

1908-1950 INNES AVE

San Francisco



FORTRESS
REAL ESTATE ADVISORS INC.

For Sale or Lease

Colliers



PROPERTY PROFILE

PROPERTY OVERVIEW



1950 Innes Ave	23,581 SF
1908 Innes Ave	5,669 SF
TOTAL BUILDING AREA	29,250 SF
Yard/Parking Area	31,379 SF
TOTAL LAND AREA	60,629 SF
Street Frontage	80' (Innes Ave)
Zoning	PDR-2
Block / Lot	5250 / 005
Asking Purchase Price	\$11,500,000
Asking Rental Rate	\$1.90/SF (IG)



PROPERTY HIGHLIGHTS

PRIME INDUSTRIAL LOCATION

Centrally-located industrial property with easy access to I-280 and Hwy 101. Excellent proximity to both downtown and SFO.

FULLY RENOVATED

Recent renovations include a new insulated roofing system, new insulated exterior panels, new lighting, ADA restrooms, new fencing, new security gate, and fresh asphalt paving.

ENERGY-EFFICIENT BUILDING ENVELOPE

The high-performance, fully insulated walls and roofing allow the building to accommodate temperature-controlled uses or agricultural production while minimizing energy costs.

PDR-2 ZONING / GREEN ZONE

PDR-2 zoning allows for a variety of manufacturing, production, distribution, and repair uses. The entire property lies within the "Green Zone;" the cultivation and production of cannabis products is permitted.

LARGE PRIVATE YARD SPACE

Over 31,000 square feet of on-site yard space for parking, loading, and materials storage. A 10' steel fence and gate provides additional security for equipment/materials.

ABUNDANT POWER

The buildings have three, individual power sources offering more than sufficient power for any light-industrial, manufacturing, or temperature-controlled storage needs.

OWNER/USER

The property is vacant, making it an exceptional opportunity for an owner/user or investor who wants to capitalize on San Francisco's limited supply of renovated industrial properties.



