



Available For Sale or Lease

SEQUOIA REALTY SERVICES
135 FRANKLIN STREET
REDWOOD CITY, CA 94063
TEL: 650.556.8660
FAX: 650.556.8661

1443 BAYPORT AVENUE, SAN CARLOS



Property Highlights:

- ±4,350 SF building
- Divisible to ±600 SF
- Zoned PM-1 (planned manufacturing)
- (3) 8' x 7' doors
- 200A 3 phase 120v / 240v
- Easy access to HWY 101 and El Camino Real
- APN# 046-205-190
- Local retail and services include:
 - Home Depot
 - WingStop
 - Chipotle Restaurant
 - Best Buy
 - Starbucks
 - Lucky Supermarket

Asking Price: **\$309,000**

Lease Rate: **\$0.50 psf IG**

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DRE LIC NO. 01783456

Ryan Pegnim

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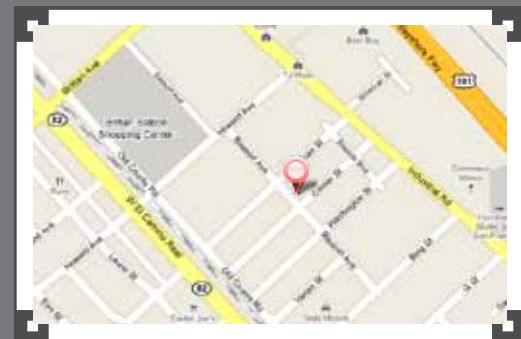
DRE LIC NO. 01478696

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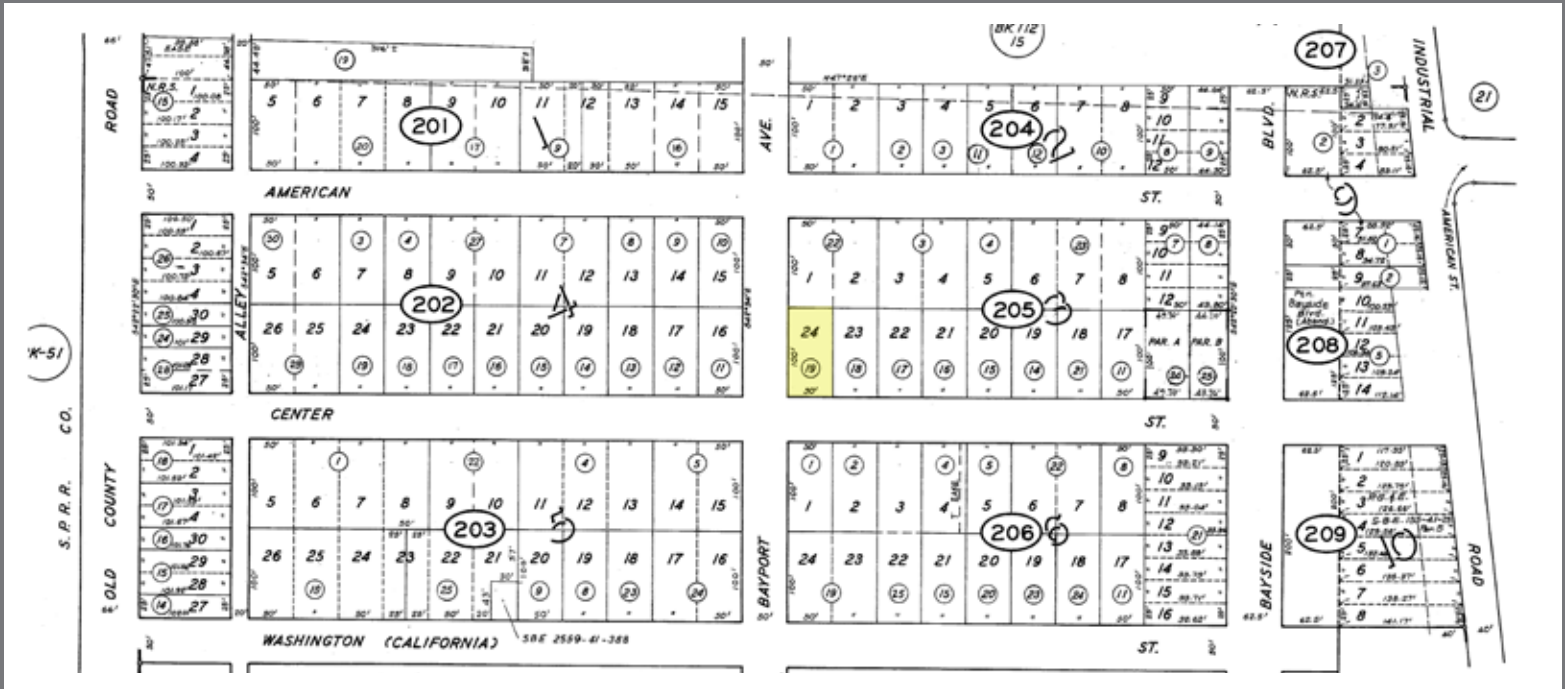


