

451 6th Street, San Francisco, CA

FOR LEASE: Commercial Kitchen | Industrial Building w/ Heavy Power



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# 451 6th Street

## Property Summary & Highlights



### PROPERTY SUMMARY

#### Address:

451 6th Street, San Francisco, CA 94103  
(SOMA between Bryant & Harrison)

#### Available Space:

Ground Floor: ± 7,246 Square Feet  
Second Floor: ± 1,459 Square Feet  
Total Building: ± 8,705 Square Feet  
Parking Lot Size: ± 1,750 Square Feet

**Rental Rate:** \$25,000 monthly NNN

**Availability Date:** July 1, 2026

**Zoning:** Service/Arts/Light Industrial (SALI)

### PROPERTY HIGHLIGHTS

- Currently Operating Food Production Facility
- Heavy Power: 1000 Amps
- 2" Gas Line
- 1 Loading Dock
- Parking Lot ±1,750 sq.ft.
- Existing Food Production & Refrigeration Infrastructure
- Floor Drains Throughout
- 18 foot Ceiling Heights
- 2nd Floor Office & Break Room
- Current Autocad As-Built Plans Available (2026 Survey)
- Central Location w/ Access to HWY-80/101 & HWY-280





### KEY INFRASTRUCTURE & IMPROVEMENTS

**Electrical Capacity:** 1,000 Amps, 3-Phase

**Gas Service:** 2-inch pressurized PG&E gas line

**Ceiling Heights:** Approximately 20 feet in Production Area

**Loading/Freight Access:** One (1) dock-high rollup door at rear facing parking lot

**Hot Line Infrastructure:**

- **Type-1 Hood:** One (1) 12' x 4'
- **Type-2 Hoods:** Three (3) of various sizes
- **Revent Double Rack Oven\*** with dedicated venting

**Cold Storage:** Multiple commercial-grade freezers and refrigerators, including:

- **Front Cooler:** ± 18.5' x 24' x 8' height
- **Front Freezer:** ± 18' x 9' x 8' height
- **Rear Cooler:** ± 20' x 17.5'
- **Rear Freezer\*:** 17.5' x 8' x 7' height
- **Double High Cooler\*:** 29' x 23' x 16' height

**Dishwashing\*:** CMA Conveyor Dishwasher vented to roof

**Drainage:** multiple floor drains, floor sinks and trench drains throughout

**Grease Interceptor:** In-place

**Storage:** Multiple 16' High Pallet Racks in Loading Area & High Cooler

**Parking:** ±1,750 sq.ft. lot can accommodate vehicles up to 40' long

**Office Space:** Approximately 2,000 sq.ft. located on the second floor, including a staff lounge/break area, kitchen, conference room, and several private offices with windows overlooking the production area below.

**Current Use:** Existing tenant is using building to cook, prepare and store soup for distribution.

\*indicates items available for purchase from current tenant

# 451 6th Street

Location



## LOCATION

Strategically situated in the heart of San Francisco's **South of Market (SoMa)** District, 451 6th Street offers a premier location with unparalleled regional connectivity. The property provides immediate access to major transit arteries, including Highways 101, I-80 and I-280 as well as the 4th Street CalTrain Station. Its central position places it within ten minutes of the **Financial District** and **Union Square**, while also being minutes away from major hubs like **Moscone Convention Center**, **Mission Bay**, **Oracle Park**, and the **Chase Center**. This location is ideal for food production and industrial users who benefit from proximity to dense population centers and critical delivery corridors throughout the Bay Area.

