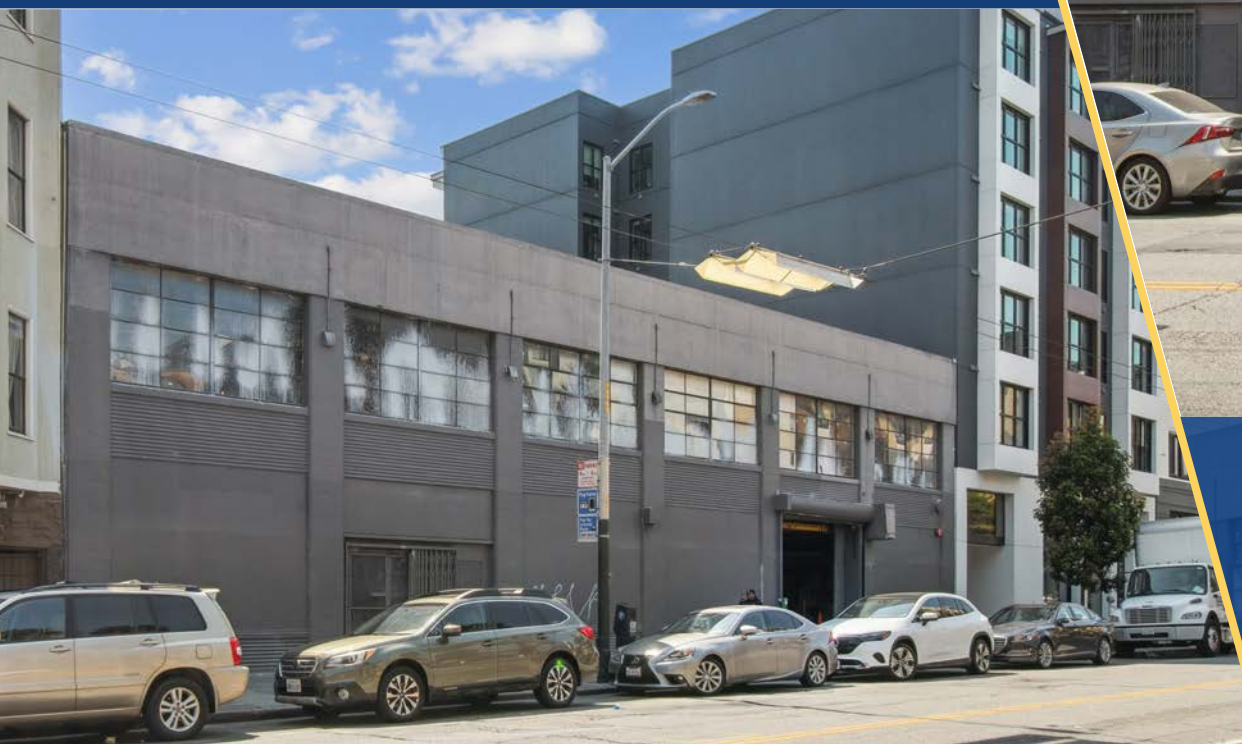


1855 Mission

For Lease / For Sale

Efficient Mission District Warehouse
±16,200 SF



EXCLUSIVE SALES ADVISORS

MARK GEISREITER
Executive Managing Director
415.290.5797
mark.geisreiter@nmrk.com
CA RE Lic.#00889721

JOSH PETERSON
Director
415.264.1776
josh.peterson@nmrk.com
CA RE Lic. #01455490

MIKE BROWN
Vice Chairman
415.274.4423
mike.brown@nmrk.com
CA RE Lic. #01200178

NEWMARK

For Sale or Lease

Asking Rents: \$2.10 PSF, Industrial Gross
Asking Price: \$5.6M (approx. \$350 PSF)

Newmark, as the exclusive advisor, is pleased to extend to owner-users and qualified investors the opportunity to acquire the 100% fee-simple interest in 1855 Mission Street, a rare warehouse building opportunity in San Francisco's vibrant Mission District.

1855 Mission Street is an approximately 16,200 square foot warehouse building on 14,400 SF of land. The property features 24' clear-heights, skylights, frontage on Mission and Minna Streets, three roll-up doors and a 1,800 square foot mezzanine space. The building has a superb location, one block to the 16th Street BART Station, one block to the on and off-ramps for Highway 101, and steps to the Mission and Valencia Street retail corridors.

The building will be delivered vacant on November 1, 2025.

