

# 110-196 MENDELL STREET

FOR LEASE | TWO UNITS AVAILABLE IN INDUSTRIAL COMPLEX

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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# 110-196 MENDELL STREET

## PROPERTY SUMMARY

### ADDRESS

110-196 Mendell Street, San Francisco, CA 94124

### AVAILABLE SPACE

196 Mendell St: +/- 1,800 Square Feet

148 Mendell St: +/- 1,800 Square Feet

### RENTAL RATE

\$2.25 / Square Foot / Month, Industrial Gross

### AVAILABLE

Immediately

## PROPERTY ATTRIBUTES

- Small Office Area In Each Unit
- Drive-In Roll-Up Door Access Per Unit
- One (1) Restroom Per Unit
- Clear Span Warehouse
- Fenced & Secure On-Site Parking
- Centrally Located Between US 101, I-280, and One Block From The 3<sup>rd</sup> Street T-Line



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## PROPERTY PHOTOS



# 110-196 MENDELL STREET

## LOCATION OVERVIEW

Desirable India Basin location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



**05 MIN** to 3rd St Muni

**05 MIN** to Evans Ave Muni

**18 MIN** to Heron's Head Park



**07 MIN** to Dogpatch

**07 MIN** to Bayview

**12 MIN** to Potrero Hill



**04 MIN** to 280 On-Ramp

**06 MIN** to 101 On-Ramp

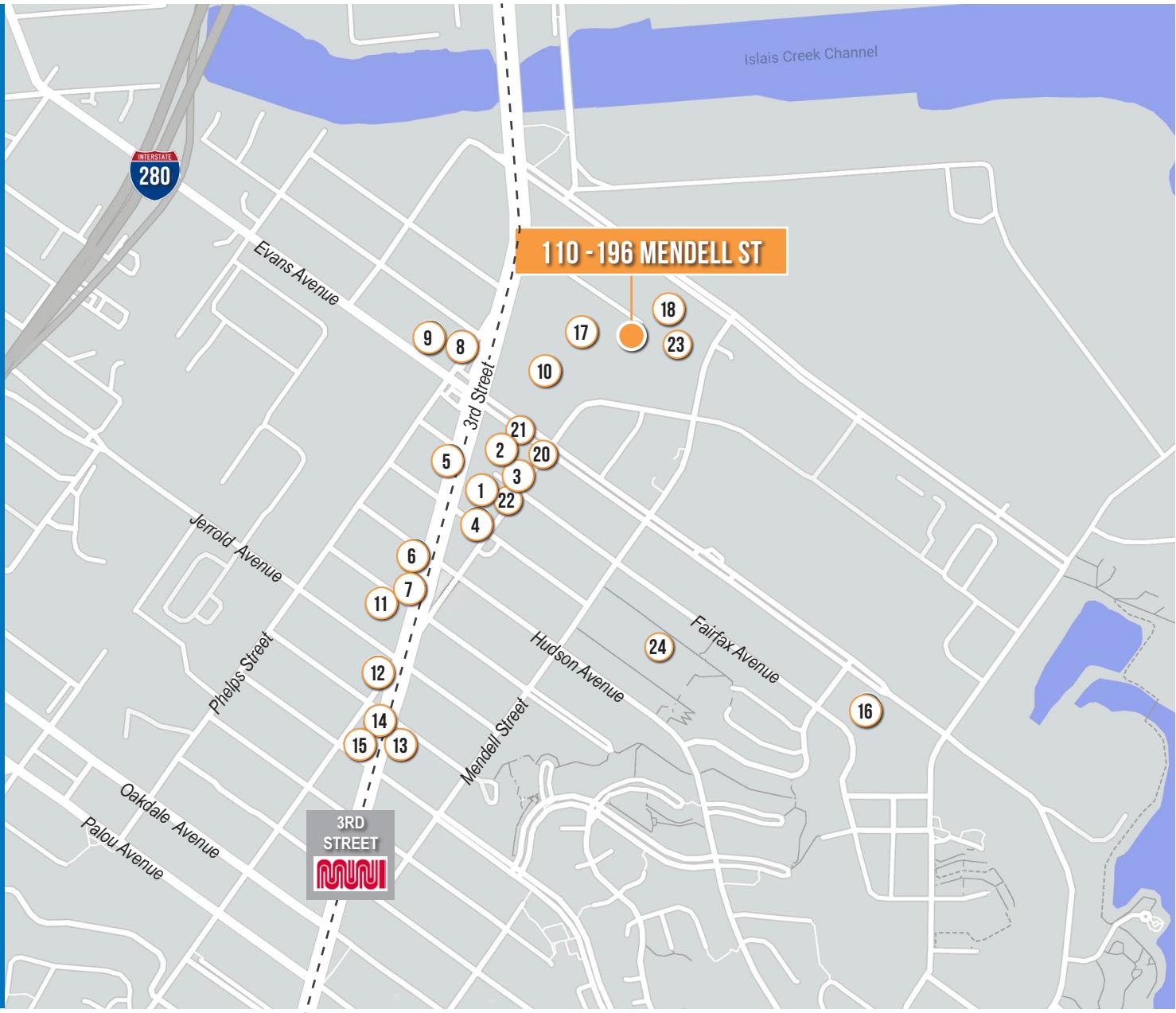
