

FOR SALE/FOR LEASE

UP TO 32,314 SF OF FLEX/INDUSTRIAL SPACE

CAN BE DEMISED



75 WILLIAMS AVENUE
SAN FRANCISCO | CALIFORNIA

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maven
INDUSTRIAL

75

WILLIAMS AVE

San Francisco, CA

75 Williams Avenue is a 32,314 square foot industrial warehouse located in the heart of San Francisco's Bayview neighborhood, one of California's oldest business districts. Built in 1950, the property sits on almost one acre at the highly visible intersection of Williams Avenue and 3rd Street, where more than 22,000 vehicles pass daily. The property is situated on a corner and features a single-story warehouse with approximately 16-foot clear ceiling height, three dock-high loading doors, and three drive-in/grade-level doors, providing efficient functionality for a wide range of industrial users. The site is secured with a fenced lot and offers prominent building signage opportunities.

With PDR-2 zoning (Production, Distribution, and Repair), the property is may be suitable for industrial, warehouse, logistics, or creative production uses. Prior occupant also kept ancillary retail and showroom space in the space. Its location provides immediate connectivity to San Francisco's core, being less than two miles from the I-280 and US-101 interchange, which both offer direct access into Downtown San Francisco and the greater Bay Area. The surrounding trade area is both dense and affluent, with more than 753,000 residents within a five-mile radius and an average household income exceeding \$182,000 within three miles. Population growth in the area is projected to continue at a steady pace, making this property an attractive long-term investment in one of the most supply-constrained industrial markets in the country.



FEATURES

- 32,314 SF Industrial Property Located in the Heart of San Francisco
- Can be demised with dedicated entrances
- Situated in San Francisco's Bayview Neighborhood
- Small outdoor fenced parking or loading area
- 16' clear height
- Exposed truss ceilings
- Existing racks and other improvements in place
- Less Than Two Miles from the I-280 and US-101 Interchange, Providing Direct Access into Downtown San Francisco