PROPERTY DETAILS:

Rentable Area:	±16,200 SF including ±1,800 sf mezzanine office
Clear Heights:	±24'
Roll-Up Doors:	One 12' x 11' Drive-In Roll-Up Door off Mission Street Two 12' x 12' Loading Docks off Minna Street
Power:	200 AMPS 120-280V
Column Spacing:	±19.5' to ±45'
Fire Sprinklers:	Yes
Year Built:	1938
Zoning:	NCT - Mission Street
Available:	November 1, 2025



INVESTMENT HIGHLIGHTS



Rare Mission District Warehouse



Exceptional Clear Heights – ±24'



Through-lot with frontage on
Mission and Minna Streets



One 12' Roll-up door to Mission Street;
Two loading docks to Minna Street



Multiple skylights



Future Development Potential for
residential. Building is surrounded
by new residential projects



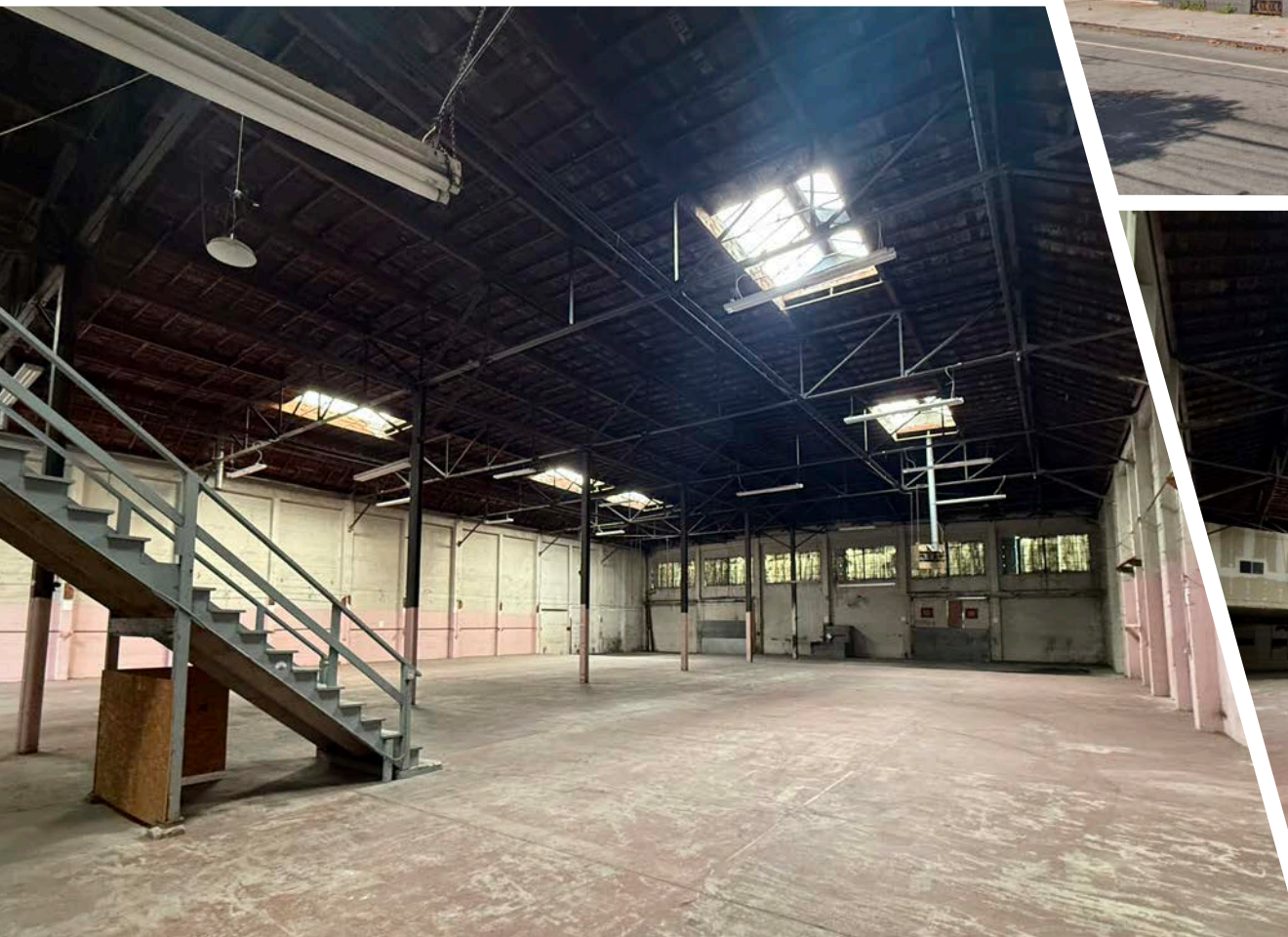
PROPERTY PHOTOS



12' X 11' DRIVE-IN ROLL-UP DOOR



TWO MINNA STREET LOADING DOCKS





SKYLIGHTS

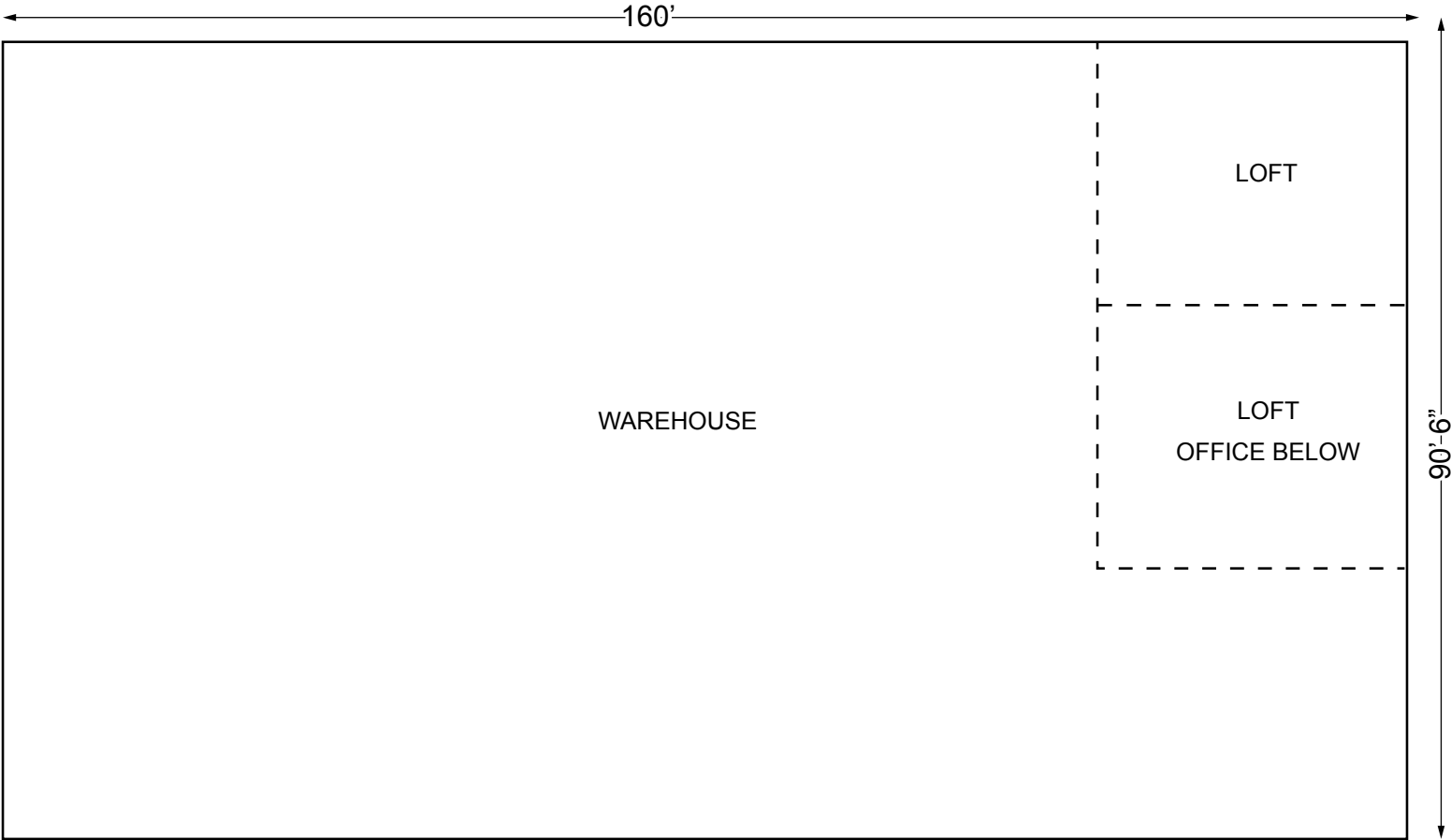
±24' CLEAR HEIGHTS

3 ROLL-UP DOORS
(1 DRIVE-IN, 2 LOADING)

COLUMN SPACING
±19'6" - ±45'

