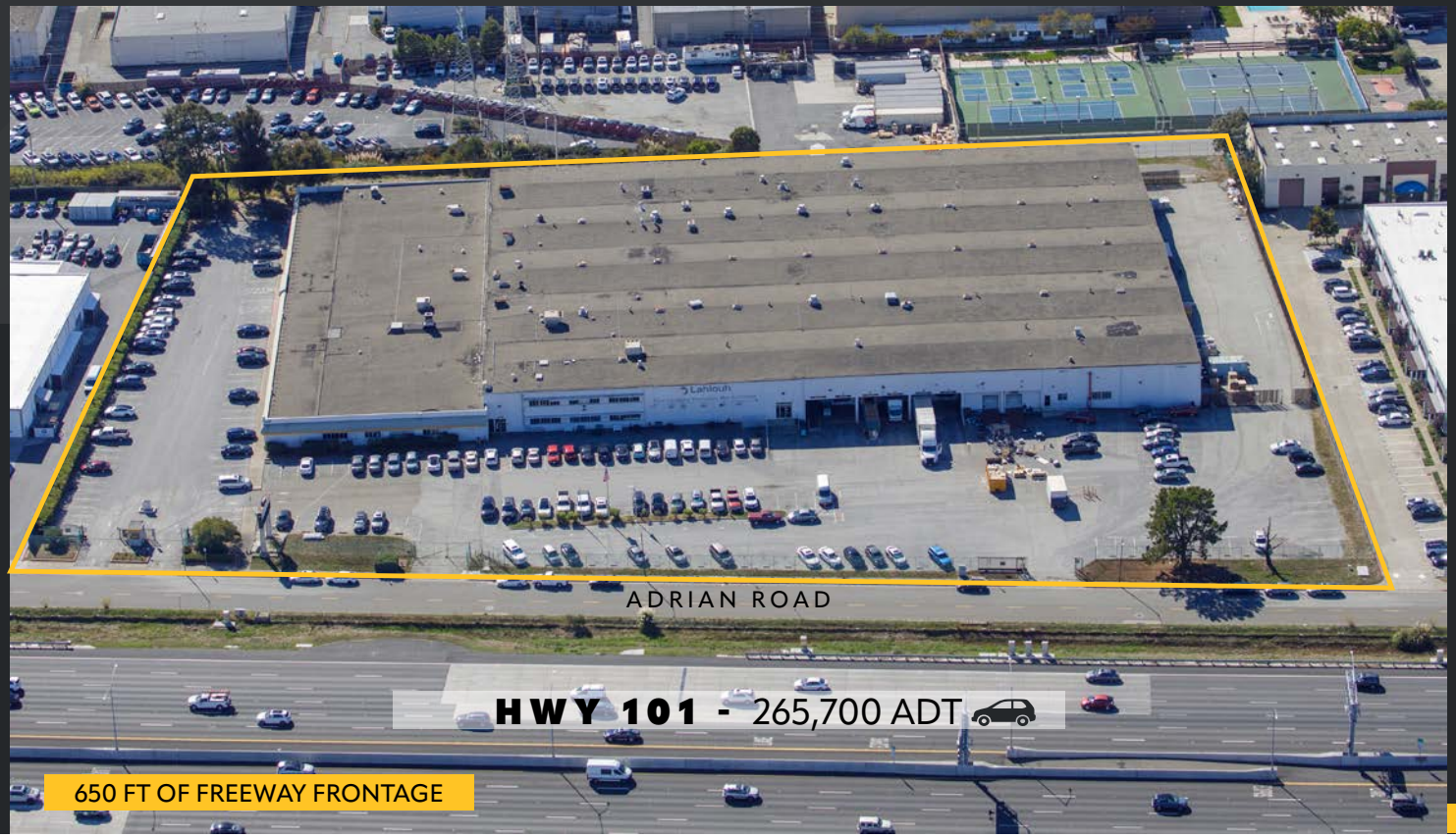
212 PARKING

20 DOCK HIGH LOADING DOORS

2 DRIVE-IN DOORS

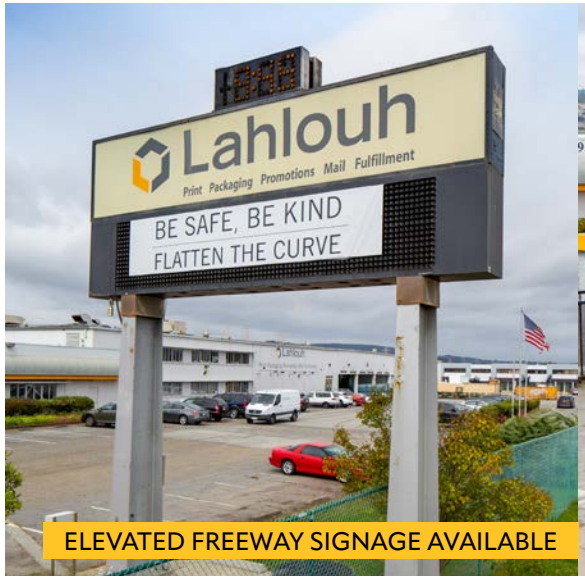
CLEAR HEIGHT 20-22′





650 FT OF FREEWAY FRONTAGE

Excellent Visibility For Signage and Brand Identity



ELEVATED FREEWAY SIGNAGE AVAILABLE



OCCUPIERS MAP



GALLERY



OFFICE SIDE ENTRANCE



LOADING SIDE



VIEW FROM THE WEST SIDE



LOCATION



