

100% LEASED INVESTMENT FOR SALE

San Francisco



FORTRESS

REAL ESTATE ADVISORS INC.

1908-1950 Innes Ave



**Kidder
Mathews**

An aerial photograph of an industrial district. In the foreground, a large, semi-transparent red 3D model of a building with a complex, multi-gabled roof is superimposed over the landscape. The building is situated between a set of railroad tracks on the left and a large industrial building on the right. The background features a dense residential area on a hillside, with a highway and overpasses visible. The sky is clear and blue.

PROPERTY PROFILE

PROPERTY OVERVIEW



PURCHASE PRICE	WITHHELD
1950 Innes Ave	23,581 SF
1908 Innes Ave	5,669 SF
TOTAL BUILDING AREA	29,250 SF
Yard/Parking Area	17,474 SF
TOTAL PARCEL AREA	46,724 SF
Street Frontage	80' (Innes Ave)
Zoning	PDR-2
Block / Lot	5250 / 0005



Occupancy	100%
Tenant	City & County of San Francisco
Lease Term	6 Years
Option Term	One, 5-Year
Commencement Date	10/01/2025
Expiration Date	09/30/2031
Lease Rate	Confidential

PROPERTY HIGHLIGHTS

PRIME INDUSTRIAL LOCATION

Centrally-located industrial property with easy access to I-280 and Hwy 101. Excellent proximity to both downtown and SFO.

FULLY RENOVATED

Recent renovations include a new insulated roofing system, new insulated exterior panels, new lighting, ADA restrooms, new fencing, new security gate, and fresh asphalt paving.

ENERGY-EFFICIENT BUILDING ENVELOPE

The high-performance, fully insulated walls and roofing allow the building to accommodate temperature-controlled uses, minimizing energy costs.

PDR-2 ZONING

PDR-2 zoning allows for a variety of manufacturing, production, distribution, and repair uses.

LARGE PRIVATE YARD SPACE

Over 17,474 square feet of on-site yard space for parking, loading, and materials storage. A 10' steel fence and gate provides additional security for equipment/materials.

ABUNDANT POWER

The buildings have three, individual power sources offering more than sufficient power for any light-industrial, manufacturing, or temperature-controlled storage needs.

OCCUPANCY

100% leased to the City and County of San Francisco until 2031.



