



**±41,634 SF & ±7,085 SF**  
**OFFICE/WAREHOUSE UNITS AVAILABLE**  
**(CAN BE COMBINED FOR ±48,719 SF)**

*For Lease*



### *Property Highlights*

- ±211,259 SF Total
- Multi-tenant office/warehouse building
- Dock-high Loading
- Grade-level Loading
- Clear Height: 18' - 26'
- Fire Sprinklers
- Heavy Power
- Energy Efficient Warehouse Lights
- Monument Signage
- Excellent Proximity to Hwy 101, 380, 280, and El Camino Real
- Close to Public Transportation and SFO International Airport

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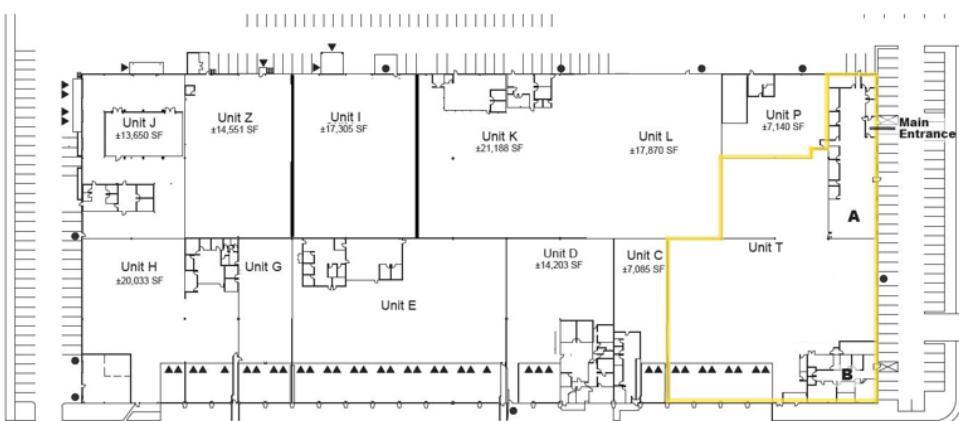
# Floor Plan

405  
VICTORY LANE  
SOUTH  
SAN FRANCISCO



Main Entrance (B)

Main Entrance (A)



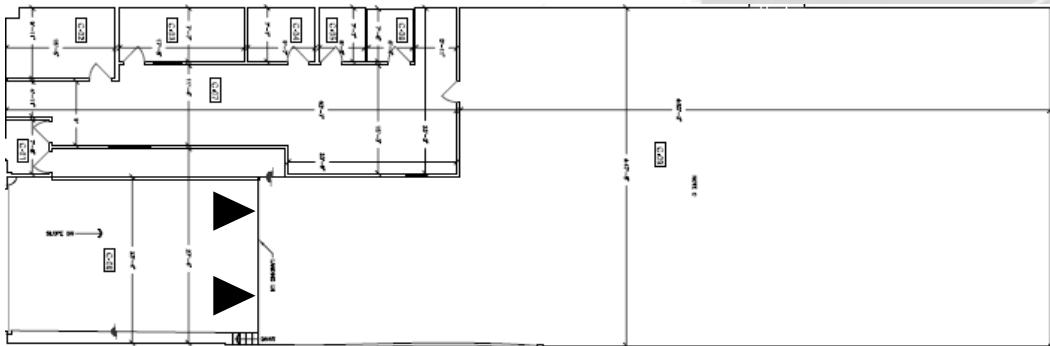
## UNIT T

- ±41,634 SF Total
- ±9,444 SF Office Total
  - ±6,278 SF Office A
  - ±3,166 SF Office B
- Eight (8) Dock-high Doors
- One (1) Grade-level Door
- Forty-one (41) unreserved parking stalls
- Available April 1, 2020
- Rate: \$1.60 NNN OpEx \$0.32

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019 Jones Lang LaSalle IP, Inc. All rights reserved.

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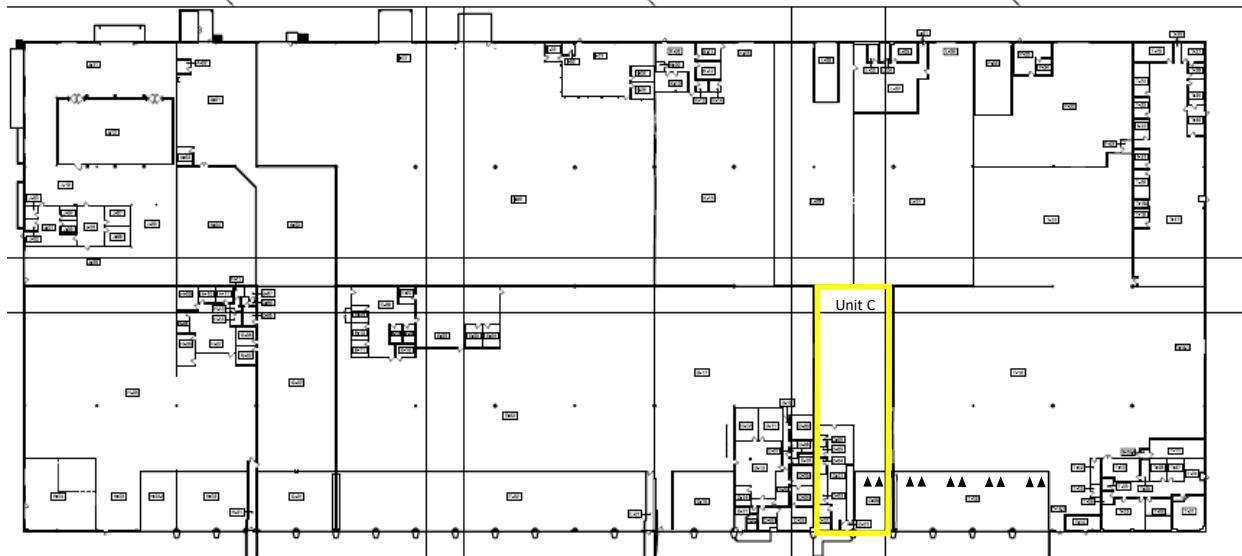
# Floor Plan