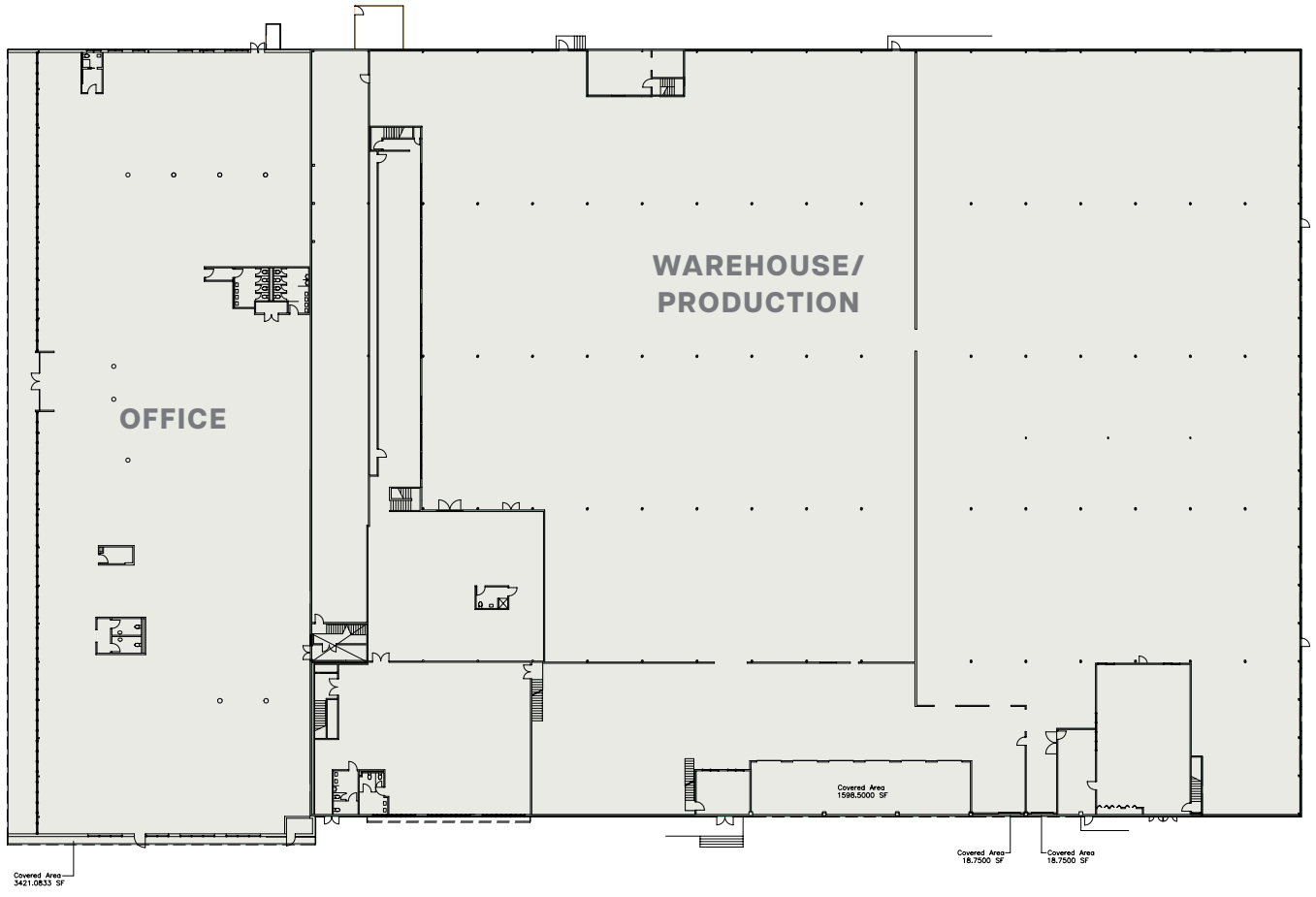
Key Transit Destinations

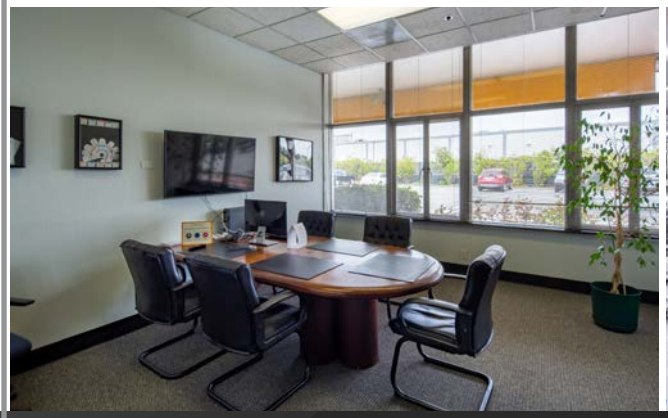
DESTINATION	MILES FROM 1649 ADRIAN
Highway 101	Frontage
Millbrae BART/ Caltrain Station	0.9
San Francisco International Airport (SFO)	1.9
Interstate 280	4.5
Highway 92 (San Mateo Bridge)	6.2
Port of Oakland	24.7
Oakland International Airport (OAK)	28.4
San Jose International Airport (SJC)	31.7

