



**FOR SALE  
OR LEASE**

**1320 Marshall St**

REDWOOD CITY, CA



**±32,575 SF Freestanding Industrial Building**

**TYLER HOOPER**  
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LIC N° 01398905

**SCOTT DAVIS**  
SVN Commercial  
415.407.4435  
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**Kidder  
Mathews**



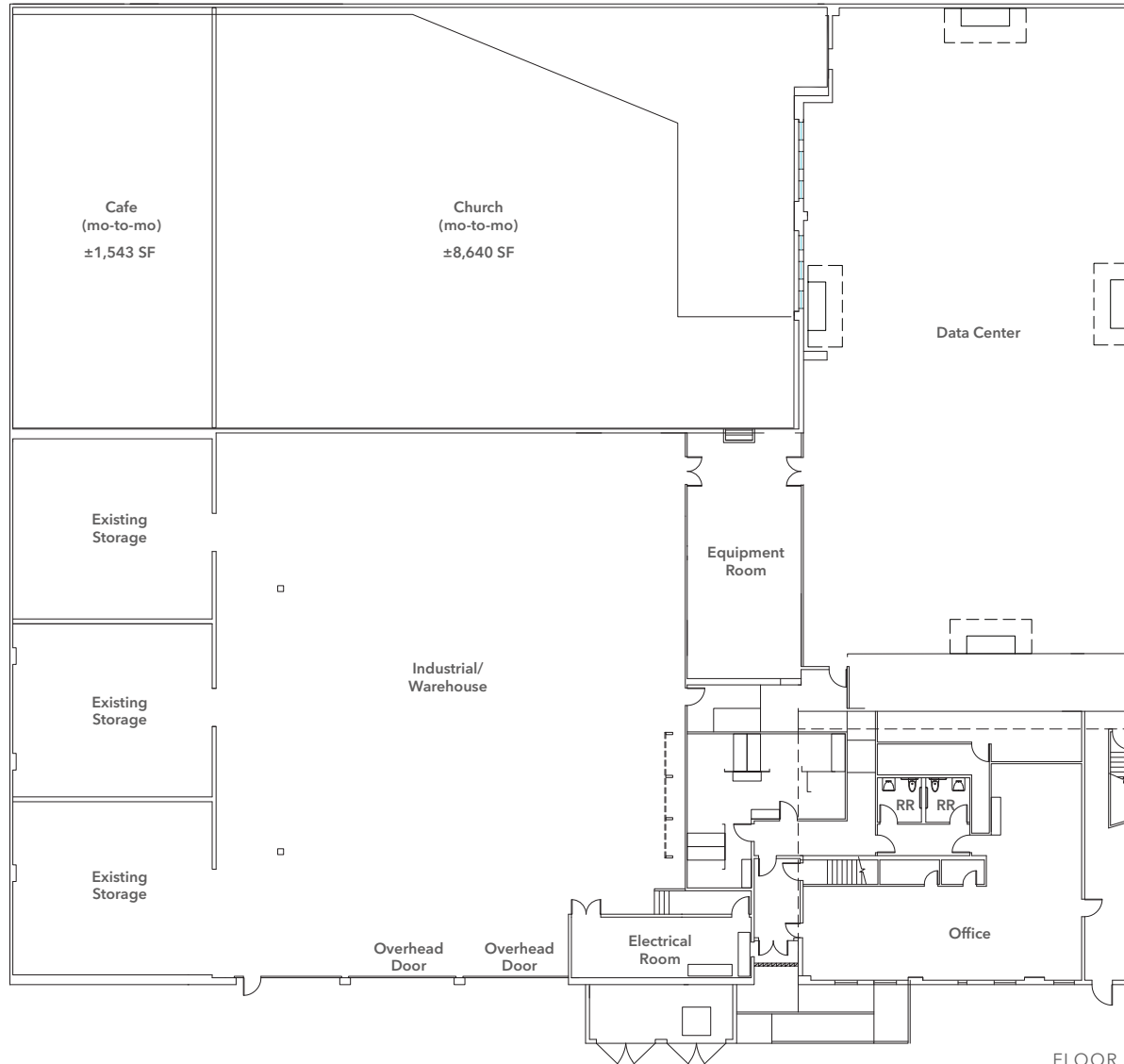
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FLOOR PLAN NOT TO SCALE

## PROPERTY HIGHLIGHTS

**±32,575 SF** industrial building

**±42,680 SF** lot (0.98 AC)

**APN** 053-212-020

**IDEAL** owner/user investor, or redevelopment opportunity

**ZONING** MUN (Mixed Use Neighborhood)

**USES** include Office, R&D, Retail, Auto, Church

**HIGH VISIBILITY** frontage on Broadway St

**EXISTING** datacenter facility

**HEAVY POWER** ±1600 Amps (277/480V)

**GENERATOR** Caterpillar SR-4 250 KW

**UPS** Liebert 6S KVA

**HVAC** four (4) 20 ton Liebert HVAC units

**FIRE SUPPRESSION** Fenwall FM-200 Pre-Action System

**EXTENSIVE** fiber availability from both the Broadway & Marshall entrances

**PARKING** ±20 on-site spaces



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