## Drive Times

SFO International Airport: 15 min

Financial District: 10 min

Mission Bay / UCSF Med. Center: 8 min

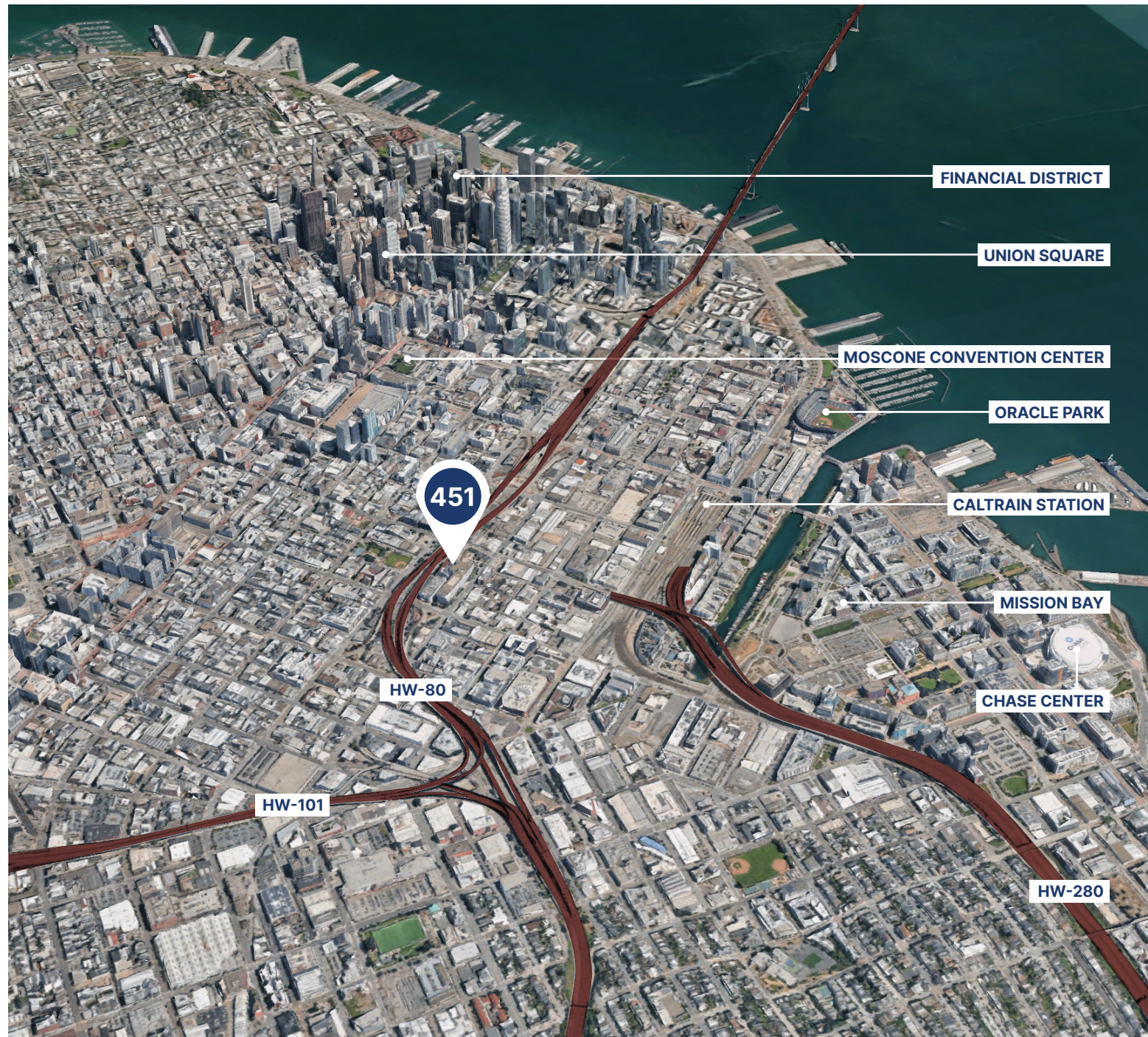