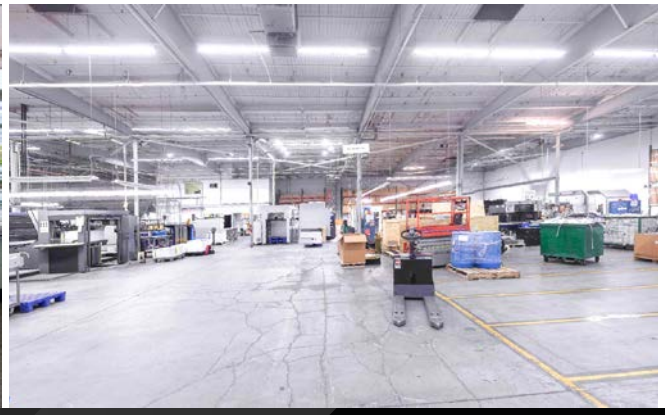
FLOORPLAN

FIRST FLOOR

Occupant Area
±133,271 SF





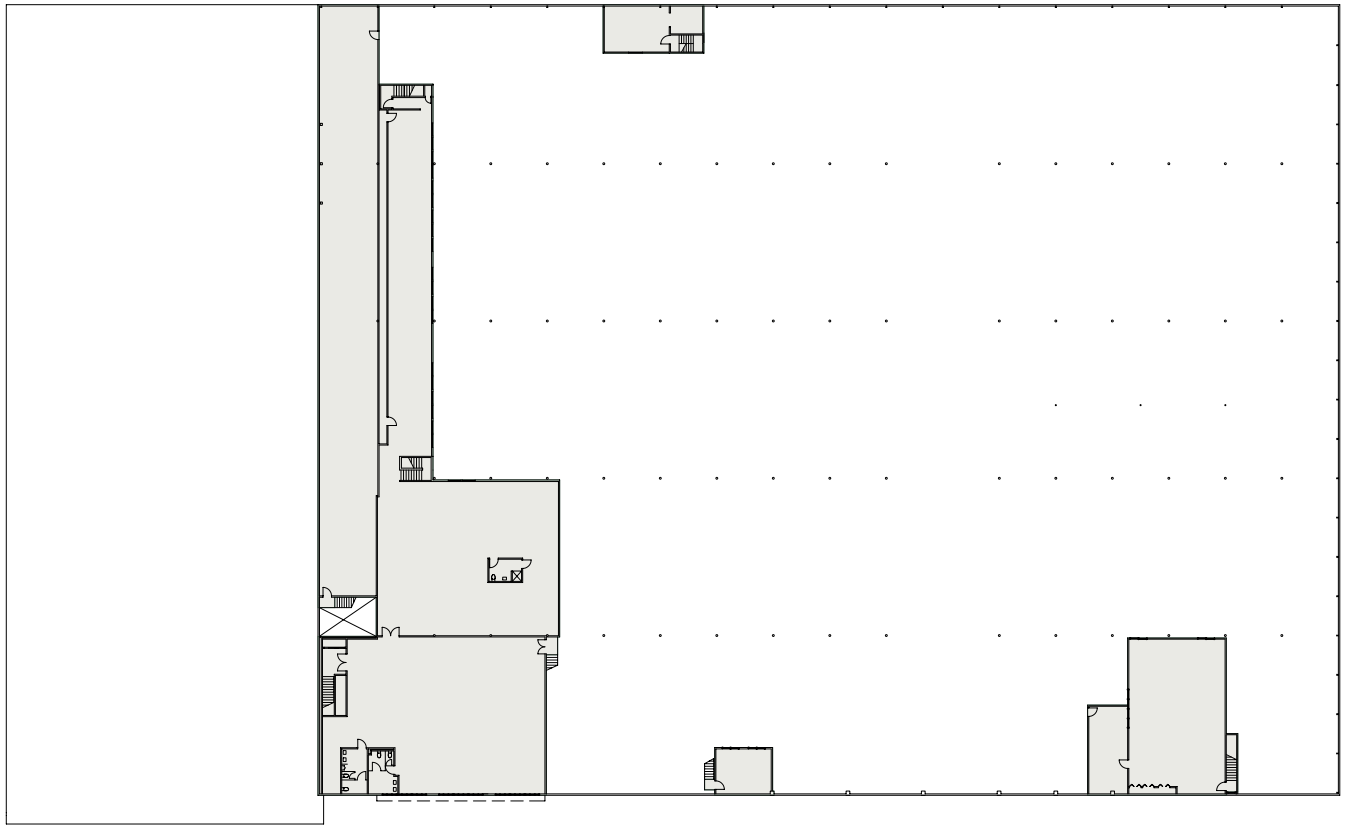


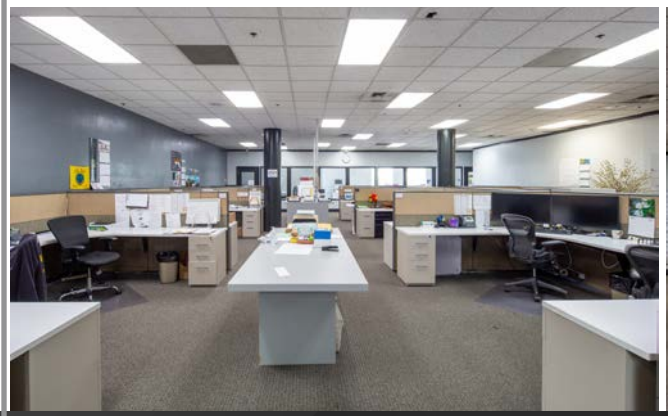


FLOORPLAN

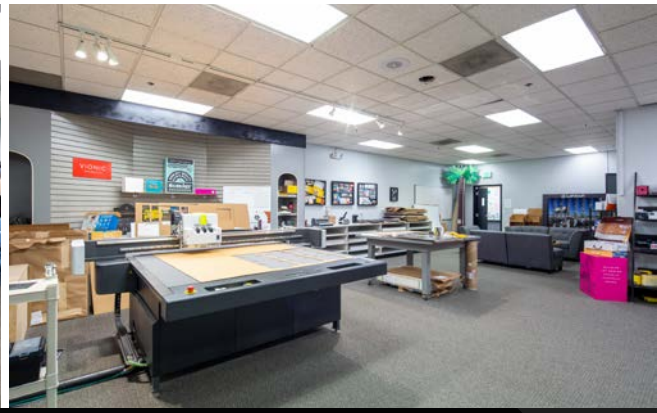
MEZZANINE
OFFICE

Occupant Area
±18,811 SF











1649 ADRIAN RD

BURLINGAME , CA

MIKE DAVIS, SIOR
Executive Vice President
+1 650 486 2219
mike.davis@colliers.com
CA Lic. 01315877

JACOB ZIMMERMAN
Associate
+1 650 486 2203
jacob.zimmerman@colliers.com
CA Lic. 02206198

Colliers

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.