

FOR SALE - 2136 PALOU AVENUE, SAN FRANCISCO

CLASS A – HIGH-TECH MANUFACTURING / FLEX / DISTRIBUTION BUILDING



RC HILDEBRAND

Lic.01437090

+1 415 740 5766

rchildebrand@hcmcommercial.com

FOR SALE- 2136 PALOU AVENUE, SAN FRANCISCO

- Two Buildings on One Parcel
- Two Street Frontages
- Three Drive in Doors
- One Dock High Door
- Significant On & Off Street Parking



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BUILDING SPECS

- Parcel Size: 27,442 (Per SF Assessors Records)
- Two Buildings on one (1) parcel
- Total Combined Building Square Footage: 22,003 SqFt
- Main Building: 18,003 SqFt (per SF Assessors Records)
 - » Concrete Building constructed in 1976
- Main Building comes with a +/-3,000 SqFt fenced & paved parking/loading dock area
- Smaller Building: 4,000 SqFt (per SF Assessors Records)
 - » Metal Building constructed in the 1990's
- Zoning: PDR-2 – Production, Distribution and Repair
- Height Limit: 65-J
- APN #: 5587-003
- Building is fully sprinklered
- Heavy Power
 - » Main Building: 800 Amps / 3-Phase Power / 480 Volt
 - » Smaller Building: 200 Amps / 3-Phase / 240 Volt
- Three (3) Drive-In Doors & One (1) Dock-High
 - » Main Building: (1) Automatic Drive-In & (1) Dock-High Doors
 - » Smaller Building (2) Drive-In Doors
- Existing ventilation duct shafts in roof for Manufacturing or Kitchen uses
- Close proximity to the 101 & 280 Freeway on & off ramps
- Increased Gas Line: 3" Line



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RECENT BUILDING IMPROVEMENTS

- Roof: New roof in 2020 with transferable warranty
- HVAC: Updated/Repaired in office areas & Heating Units in warehouse/production area
- Exhaust Fans: Updated/Repaired in warehouse/production area
- Fire Sprinklers:
 - » Replaced 244 Sprinkler Heads
 - » Replaced (3) outdated Water Pressure Gages
 - » Replaced defective Fire Department Inlet Connection assembly
- Fully remodeled Office & Lobby areas with new Conference Rooms, Lighting, Carpet & Flooring
- New exterior and interior paint
- Updated Bathrooms

SALE TERMS

Purchase Price: \$9,700,000

Delivery: Vacant, Partially Vacant or with Short-Term Tenants



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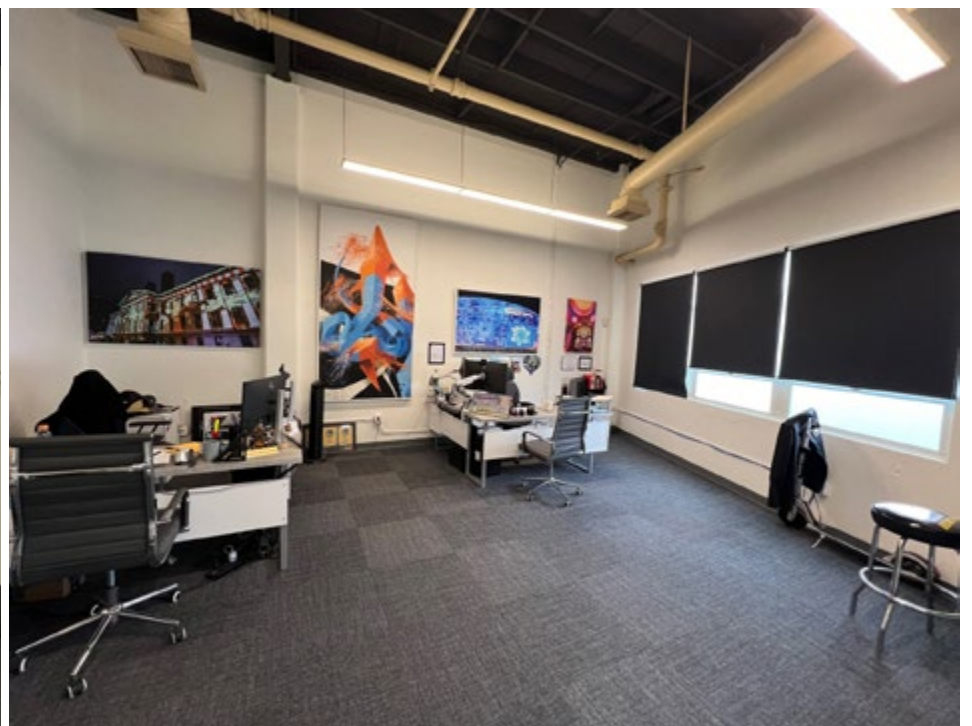
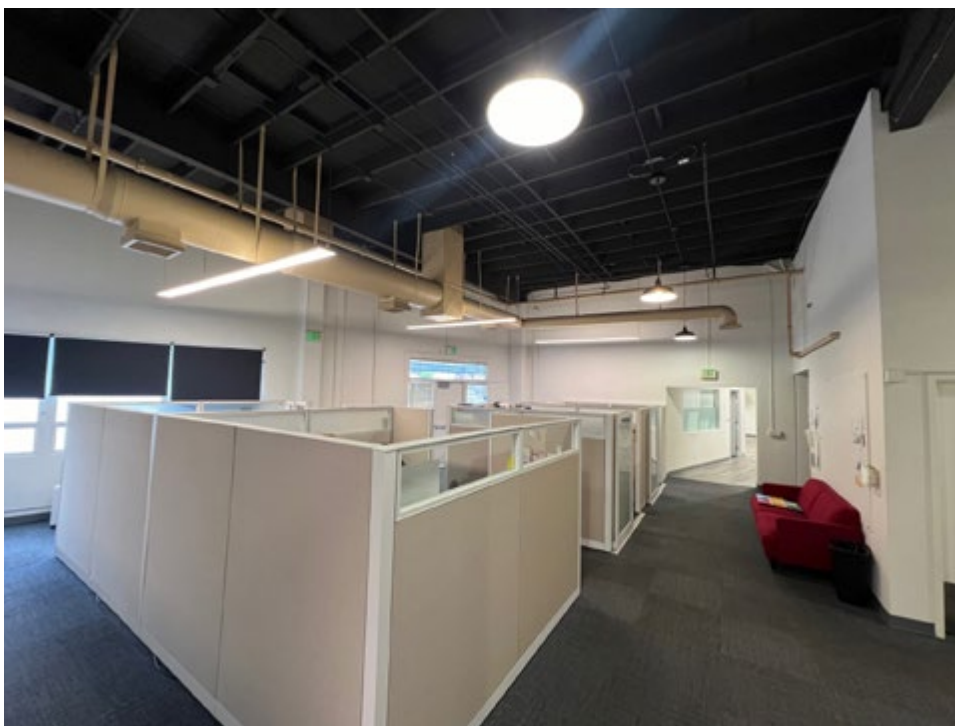


