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UrbanPointSF
Work. Create. Connect.



State of the Art Production & Manufacturing

1314 Fitzgerald Avenue & 1409 Egbert Avenue, San Francisco, CA

±3,186 Sq.Ft. – ±21,710 Sq.Ft. Available for Lease

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Rediscover Urban

Urban Point, a brand-new industrial building, stands ready to welcome a diverse range of manufacturing and production businesses. With flexible space options ranging from 3,186 sq. ft. up to 21,710 sq. ft., Urban Point caters to a wide spectrum of artisan enterprises, including breweries, coffee roasters, distilleries, and caterers.

Strategically situated in a designated Qualified Opportunity Zone (QOZ), Urban Point offers businesses a unique competitive advantage. By locating within this tax incentive zone, businesses can potentially attract additional investors and secure outside capital at a lower cost. Investors are drawn to QOZ-based businesses due to the substantial tax benefits associated with such investments.

The landlord's extensive construction and design expertise streamlines the tenant improvement (TI) process, ensuring a smooth and efficient move-in experience.

Embrace the Urban Point advantage:

- Flexible space options: choose from a range of sizes to suit your specific needs.
- Artisan-focused amenities: heavy infrastructure utilities and amenities cater to breweries, coffee roasters, distilleries, and caterers.
- QOZ designation: reap the tax benefits of operating in a Qualified Opportunity Zone.
- Streamlined TI process: leverage the landlord's expertise for a seamless move-in experience.

Urban Point invites you to discover the ideal manufacturing and production space for your thriving business. Contact us today to schedule a tour and experience the Urban Point difference.

Available: ±3,186 - ±21,710 sq. ft.
Asking Rents: Negotiable depending on Tenant Improvements needed
Occupancy Timing: Now
Zoning: PDR-2 | PDR-1-B

1314 Fitzgerald Avenue

	Ground Floor Sq.Ft.	Hypothetical Mezzanine Sq.Ft.	Total Sq.Ft.
Unit 1	3,295	1,098	4,393
Unit 2	3,186	1,062	4,248
Leased	3,172	1,057	4,229
Leased	3,248	1,083	4,331

1409 Egbert Avenue

	Ground Floor Sq.Ft.	Hypothetical Mezzanine Sq.Ft.	Total Sq.Ft.
Unit 1	3,272	1,091	4,363
Unit 2	3,198	1,066	4,264
Unit 3	3,299	1,100	4,399
Unit 4	3,327	1,109	4,436

