

1401 & 1499 ILLINOIS STREET

FOR LEASE | INDUSTRIAL COMPLEX W/ SECURED PARKING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

1401 & 1499 Illinois St, San Francisco, CA 94107

AVAILABLE BUILDING SPACE

+/- 36,895 Square Feet

AVAILABLE YARD / PARKING

+/- 80,000 Square Feet

RENTAL RATE

\$1.80 / Square Foot / Month / NNN

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Centrally Located Warehouses & Secure Yard Space
- + Multiple Drive-In and Dock High Loading Doors
- + Units Can Be Leased Separately or Together
- + PG&E Substation Immediately Adjacent to Property
- + Potential Electrical Capacity - 4,000 Amps @ 480 Volts

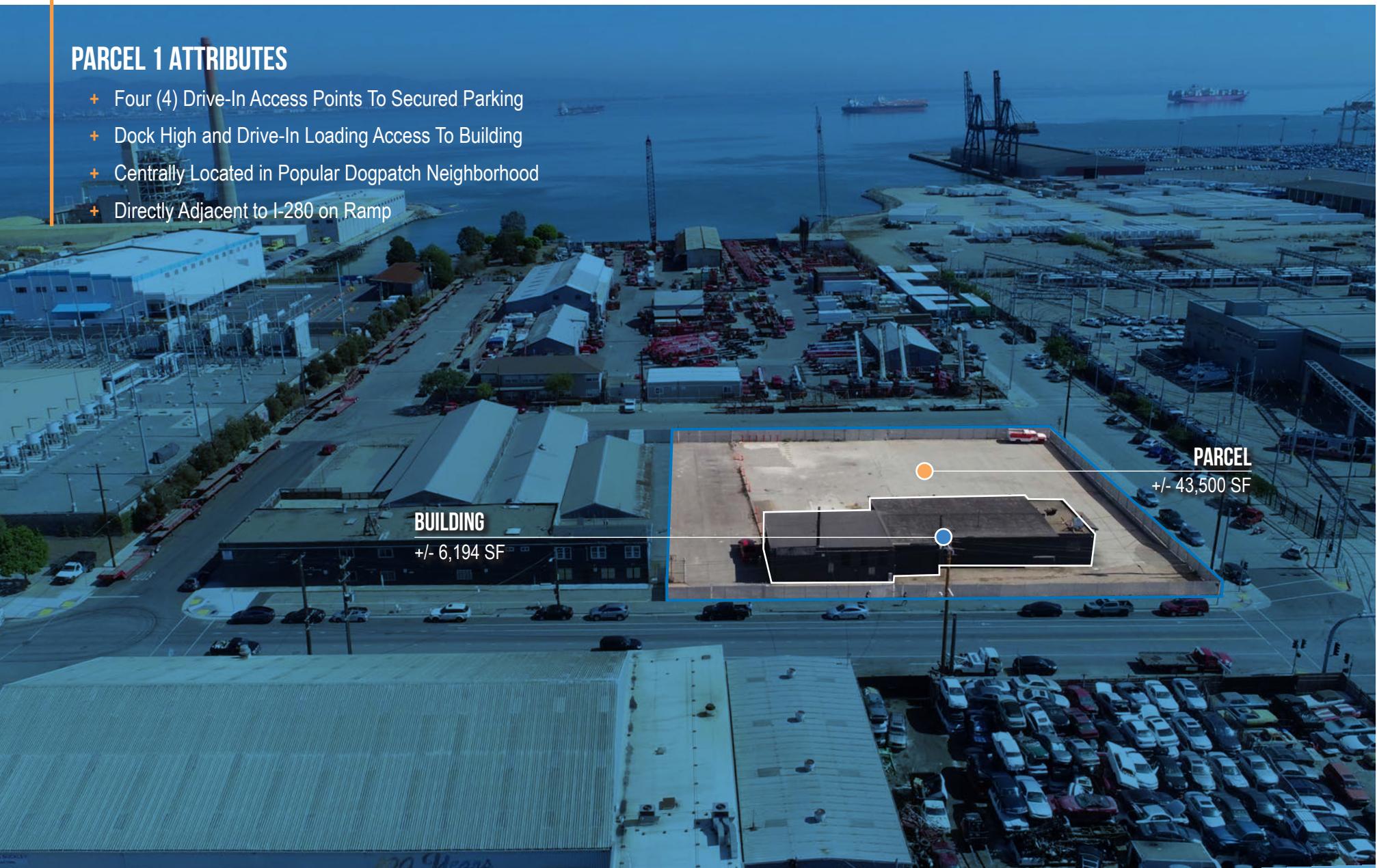


SITE BREAKDOWN

	APN	BUILDING SF	PARCEL SF
PARCEL 1	4244/004	+/- 6,194 Square Feet	+/- 43,500 Square Feet
PARCEL 2	4244/003	+/- 30,701 Square Feet	+/- 36,500 Square Feet
TOTAL		+/- 36,895 Square Feet	+/- 80,000 Square Feet