Oracle Park (Giants Stadium): 7 min

Chase Center (Warriors Arena): 7 min

Union Square: 7 min

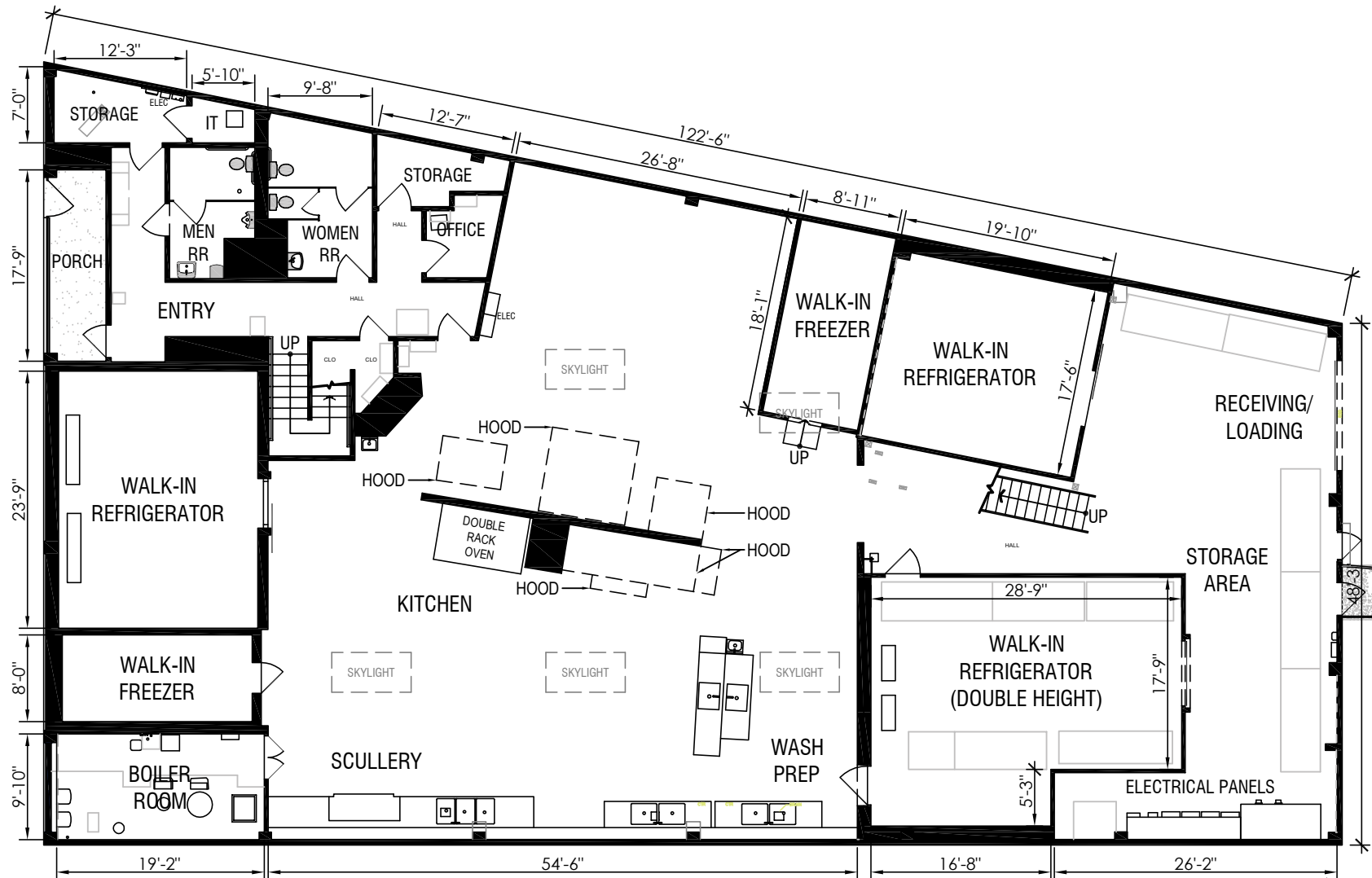
Bay Bridge: 5 min

