



OFFERING MEMORANDUM
1606-1612 Harrison Street, San Francisco CA 94103



Shirley Lin | Real Estate Professional | DRE# 02180290 | shirleylinca8@gmail.com | (510) 589-6216

ASKING PRICE: \$4,200,000

1606-1612 Harrison St, San Francisco CA 94103



Building Summary

NO. OF STORIES: **2**

TOTAL SF: **12600**

TOTAL LOT: **0.18 acre**

PARCELS: **3522-016, 3522-017, 3522-027**

YEAR BUILT: **1928**

HIGH PER FLOOR: **13ft**

STRUCTURAL FRAME: **Wood**

FOUNDATION: **Reinforced Concrete**

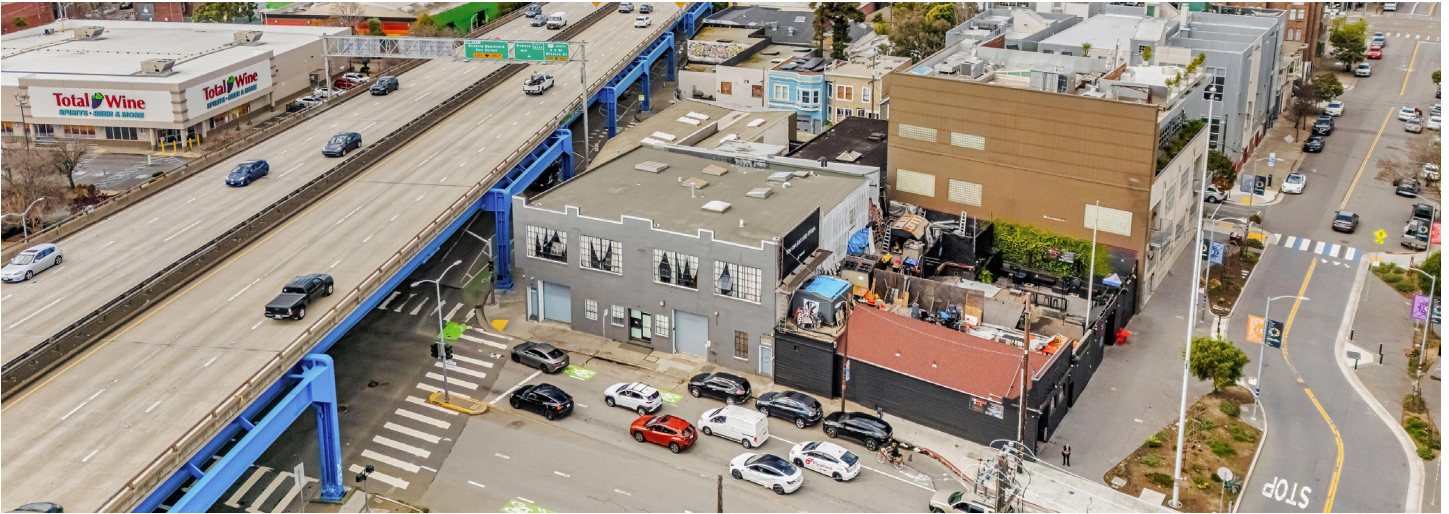
3-PHASE ELECTRICAL AMP: **600**

ZONING: **WMUG**



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Building Summary

Realty One Group is pleased to present the investment sale of a two-story industrial building located in the heart of San Francisco's SoMa District. 1606-1612 Harrison Street, built in 1928, sits on a 0.18-acre lot and features high ceilings, two updated roll-up drive-in doors, 600-amp three-phase electrical service, and a secured loading parking area accessible via 2-98 Bernice St.

The property comprises three parcels and is currently vacant, providing potential for customization and redevelopment opportunities. An external billboard generates additional passive income of \$4,500 per month.

This prime location offers significant upside potential for investors and developers alike. The property's proximity to major freeways (I-80 and US-101) and public transit options (16th Street Mission BART, Muni lines) ensures easy accessibility for employees, customers, and deliveries.

With its strategic positioning in a highly sought-after neighborhood and flexibility for various industrial, commercial, or mixed-use applications, this property presents a rare investment opportunity in San Francisco's thriving real estate market.