*Spaces can be leased together or separately

Artisan Production / Manufacturing Opportunity



Heavy utility infrastructure
600 amp 3 phase power and 972,500 BTU gas per unit



Drive-in loading
20' to 22' Slab to truss heights



Potential retail component including
tasting rooms available for various uses



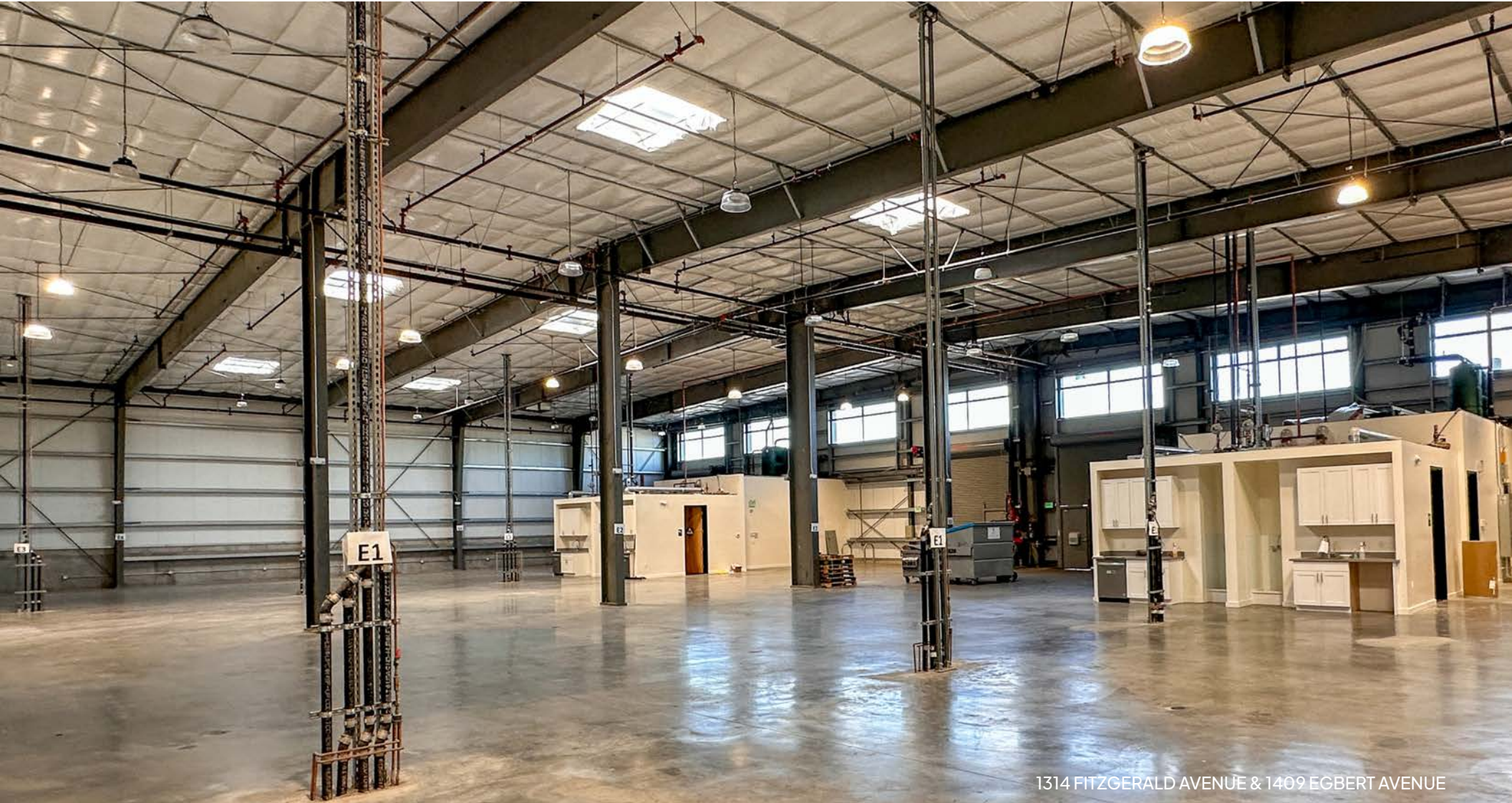
1.5 blocks to MUNI, 10 minute drive to Chase Center, 5 blocks to Highway 101 entrance