4th Street CalTrain Station: 5 min



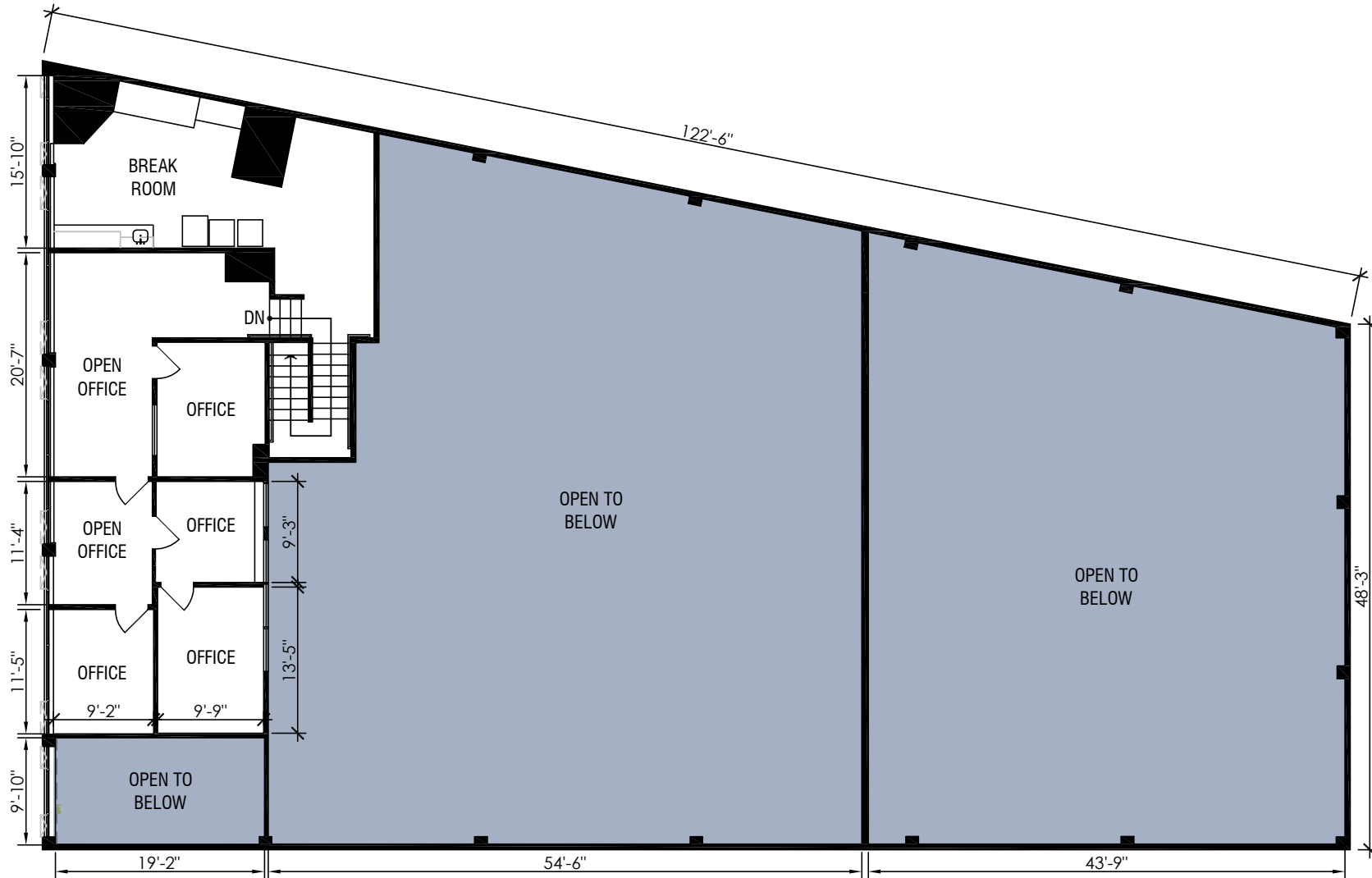
# 451 6th Street

## Floor Plan



1 EXISTING 1ST FLOOR PLAN

SCALE : 1" = 12'-0"