360° of Real Estate Services

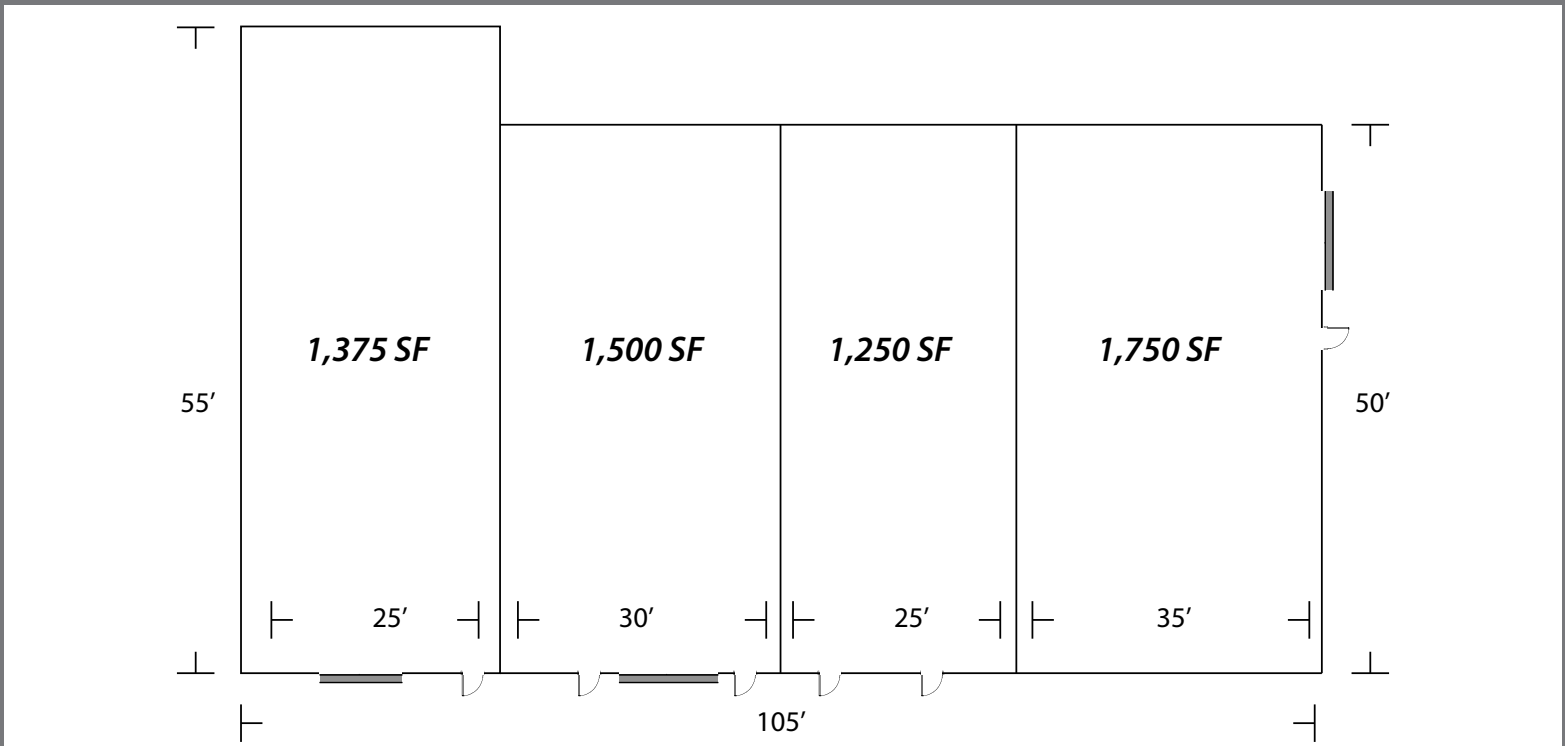
WWW.SEQUOIAREALTYSERVICES.COM

The information contained herein has been provided to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Parcel Map