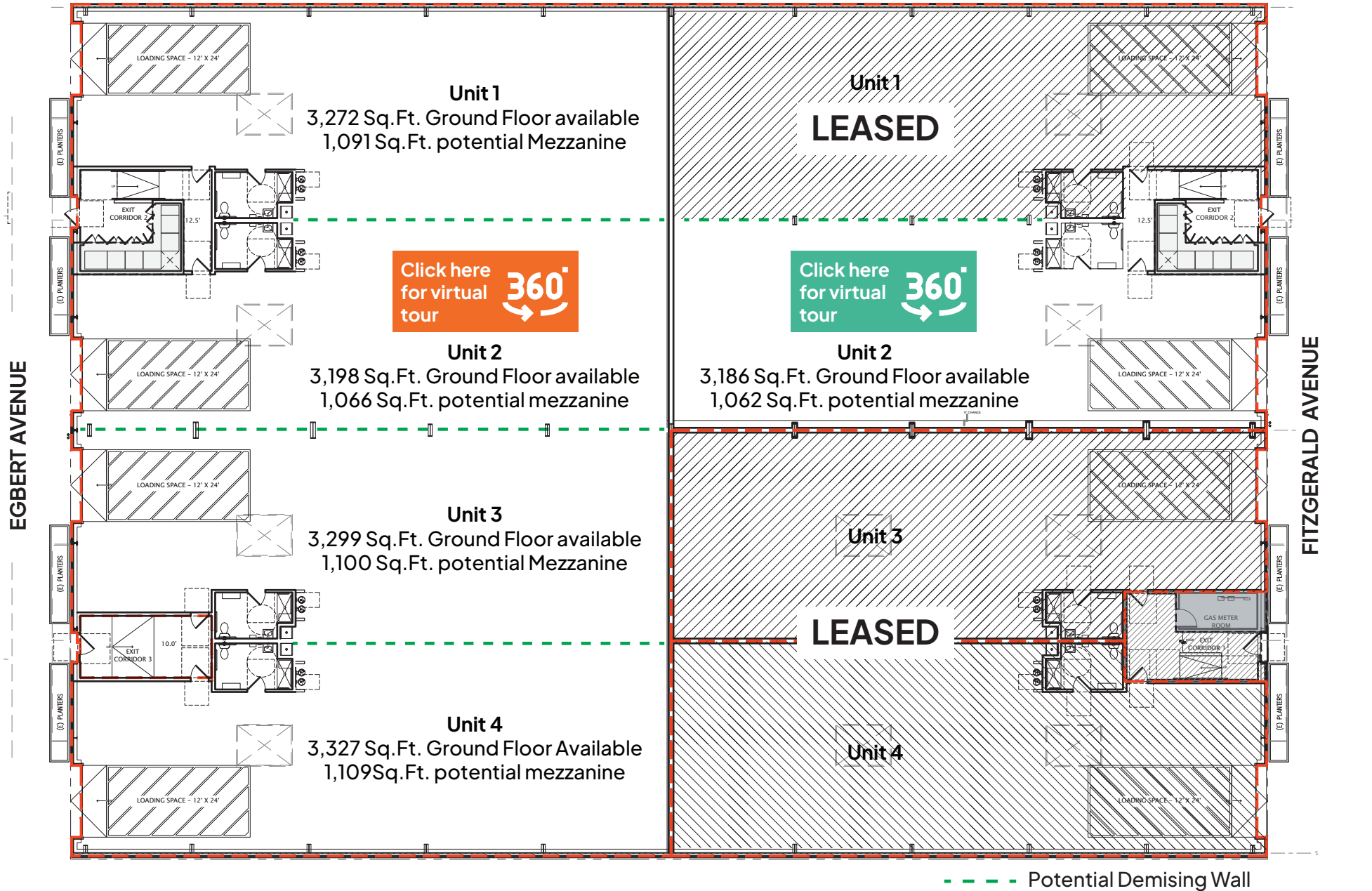
Use permits in place for
commercial kitchen