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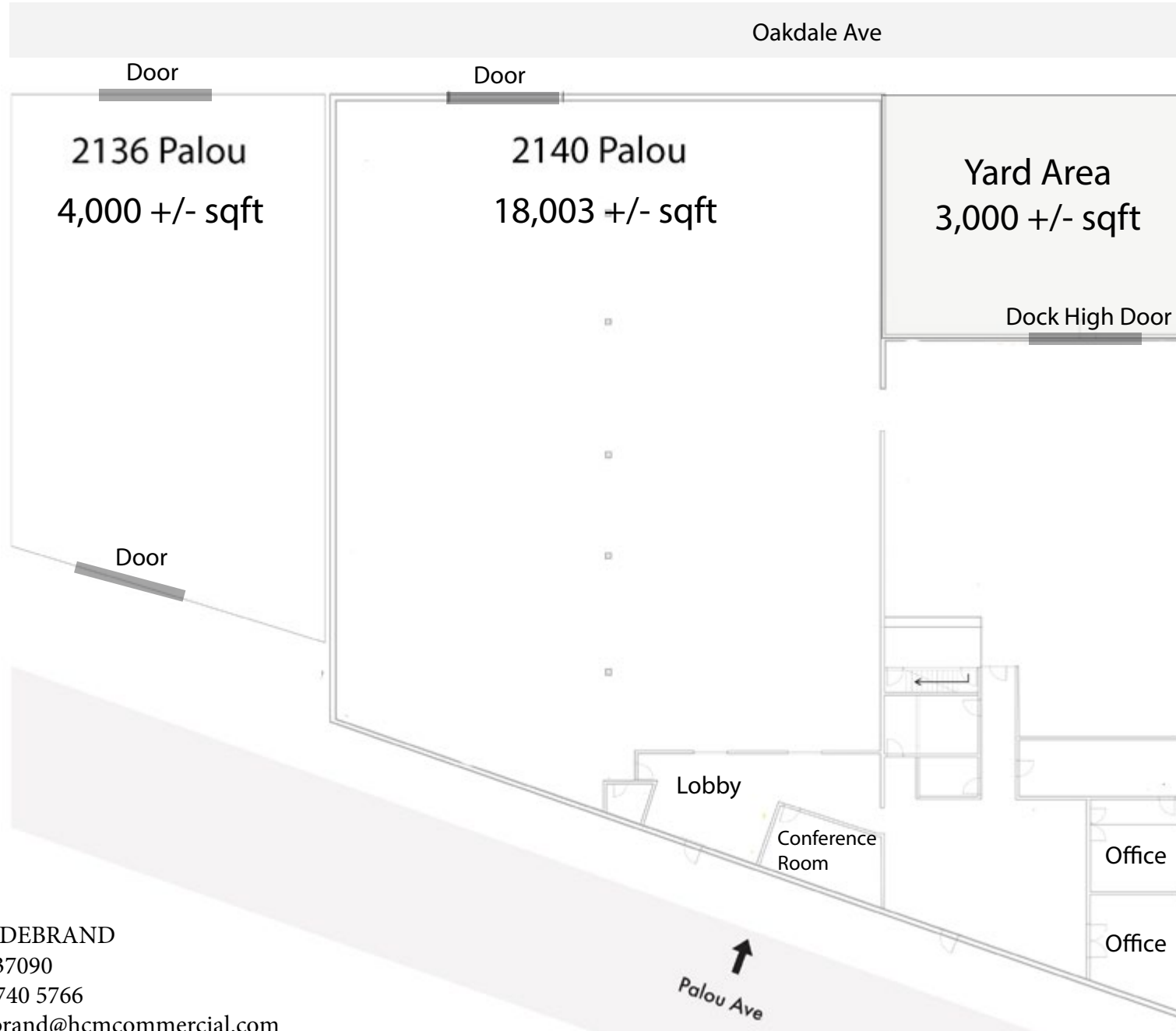


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FLOOR PLAN



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LOCATION OVERVIEW



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