



 **CALCO**
COMMERCIAL, INC.

SAN FRANCISCO, CA 94103

32A Shotwell

FOR LEASE

3,500 SF
MISSION DISTRICT
FLEX BUILDING
Turnkey Existing Lab
& Prototyping Space

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We're Here to Help – Reach Out Today!

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HIGHLIGHTS

| 32A Shotwell St

TURNKEY FLEX BUILDING

- Zoned Urban Mixed Use
- 2800 sq ft of drive in open floor space
- 700 sq ft of loft space for office and storage
- Bright Natural Light
- High 14ft Ceilings in Central Area
- Large Roll Up Garage Door with Man Door
- Off Street Parking for 4 Cars in Garage Area
- Enclosed Shop/Production Area/Clean Room
- Loft Space includes Open Office Space and Meeting Rooms
- Food Facility Certifications
- 220 AMPS single phase
- Alarm System
- Non Metered Street Parking
- Close to Many Neighborhood Amenities
- Blocks from BART/MUNI Services and 80/101 Freeways
- Walk Score 97, Bike Score 99, Transit Score 100



INTERIOR PHOTOS

| 32A Shotwell St



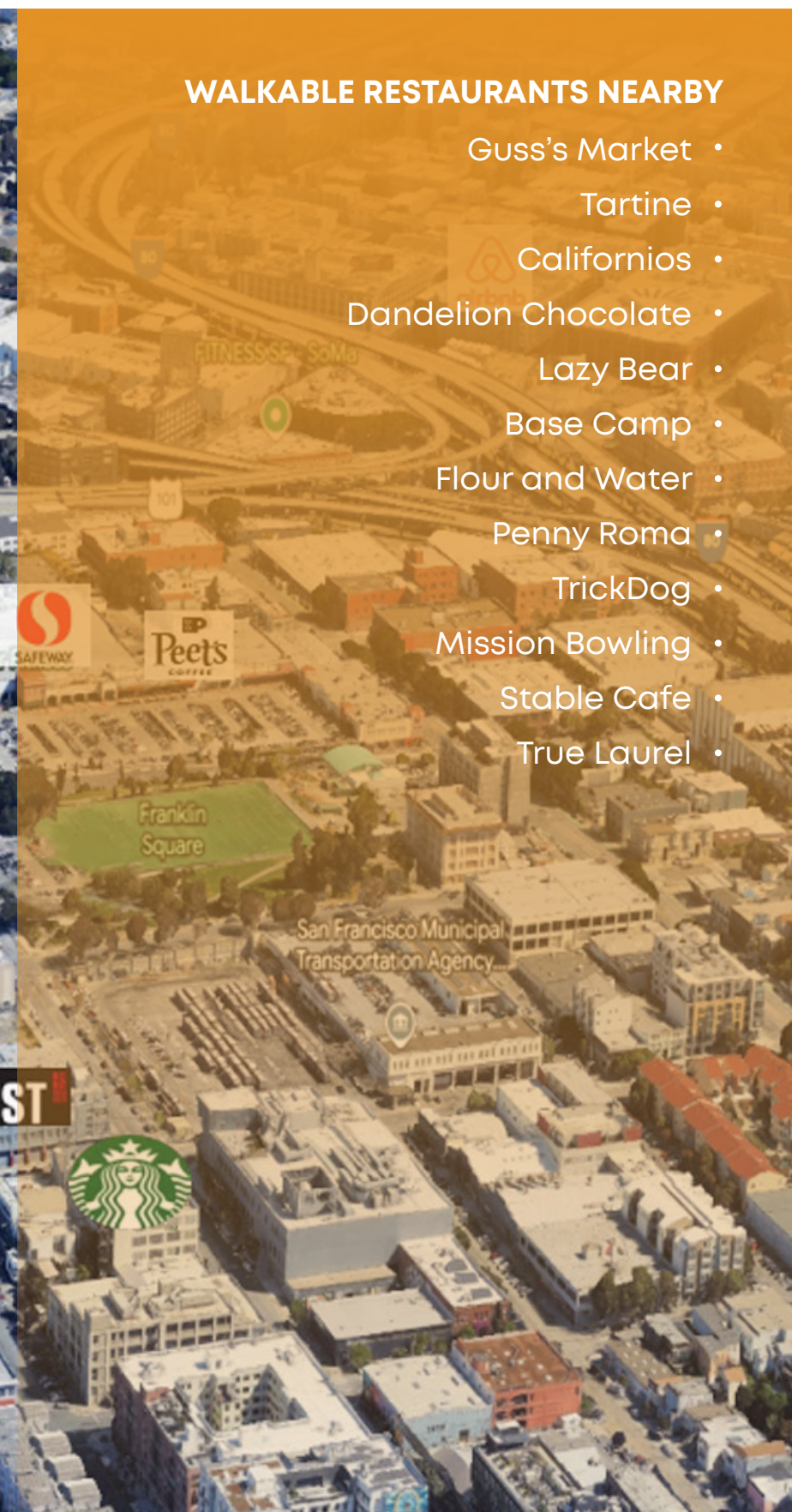
NEARBY AMENITIES