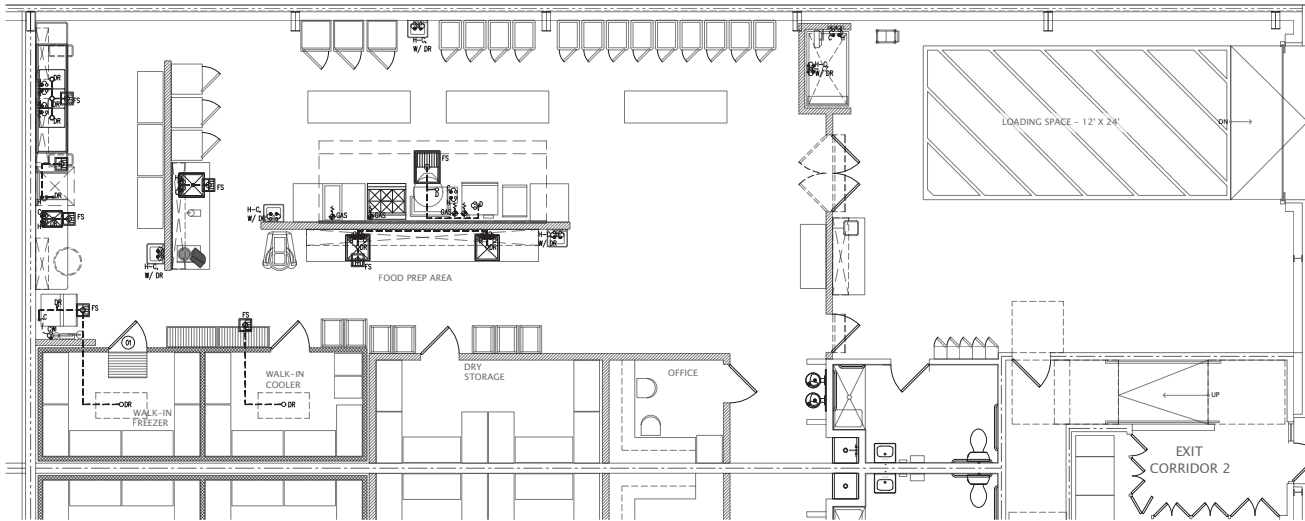
Opportunity zone tax deferral



Floor Plan & Availabilities

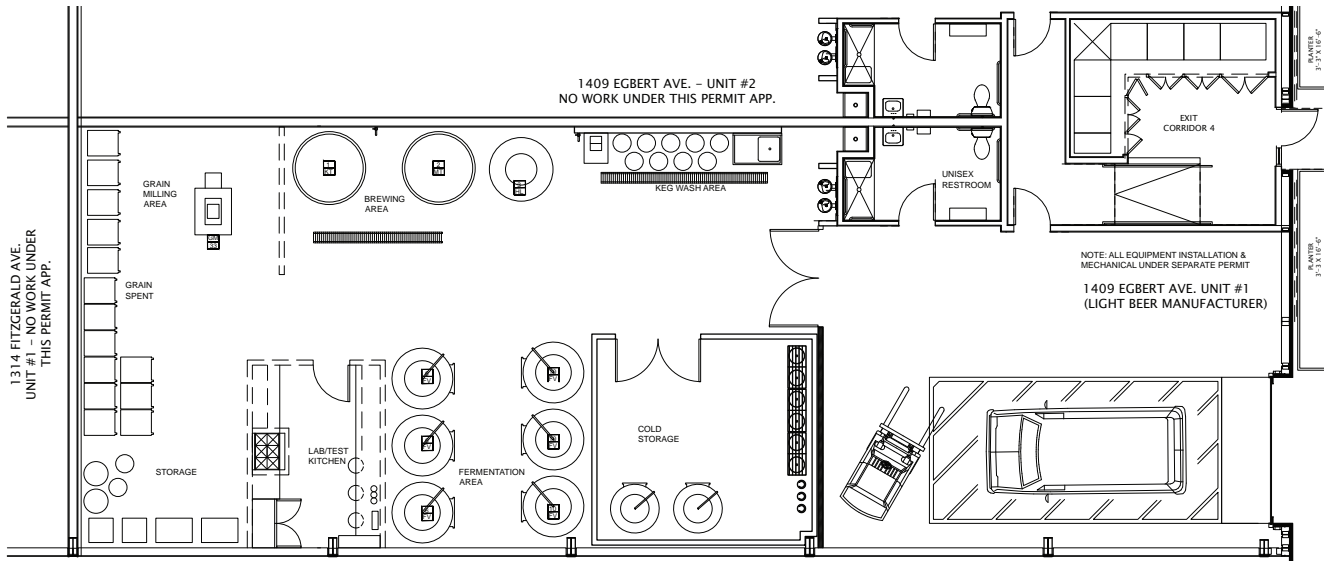


Permit Ready



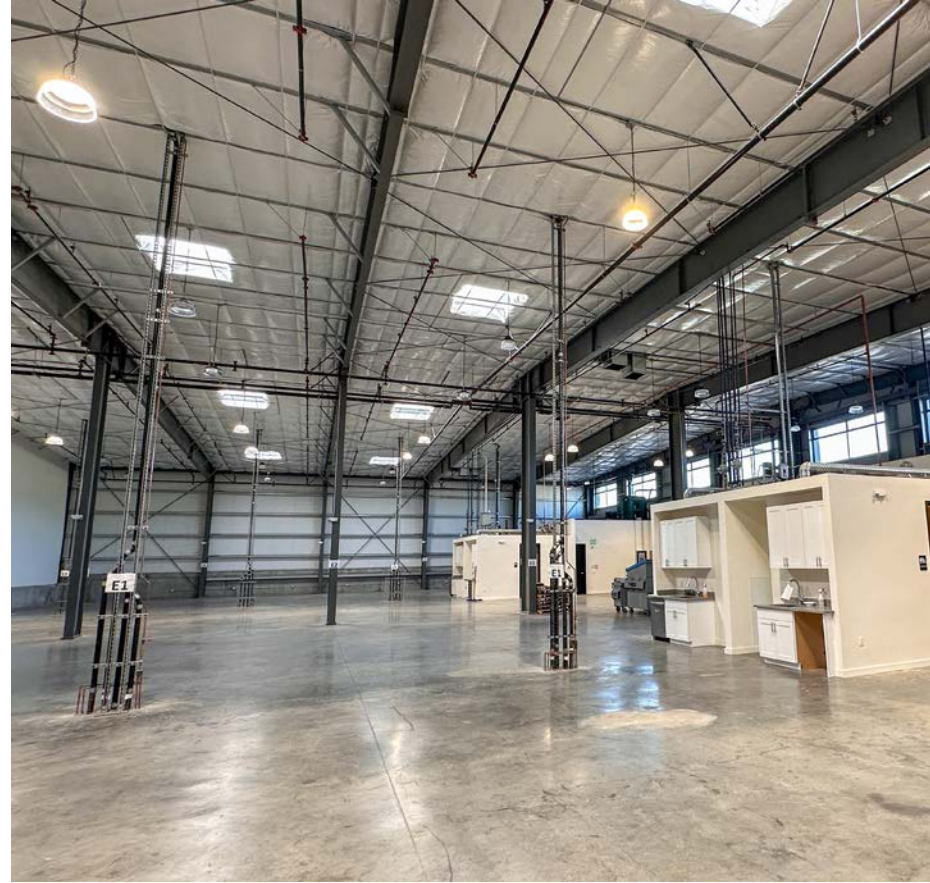
Two commercial kitchens

- Up to three type one hoods
- Prep area
- Dry storage area
- Walk-in cooler & freezer



Artisan brewery

- Tasting / brew lounge
- Test kitchen / break room
- Fermentation / brewing tanks
- Grain milling



1314 FITZGERALD AVENUE & 1409 EGBERT AVENUE

Project Features

- Two (2) 2,500 amps secondary substations servicing the entire project
- AT&T fiber ready (speeds up to 1 gig), can also have Comcast
- HVAC
- ADA compliant restrooms with showers
- 250 lbs. /sq.ft. live load
- Automatic roll-up entry doors (12' x 11' approximately) which can be switched to automatic
- Ceiling heights of 20' minimum
- Potential for mezzanine space with 50 lbs./sq.ft. live load
- Fire sprinkler designed for uses up to OH₂ hazard classification
- Commercial kitchen use ready
- Brewery use ready
- Building security cameras

Utilities per Unit

- **Electrical:** 600 amps
- **Water service:** 2" service
- **Gas:** 972,500 BTU's



Rediscover Urban

Urban Point is covered under two separate zoning districts, which allow for a variety of commercial and industrial uses. Interested parties are encouraged to contact brokers for more details regarding their use requirement.

PDR-1-B Zoning: Light Industrial Buffer. Intended to create a buffer area between residential neighborhoods and light industrial areas.

PDR-2 Zoning: Production, Distribution, and Repair. Intended to encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities

Potential Uses	PDR-1-B	PDR-2
Catering / Commercial Kitchen	✓	✓
Breweries		✓
Manufacturing	✓	✓
Dispensaries	✓	✓
Schools	✓	✓
Community Facility	✓	✓
Laboratories	✓	✓
Storage / Warehouse	✓	✓
Entertainment	✓	✓
Automotive	✓	✓
EV Charging	✓	✓
Business Services / Office	✓	✓
Sales	✓	✓

Opportunity Zones are a result of the 2017 Tax Cuts and Jobs Act and provide capital gain tax incentives for businesses located within them. Prospective tenants are encouraged to consult with their financial advisors to learn about how their business can qualify and benefit from QOZ's.

For informational purposes only; tenant should independently verify that its use is permitted at this site per applicable law.