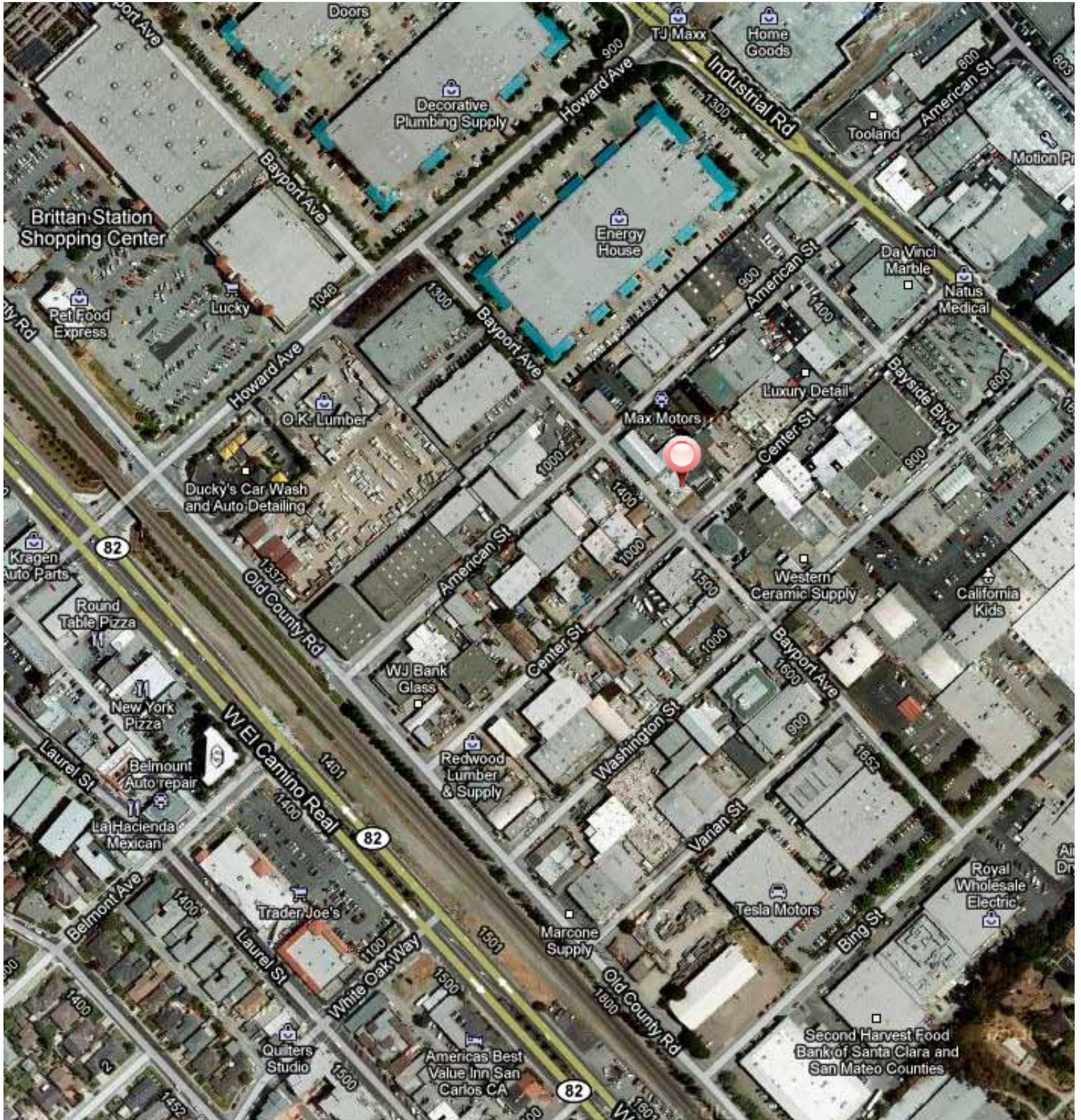


Floor Plan



1443 BAYPORT AVENUE, SAN CARLOS

Aerial





18.72.035 Permitted and conditional use table

Use	Permitted	ZA Use	PC Use	Prohibited
Animal hospital				X
Assembly of products	X			
Automotive body shop		X		
Automotive paint shop		X		
Automotive repair, not within 250' of Brittan Avenue		X		
Automotive sales (new)			X	
Automotive sales (used)			X	
Automotive storage		X		
Automotive wrecking and salvage (outdoor)				X
Bar	See ER Overlay District			
Biotechnology			X	
Chemical compounding			X	
Chemical manufacturing			X	
Chemical storage			X	
Commercial training facility—see Vocational school				
Computer hardware or component assembly (not using hazardous materials)	X			
Computer software development (incidental)	X			
Computer software development (primary)	X			
Computer software manufacturing	X			
Concrete plant			X	
Construction material manufacturing			X	
Contract service	X			
Distribution		X		
Deli—fewer than 12 seats, fronting Industrial Road or Old County Road only, not within more than 500' of a similar food establishment on the same side of the street, meeting current parking requirements. Incidental sales of beer and wine permitted.			X	
Dry cleaning plant			X	
Entertainment	See ER Overlay District			



1443 BAYPORT AVENUE. SAN CARLOS

Equipment or machinery storage and salvage (inoperable, outdoor)				X
Equipment or machinery rental yard		X		
Equipment or machinery storage (operable, outdoor)			X	
Equipment or machinery storage (operable, indoor)	X			
Food processing or packaging		X		
Food repackaging or warehousing	X			
Food, retail (see Deli)				
Garden supply, plant nursery			X	
Gas (liquid or solid) storage or reprocessing			X	
Hazardous uses (as determined by South County Fire)			X	
Hotel, landmark, for site designated on East San Carlos Specific Plan			X	
Instructional facility	See ER Overlay District			
Laboratories, testing		X		
Manufacturing (general, not using significant use of hazardous materials as determined by South County Fire)	X			