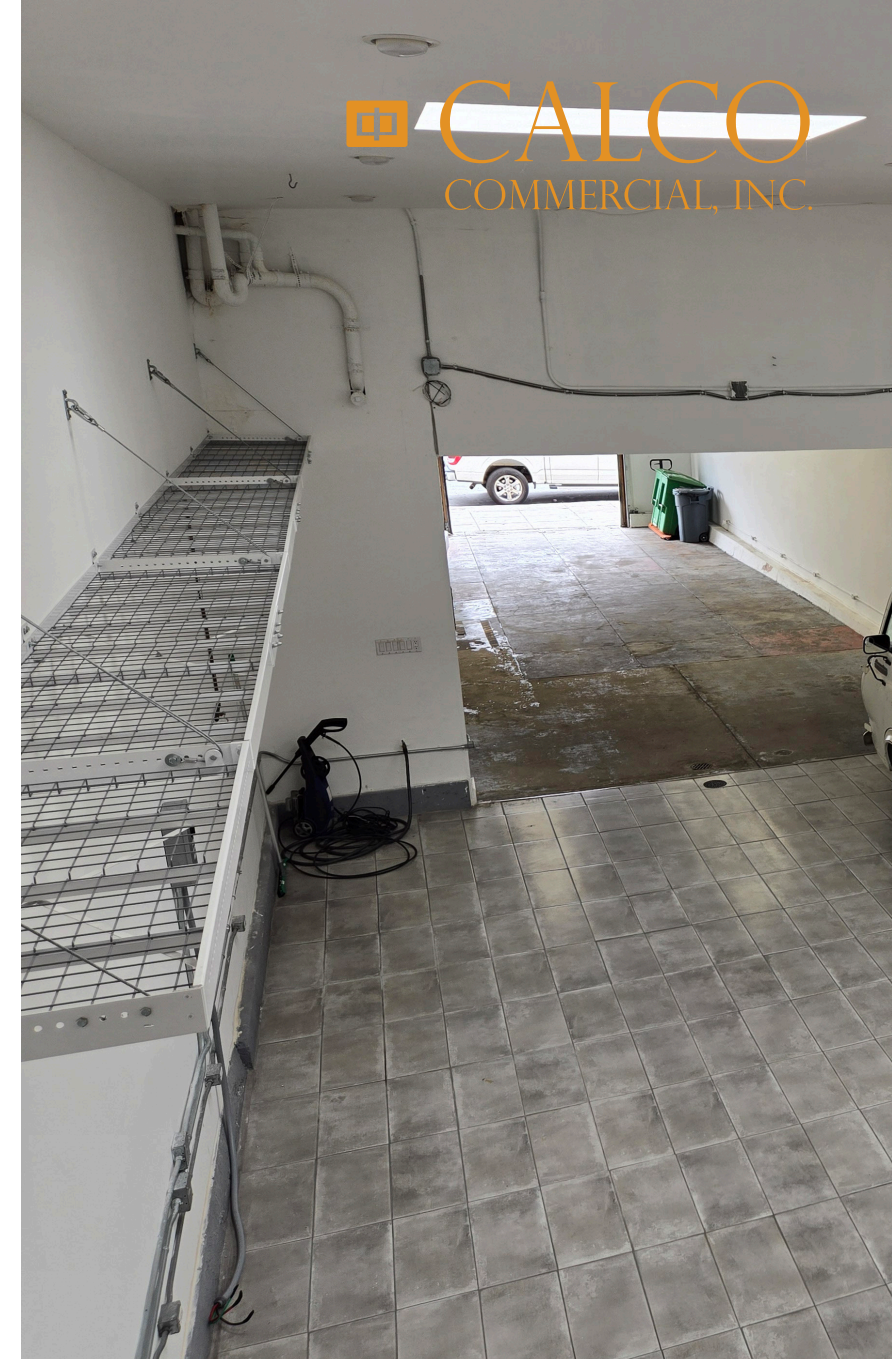
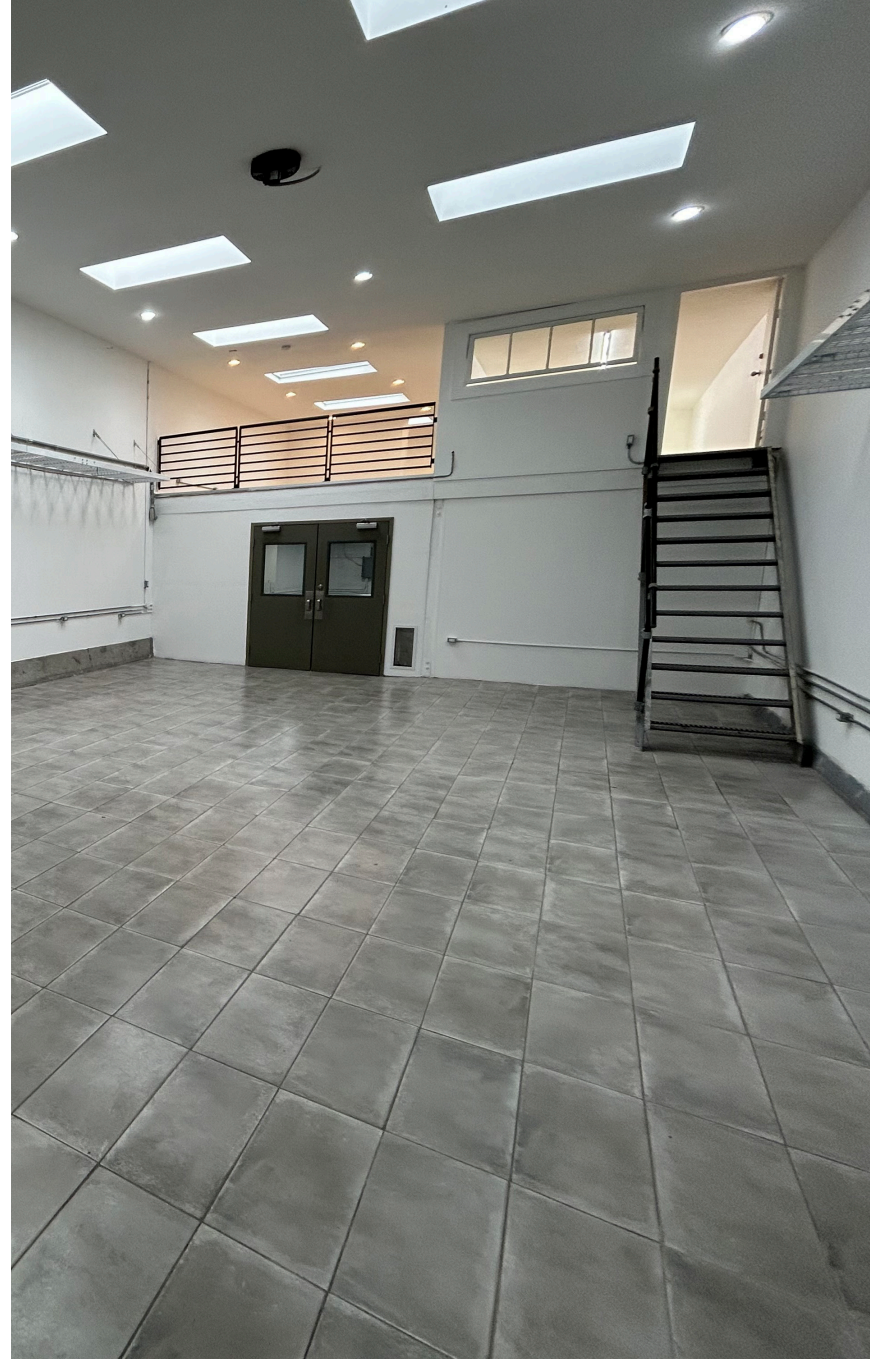
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WALKABLE RESTAURANTS NEARBY

- Guss's Market •
- Tartine •
- Californios •
- Dandelion Chocolate •
- Lazy Bear •
- Base Camp •
- Flour and Water •
- Penny Roma •
- TrickDog •
- Mission Bowling •
- Stable Cafe •
- True Laurel •





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PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE

Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.