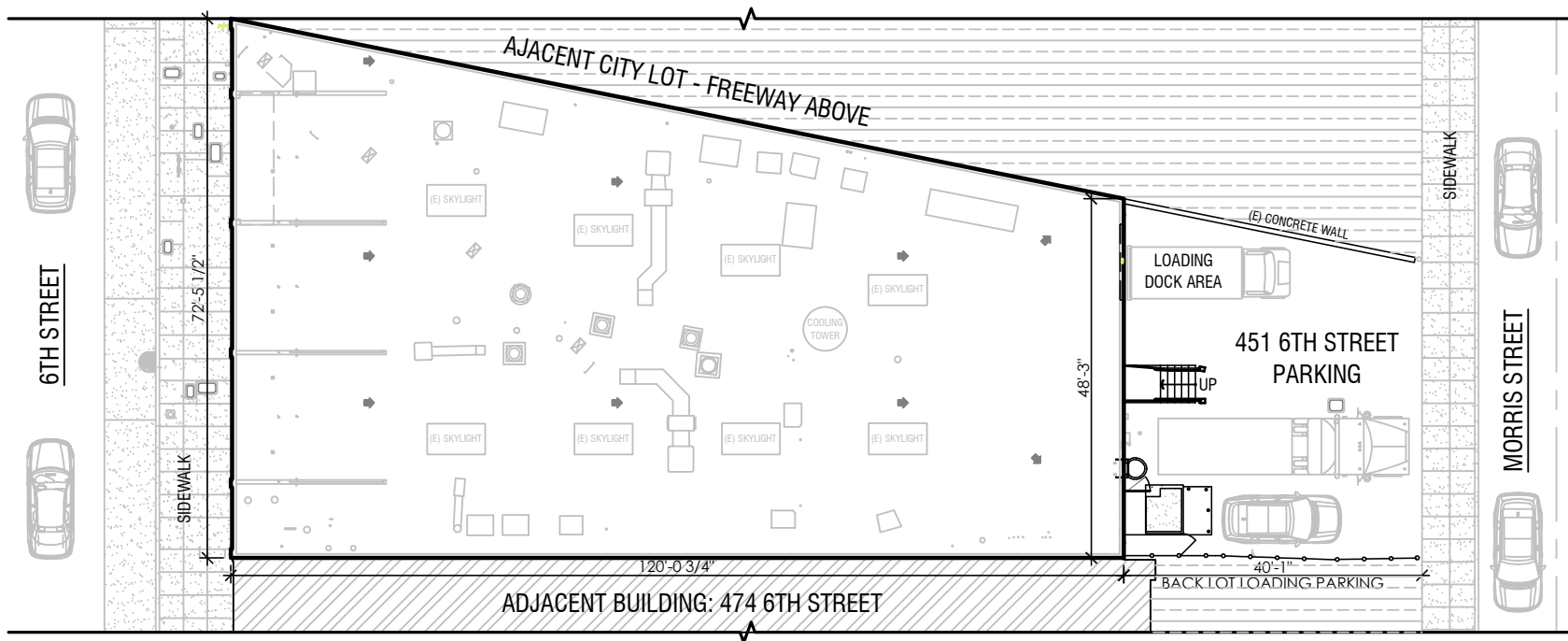
2 EXISTING 2ND FLOOR PLAN



SCALE : 1" = 12'-0"

# 451 6th Street

## Floor Plan



0 EXISTING SITE PLAN (& ROOF PLAN)

SCALE : 1" = 20'-0"





### FOR LEASING INQUIRIES

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