Metal or material—plating or treating			X	
Metal or material—welding		X		
Outdoor sales (see retail, outdoor)				
Outdoor storage (see storage, outdoor)				
Offices—professional (See Requirements of Section 18.72.030)			X	
Offices—incidental to another use	X			
Parking lot or garage (public)	X			
Parking lot or garage (private)	X			
Parking lot—incidental	X			
Packaging	X			
Printing, lithography, engraving	X			
Recreation	See ER Overlay District			
Recycling or waste transfer			X	
Residential (all)				X



1443 BAYPORT AVENUE. SAN CARLOS

Research and development	X			
Retail sales, regional (new, indoor, primary, 25,000 square feet or greater) on sites designated in the East San Carlos Specific Plan			X	
Retail sales (new, indoor, incidental)	X			
Retail sales (used, indoor, incidental)	X			
Retail sales (new, outdoor, incidental)		X		
Retail sales (used, outdoor, incidental)		X		
Storage, public self storage				X
Storage and warehousing (indoor, primary)	X			
Storage and warehousing (indoor, incidental)	X			
Storage and warehousing (outdoor, primary)				X
Storage and warehousing (outdoor, incidental)		X		
Utility—public or quasi-public			X	
Vocational school with Planning Director approval of parking, and verification of building code occupancy compliance	X			
Warehousing, see Storage				
Wholesale sales (indoor, primary)	X			
Wholesale sales (indoor, incidental)	X			
Wholesale sales (outdoor, primary)				X
Wholesale sales (outdoor, incidental)		X		
Other uses which, in the opinion of the Zoning Administrator (ZA), are similar to those listed ZA uses		X		
Other uses which, in the opinion of the Planning Commission (PC), are similar to those listed PC uses			X	

This data is current through Ordinance 1416, passed February 22, 2010.

<http://www.codepublishing.com/CA/sancarlos>
 Title 18 ZONING / Chapter 18.72: PM-1 and PM-2 PLANNED MANUFACTURING DISTRICTS

Disclaimer: The City Clerk's Office has the official version of the San Carlos Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.