PROPERTY DESCRIPTION

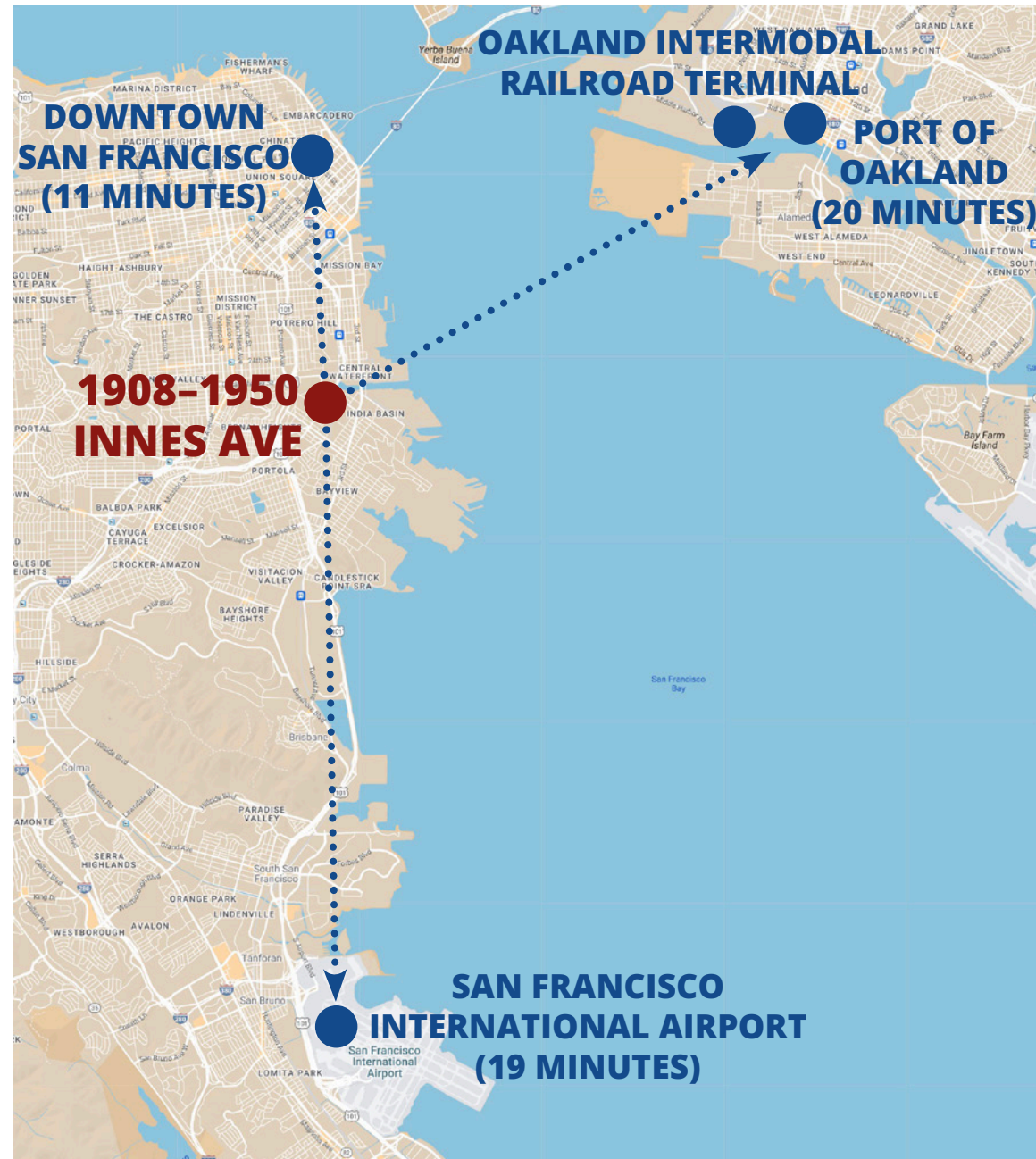
Completely Renovated Industrial

Renovated in 2024, 1908 and 1950 Innes Avenue are a 1964-built, two-building (29,250 square foot), one-story, multi-tenant, light industrial asset situated in the core industrial market of San Francisco. The property contains 60,629 SF of land and 31,379 SF of yard space.

The property's location at the terminus of Innes Avenue yields a more secure environment than other highly trafficked industrial locations. The property lies a short distance from Interstate 280 and State Highway 101, which allows for quick vehicle access to any point on the peninsula, Downtown San Francisco, the Port of Oakland, or the Oakland railroad terminal.

Extensive renovations to transform the buildings into a modern warehouse are complete. Originally planned as an indoor, temperature-controlled, agricultural cultivation facility, the buildings benefit from a new, high-tech, insulated roofing and wall panel system manufactured by ISOCINDU. The roof is rated at R-30 and the walls are rated at R-19. The larger building (1950 Innes) is fully sprinklered with 20'7" maximum ceiling heights. The smaller building (1908 Innes) is not sprinklered and 24'2" at the highest point. The property has new, 10' steel fencing along portions of the perimeter and is secured by a steel gate. The yard areas are newly paved.

The property benefits from abundant power, which adds tremendous utility, flexibility of use, and value. The larger building features dual 277/480V, 3-phase electrical services totaling 1,000 amps. The smaller building is equipped with a single 120/240V, 3-phase, 400-amp service.



PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY ZONING

SEC. 210.3 PDR Districts.

PDR-2 District. Core Production, Distribution and Repair. The intent of this District is to encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities. Thus, this District prohibits new housing, large office developments, large-scale retail, and the heaviest of industrial uses (such as incinerators). Generally, all other uses are permitted. The conservation of existing flexible industrial buildings is also encouraged. This District permits certain non-industrial, non-residential uses, including small-scale Retail and Office, Entertainment, certain institutions, and similar uses that would not create conflicts with the primary industrial uses or are compatible with the operational characteristics of businesses in the area.

Light industrial uses may be conducted entirely within an enclosed structure, partly within enclosed structures, or some functions may occur entirely in open areas. These uses may require trucking activity multiple times per day, including trucks with up to 18 wheels or more, and occurring at any time of the day or night. As part of their daily operations, PDR activities in these areas may emit noises, vibrations, odors, and other emissions as permitted by law. Within the requirements of local, state, and federal health and safety regulations—and within the stipulation of this Code (which may impose additional use size maximums and minimum distance requirements on certain activities, raw materials used for production, manufacturing, repair, storage, research, and distribution)—chemical, biological, and other hazardous, explosive or flammable materials may be stored on site. In considering any new land use not contemplated in this District, the Zoning Administrator shall take into account the intent of this District as expressed in the General Plan.