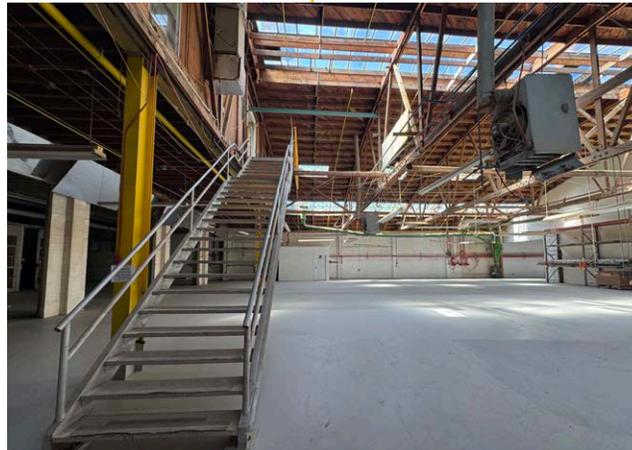
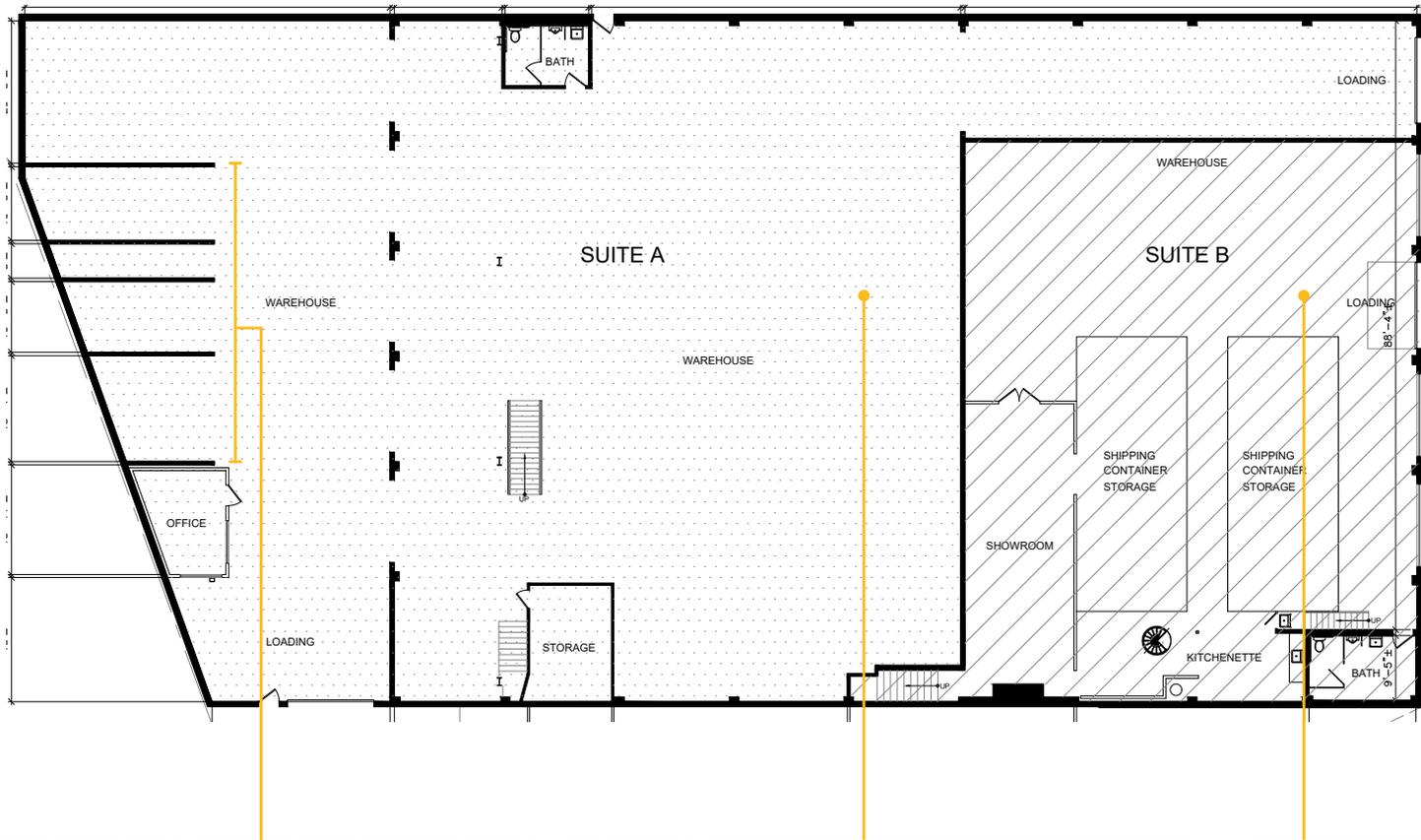