**405  
VICTORY LANE  
SOUTH  
SAN FRANCISCO**

## UNIT C

- ±7,085 SF Total
- ±1,500 SF Office
- Two (2) Dock-high Doors
- Seven (7) unreserved parking stalls
- Available May 1, 2020
- Rate: \$1.75 NNN OpEx \$0.32

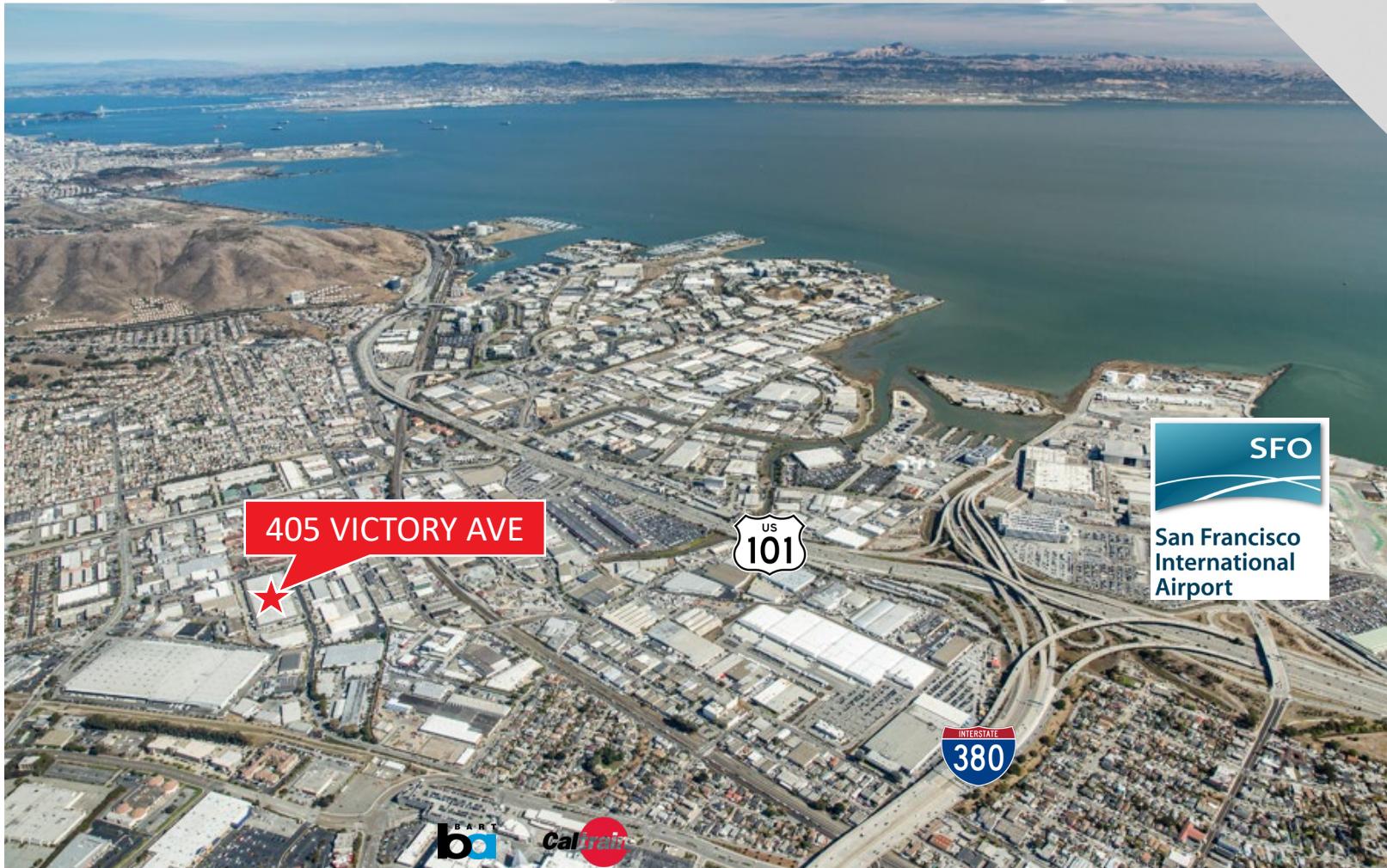


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# Location & Amenities

405  
VICTORY LANE  
SOUTH  
SAN FRANCISCO



405 VICTORY AVENUE IS CONVENIENTLY LOCATED AND HIGHLY ACCESSIBLE TO/FROM:

- SFO International Airport
- Highways 101, 380, and El Camino Real
- San Bruno BART Station
- San Bruno Caltrain Station
- Tanforan Shopping Center
- Downtown South San Francisco

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