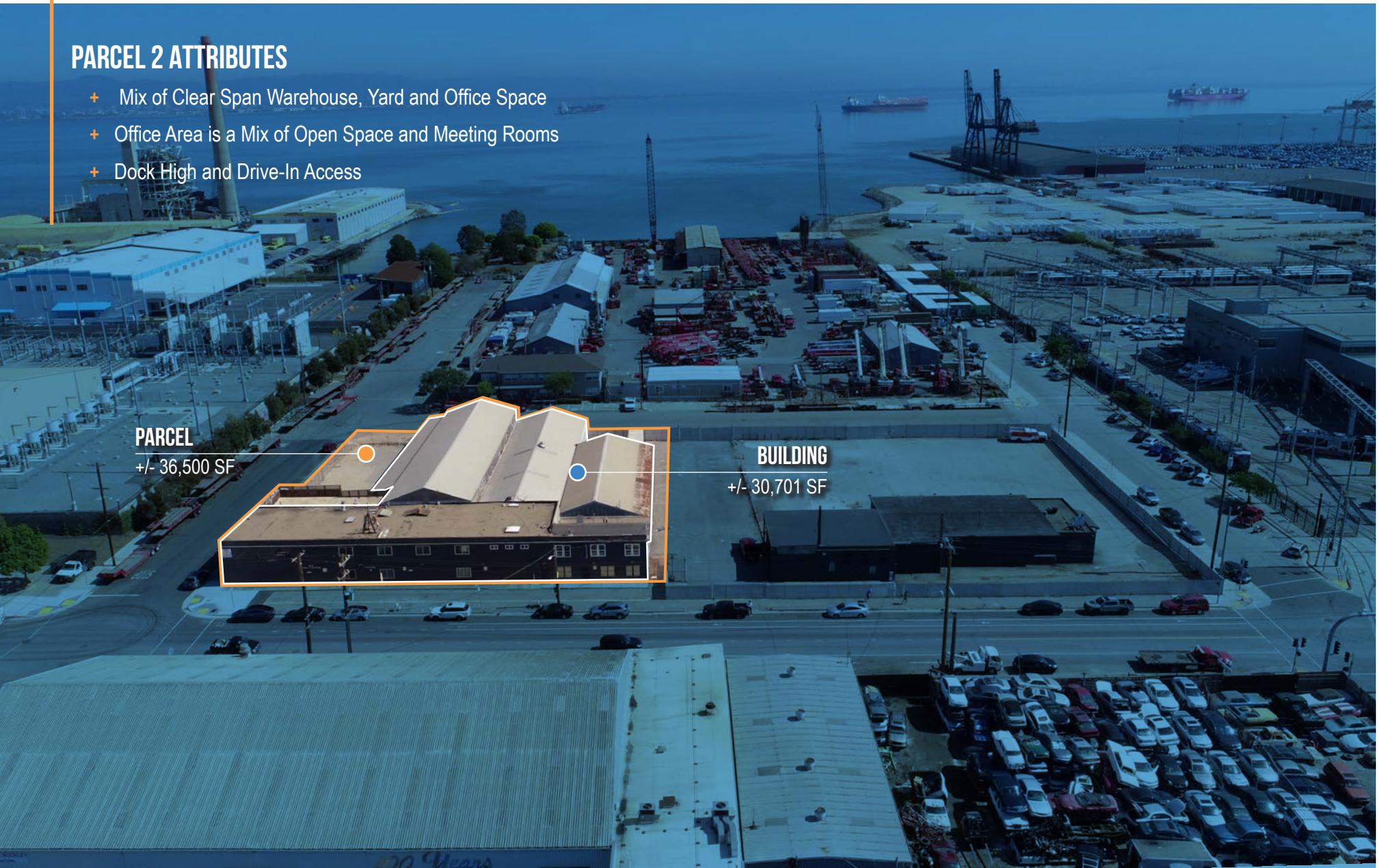
PARCEL 1 ATTRIBUTES

- Four (4) Drive-In Access Points To Secured Parking
- Dock High and Drive-In Loading Access To Building
- Centrally Located in Popular Dogpatch Neighborhood
- Directly Adjacent to I-280 on Ramp