FLOOR PLANS

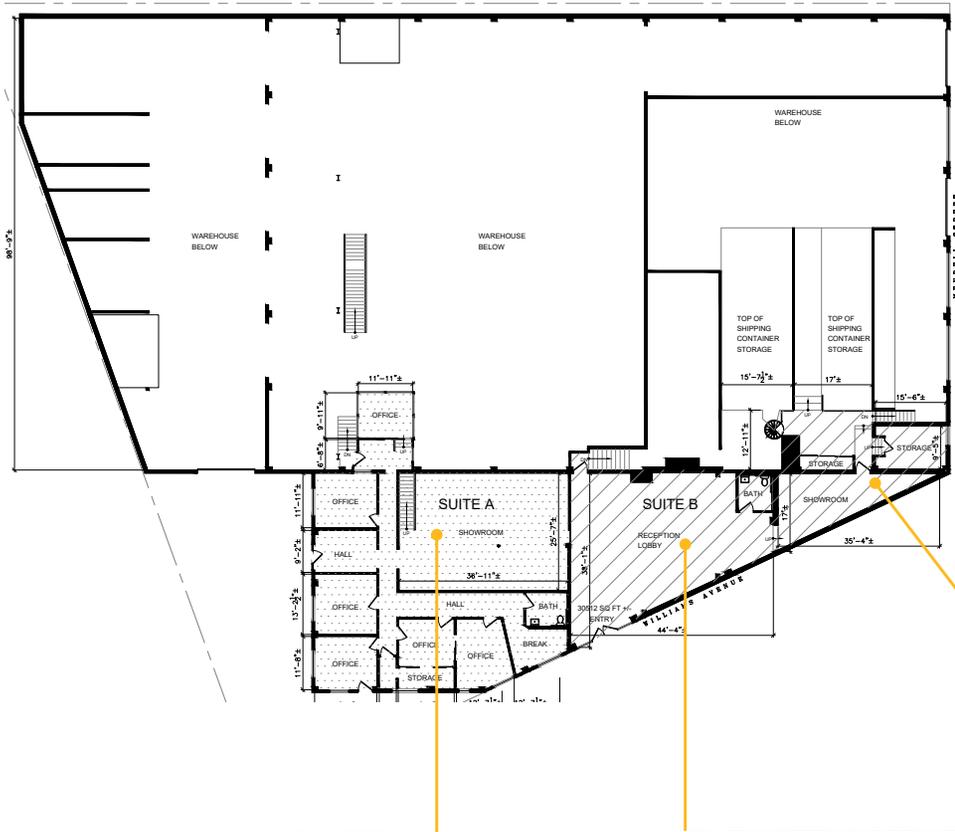
SUITE A: +/- 22,905 SF | SUITE B: +/- 5,498 SF

FIRST FLOOR

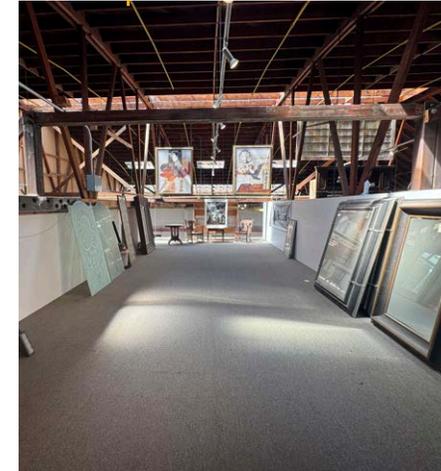
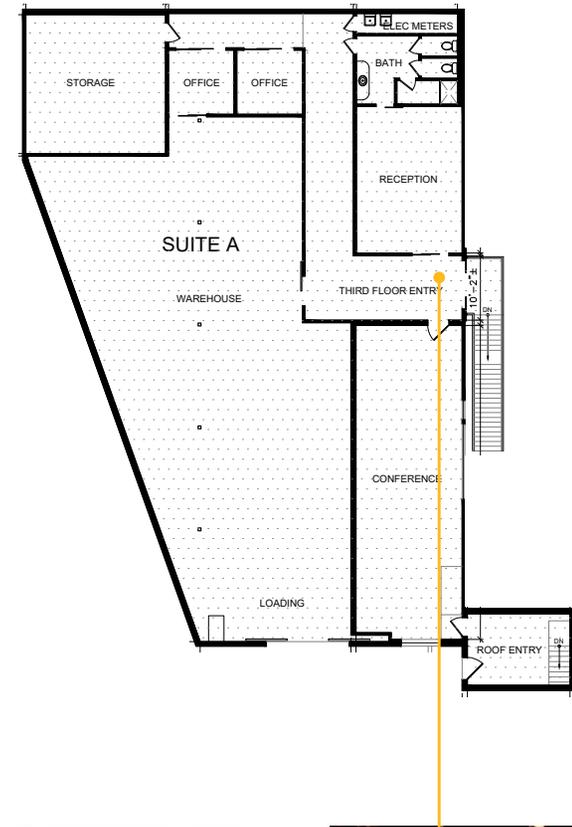


FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



NEIGHBORHOOD



INDIA BASIN PARK PROJECT



HUNTERS POINT SHIPYARD PROJECT



FIVEPOINT CANDLESTICK PROJECT



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