Opportunity
Zone

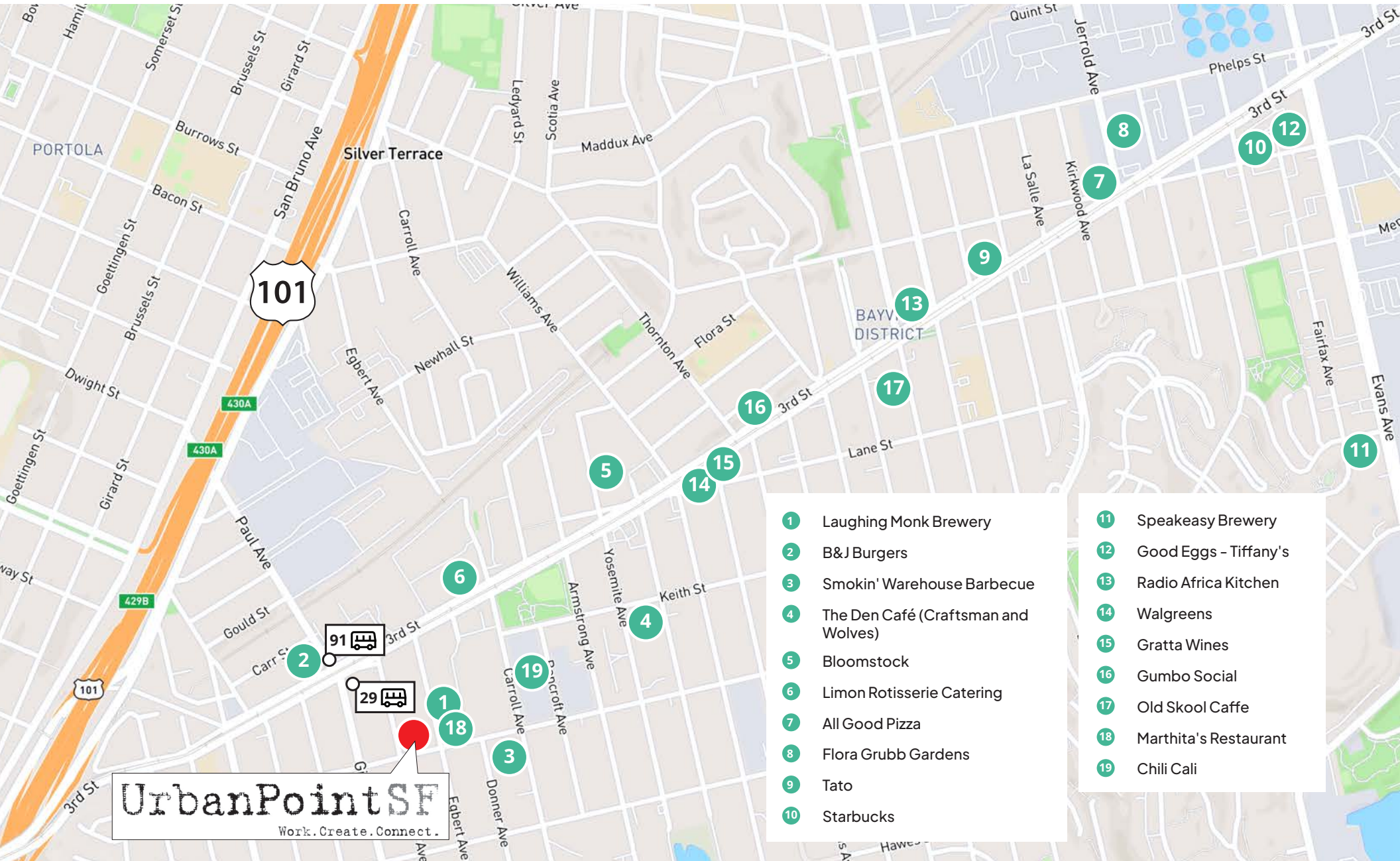
EGBERT AVENUE

FITZGERALD AVENUE

JENNINGS STREET

1314 FITZGERALD AVENUE & 1409 EGBERT AVENUE

Neighborhood Amenities





For more information, or to schedule a tour, please contact:

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