**09 MIN** to 80 On-Ramp



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## NEARBY AMENITIES

- 1 ..... Starbucks
- 2 ..... Subway Restaurants
- 3 ..... Goodwill
- 4 ..... Wells Fargo Bank
- 5 ..... La Laguna
- 6 ..... Tiny Croissanterie
- 7 ..... Constanso's
- 8 ..... San Francisco Seafood Express
- 9 ..... NAPA Auto Parts
- 10 ..... Hungry Cafe
- 11 ..... Flora Grubb Gardens - SF
- 12 ..... All Good Pizza
- 13 ..... Golden Eagle
- 14 ..... Star Market
- 15 ..... Pizza Zone N Grill
- 16 ..... Rome's Kitchen
- 17 ..... The Wine Club
- 18 ..... Vasquez Coffee Company
- 19 ..... Hungry Cafe
- 20 ..... Soo Fung
- 21 ..... Tiffanys Cafe
- 22 ..... Panda Express
- 23 ..... Wok-In Cafeteria
- 24 ..... Youngblood-Coleman Playground



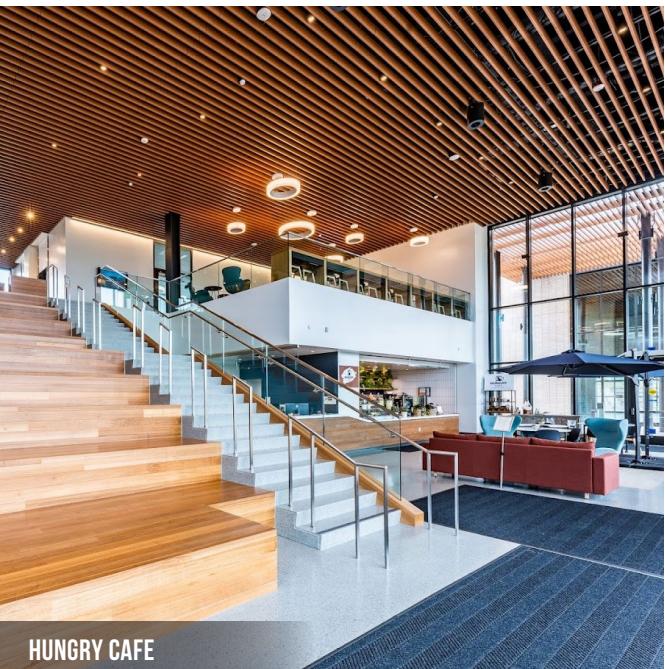
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ALL GOOD PIZZA



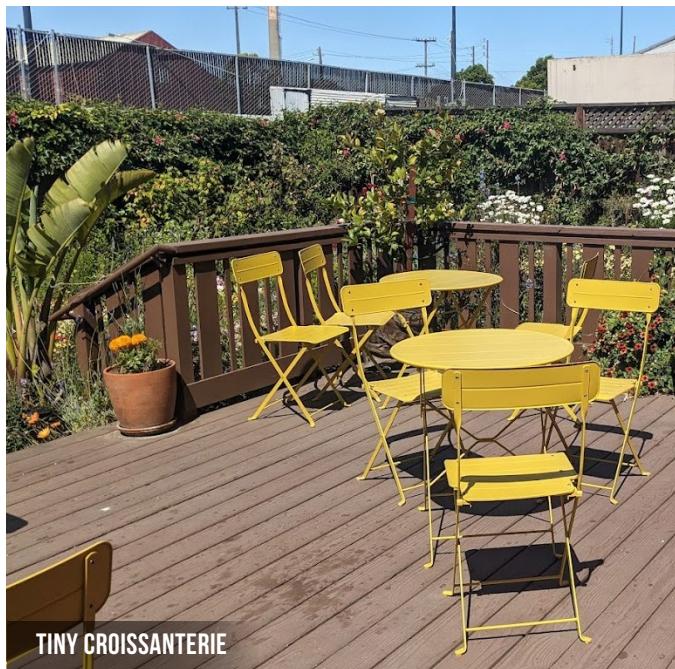
FLORA GRUBB GARDENS



HUNGRY CAFE



VASQUEZ COFFEE COMPANY



TINY CROISSANTERIE

110-196 MENDELL  
STREET



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