



INNOVATION
PROPERTIES
GROUP

351 Demeter St.
East Palo Alto

Advanced Manufacturing / Flex Warehouse

AVAILABLE: AUGUST 1, 2023

800 amps/480V

32,620 SF



ipgsf.com

Property Highlights:

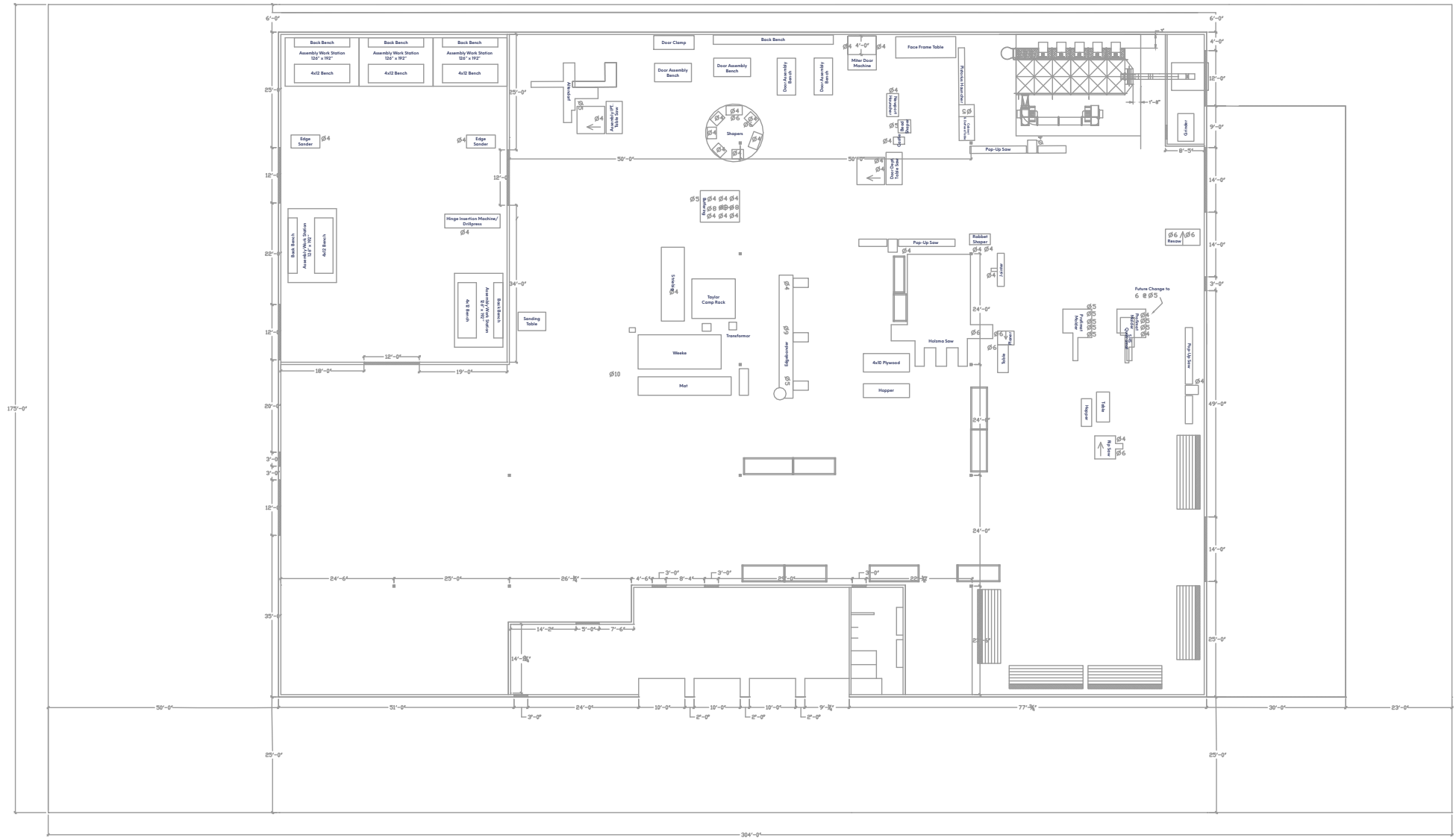
- **Size:** 32,620 SF
- **Land Area:** 1.21 AC
- **Clear Height:** 24'
- **Power:** 800 amps/480V 3 phase (To be confirmed)
- **Drive In Doors:** 5
- **Zoning:** Transit Industrial Zone
- Glass Lined Private Offices and Conference Rooms
- Heavy Mechanical Systems
- Compressed Air
- Gated Parking Lot with >30 Stalls



Compressed air







>30 Parking Stalls, Land Area: 1.21 Acres

Industrial Transition Zoning, Approved Uses Include: Manufacturing & Processing, Repair, Production Studio, Professional Office





LIFE SCIENCE COMPANIES

- ① Hexagon Bio ③ KamanBiotech ⑤ Biomea Fusion ⑦ Quantapore
- ② Trellis Bio ④ Bioceryx ⑥ Orca Bio



NEARBY DESTINATIONS

- ⑧ Stanford ⑩ IKEA ⑫ Baylands Golf Links ⑭ Three brother Tacos
- ⑨ SRI International Headquarters ⑪ Arc'teryx ⑬ Stanford Shopping Center ⑮ Quattro Restaurant and Bay ⑯ Home Depot



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For leasing information

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