PARCEL 2 ATTRIBUTES

- + Mix of Clear Span Warehouse, Yard and Office Space
- + Office Area is a Mix of Open Space and Meeting Rooms
- + Dock High and Drive-In Access



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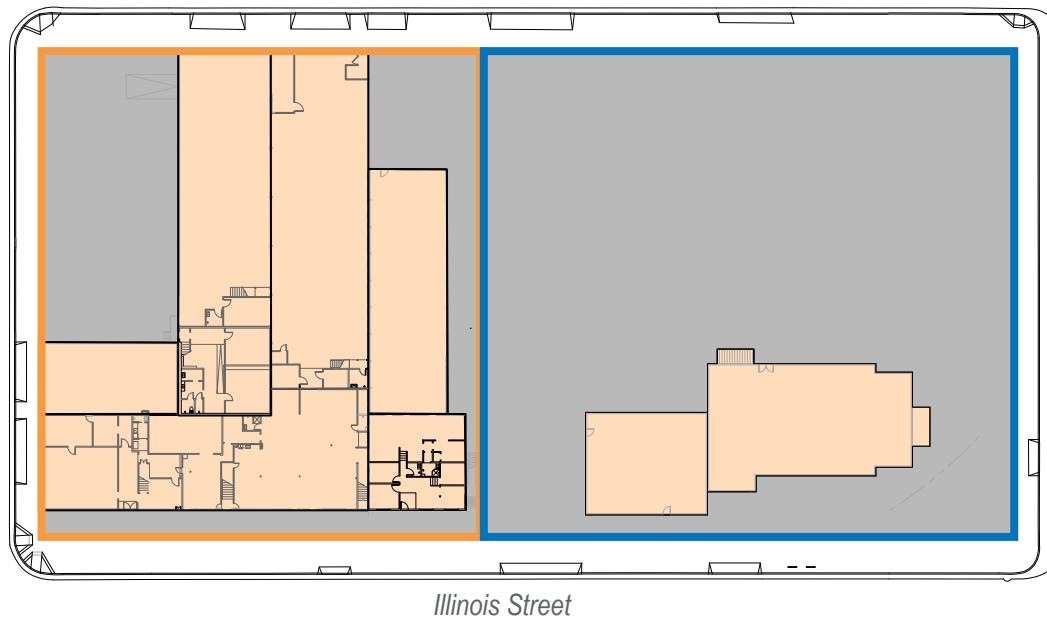
Parcel 1