±14,400 SF WAREHOUSE SPACE
+
±1,800 MEZZANINE OFFICE

FLOOR PLAN



EXPLORE NEARBY AMENITIES

RESTAURANTS

1. Mezze & Mooore
2. 16th Street Diner
3. Shizen
4. Burma Love
5. Pica Pica Arepa
6. Delfina

CAFES

1. Dandelion Chocolate 16th Street Factory
2. Stonemill Matcha
3. Four Barrel Coffee
4. Robin's Café
5. Abanico Coffee Roasters
6. Craftsman & Wolves

PARKS AND RECREATION

1. Mission Dolores Park
2. Mission Recreation Center
3. MX3 Fitness
4. 24 Hour Fitness
5. Fitness SF – SoMa
6. Mission Cliffs Climbing Gym



LEGEND



BART STATIONS



14-MISSION MUNI BUS



49-MISSION MUNI BUS



55-MISSION MUNI BUS



130 GOLDEN GATE TRANSIT BUS

TRANSPORTATION MAP

1855 MISSION STREET



99

Walk Score
Walker's Paradise



99

Transit Score
Rider's Paradise

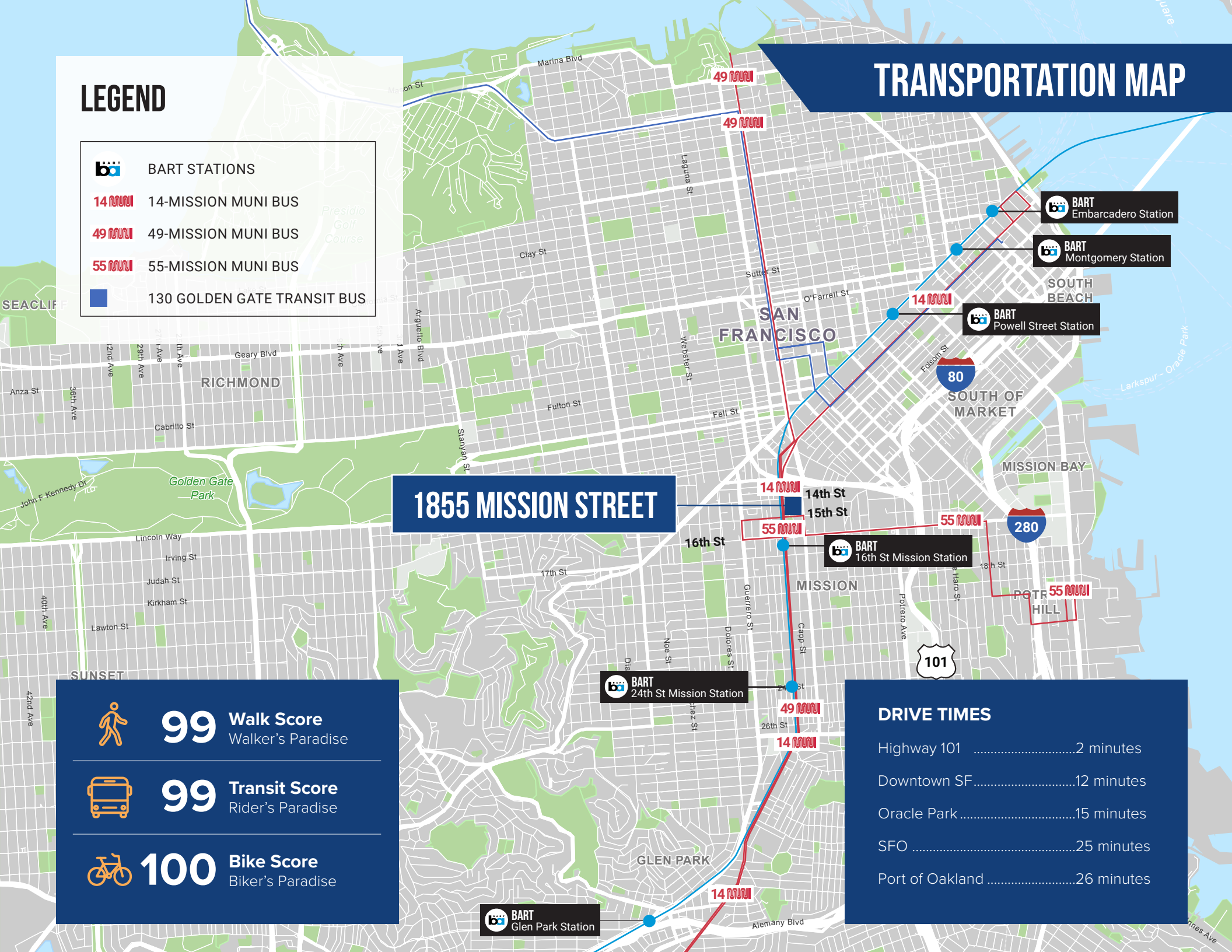


100

Bike Score
Biker's Paradise

DRIVE TIMES

Highway 1012 minutes
Downtown SF12 minutes
Oracle Park15 minutes
SFO25 minutes
Port of Oakland26 minutes

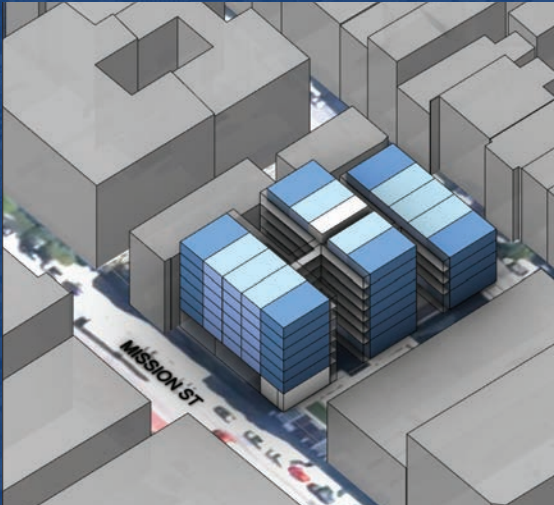


FUTURE UPSIDE THROUGH REDEVELOPMENT

WELL-LOCATED TRANSIT-ORIENTED RESIDENTIAL DEVELOPMENT SITE

POTENTIAL RESIDENTIAL UNIT COUNT

Base Case:	78 units
Mid-Rise Project:	93 units
Density Bonus Project:	117 units



GENERAL ZONING

Zoning District:	NCT - Mission Street Neighborhood Commercial Transit
-------------------------	--

The NCT – Mission Street District is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major buses running along Mission Street, and both cross-town and local-serving buses intersecting Mission Street along the length of this district. This District has a mixed pattern of larger and smaller lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. Ground story uses are required to include active commercial uses with storefronts facing the street. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. Continuous retail frontage is promoted by requiring ground floor commercial uses in new developments and prohibiting curb cuts. Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Given the area's central location and accessibility to the City's transit network, accessory parking for residential uses is not required. Any new parking is required to be set back or be below ground.

Zoning Use (NCT-Mission):

Special Use District:	Various
Height & Bulk:	40-X, 65-X

Front and Side Yard Setback:	Not Required.
-------------------------------------	---------------

Rear Yard:	Required at first residential level and above. 25% of the lot depth, but in no case less than 15 feet.
-------------------	--

Ground Floor Commercial:	Required on Mission Street for the entirety of the District.
---------------------------------	--

RESIDENTIAL STANDARDS AND USES

Usable Open Space:	At Least 80 square feet if private, and 100 square feet per Dwelling Unit if common.
---------------------------	--

Parking Requirements:	None Required. P up to 0.5 and C up to 0.75 spaces per Dwelling Unit.
------------------------------	---

Dwelling Unit Mix	No less than 40% of Dwelling Units shall be at least two bedrooms and no less than 30% shall contain at least three bedrooms.
--------------------------	---

EXCLUSIVE ADVISORS

MARK GEISREITER

Executive Managing Director
415.290.5797
mark.geisreiter@nrmk.com
CA RE Lic.#00889721

JOSH PETERSON

Director
415.264.1776
josh.peterson@nrmk.com
CA RE Lic. #01455490

MIKE BROWN

Vice Chairman
415.274.4423
mike.brown@nrmk.com
CA RE Lic. #01200178

Bay Area Private Capital Group
1 Sansome Street | 41st Floor | San Francisco, CA

1855 Mission

For Lease / For Sale

Efficient Mission District Warehouse
±16,200 SF