LOCATION PROFILE

NORTHERN AERIAL WITH SUBMARKETS



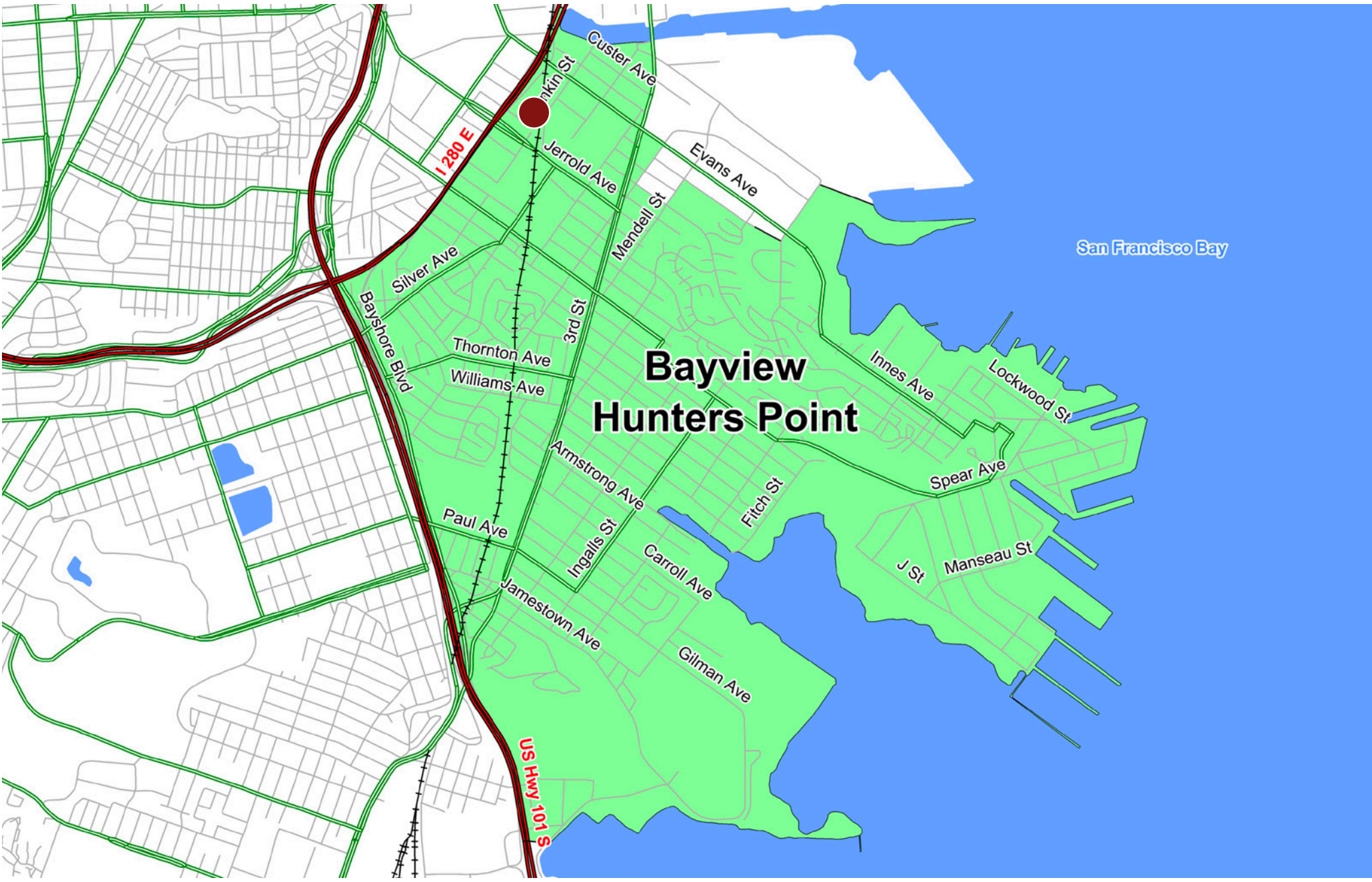
SOUTHERN AERIAL



HIGHWAY PROXIMITY



BAYVIEW / HUNTERS POINT SUBMARKET





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