+/- 6,194 Sq Ft - Building
+/- 43,500 Sq Ft - Lot

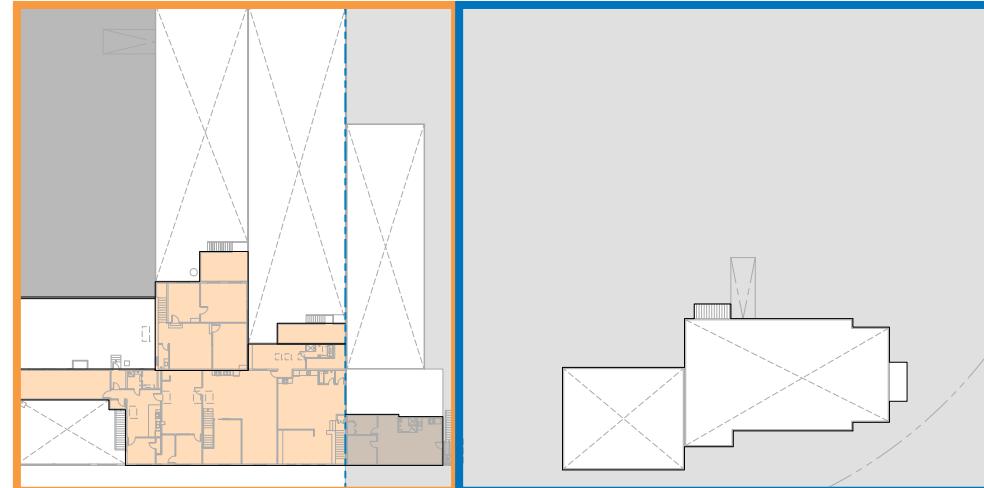
Parcel 2

+/- 30,701 Sq Ft - Building
+/- 36,500 Sq Ft - Lot

GROUND LEVEL



SECOND LEVEL



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LOCATION OVERVIEW

Desirable Central Waterfront location, walkable to public transportation and to nearby amenities.



03 MIN to 3rd St Muni
13 MIN to 22nd St Caltrain
20 MIN to Chase Center



05 MIN to Potrero Hill
10 MIN to Mission District
10 MIN to SOMA



02 MIN to 280 On-Ramp
05 MIN to 101 On-Ramp



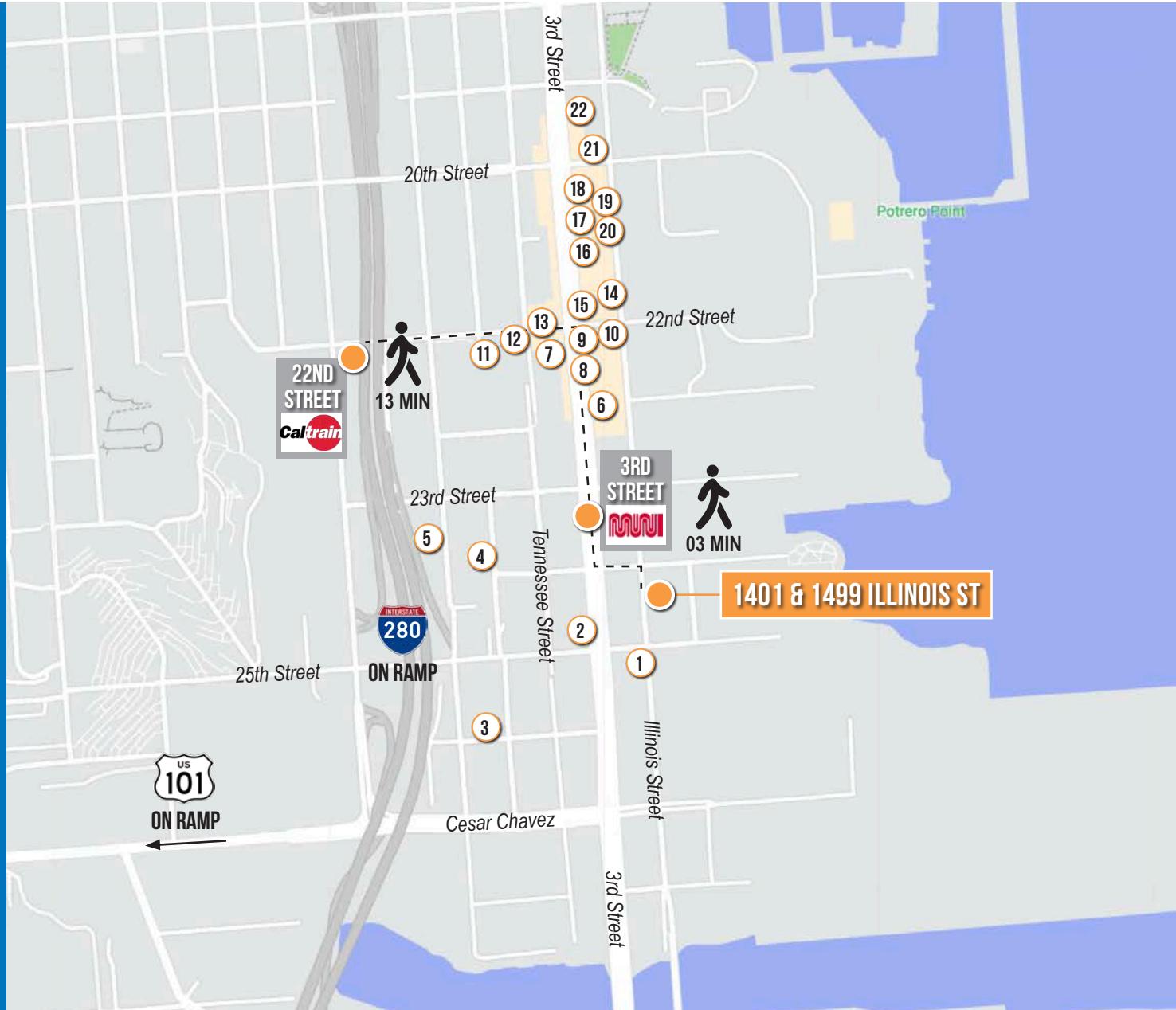
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NEARBY AMENITIES

- 1.....Tacos El Flaco
- 2.....Shell
- 3.....Harmonic Brewing
- 4.....Philz Coffee
- 5.....Biscuit Bender
- 6.....Dogpatch Boulders
- 7.....Hard Knox Cafe
- 8.....Daily Driver
- 9.....Midnite Bagel
- 10.....Mainstay Markets
- 11.....Piccino
- 12.....Honeybear Boba
- 13.....Marcella's Lasagneria
- 14.....Rocketbird
- 15.....Triple Aught Design
- 16.....Long Bridge Pizza Co.
- 17.....Neighbor Bakehouse
- 18.....The Plant Cafe Organic
- 19.....Jolt N Bolt Bakery & Cafe
- 20.....Gerhard Mitchler
- 21.....Third Rail
- 22.....Olfactory Brewing & Blending

NEARBY TRANSPORTATION

- 1.....3rd Street Lightrail Muni
- 2.....22nd Street Caltrain Station



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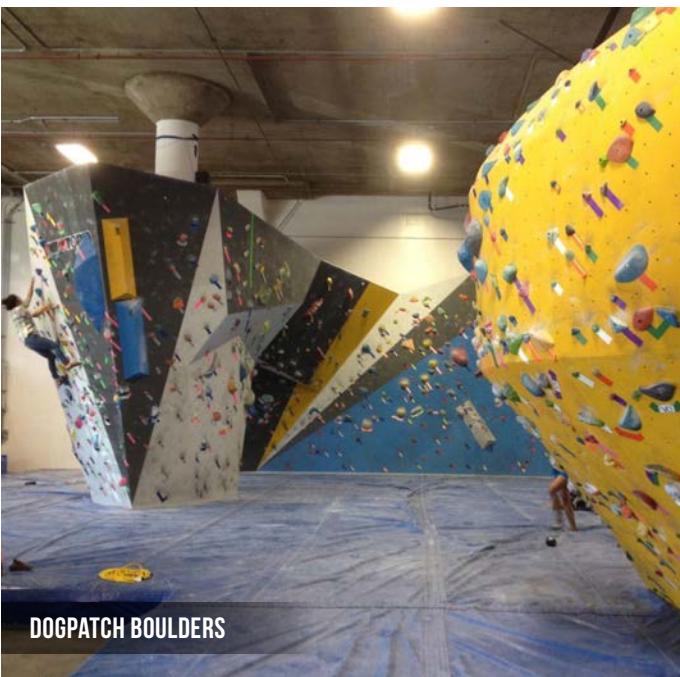
CHASE CENTER



HARMONIC BREWING



THE PLANT CAFE ORGANIC



DOGPATCH BOULDERS



MAINSTAY MARKET

NEARBY AMENITIES

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