PROPERTY DESCRIPTION

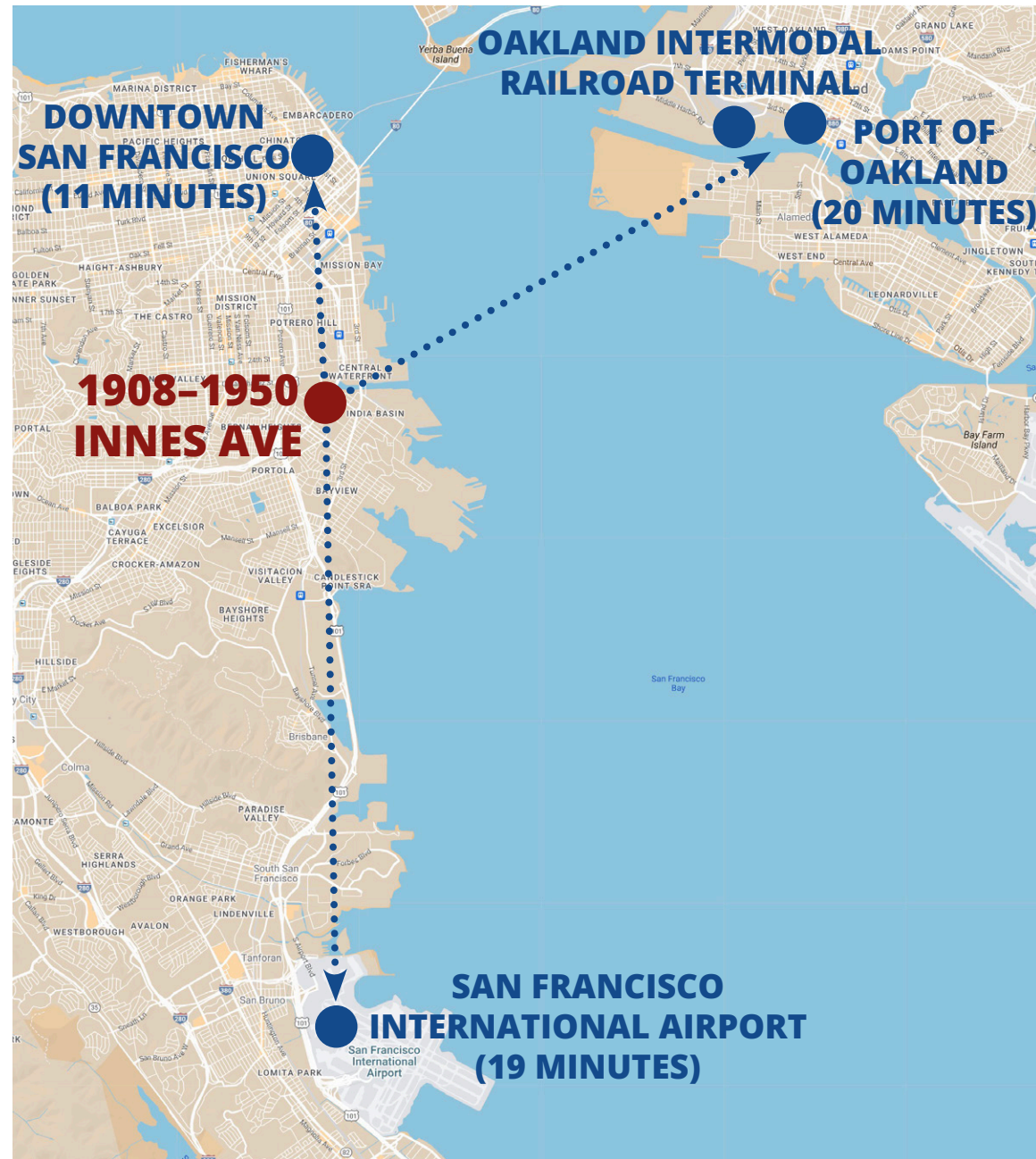
Completely Renovated Industrial

Renovated in 2024, 1908 and 1950 Innes Avenue are a 1964-built, two-building (29,250 square foot), one-story, multi-tenant, light industrial asset situated in the core industrial market of San Francisco. The property contains 46,724 SF of land and 17,474 SF of yard space.

The property's location at the terminus of Innes Avenue yields a more secure environment than other highly trafficked industrial locations. The property lies a short distance from Interstate 280 and State Highway 101, which allows for quick vehicle access to any point on the peninsula, Downtown San Francisco, the Port of Oakland, or the Oakland railroad terminal.

Extensive renovations to transform the buildings into a modern warehouse are complete. Originally planned as an indoor, temperature-controlled, agricultural cultivation facility, the buildings benefit from a new, high-tech, insulated roofing and wall panel system manufactured by ISOCINDU. The roof is rated at R-30 and the walls are rated at R-19. The larger building (1950 Innes) is fully sprinklered with 20'7" maximum ceiling heights. The smaller building (1908 Innes) is not sprinklered and 24'2" at the highest point. The property has new, 10' steel fencing along portions of the perimeter and is secured by a steel gate. The yard areas are newly paved.

The property benefits from abundant power, which adds tremendous utility, flexibility of use, and value. The larger building features dual 277/480V, 3-phase electrical services totaling 1,000 amps. The smaller building is equipped with a single 120/240V, 3-phase, 400-amp service.



PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY ZONING

SEC. 210.3 PDR Districts.

PDR-2 District. Core Production, Distribution and Repair. The intent of this District is to encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities. Thus, this District prohibits new housing, large office developments, large-scale retail, and the heaviest of industrial uses (such as incinerators). Generally, all other uses are permitted. The conservation of existing flexible industrial buildings is also encouraged. This District permits certain non-industrial, non-residential uses, including small-scale Retail and Office, Entertainment, certain institutions, and similar uses that would not create conflicts with the primary industrial uses or are compatible with the operational characteristics of businesses in the area.

Light industrial uses may be conducted entirely within an enclosed structure, partly within enclosed structures, or some functions may occur entirely in open areas. These uses may require trucking activity multiple times per day, including trucks with up to 18 wheels or more, and occurring at any time of the day or night. As part of their daily operations, PDR activities in these areas may emit noises, vibrations, odors, and other emissions as permitted by law. Within the requirements of local, state, and federal health and safety regulations—and within the stipulation of this Code (which may impose additional use size maximums and minimum distance requirements on certain activities, raw materials used for production, manufacturing, repair, storage, research, and distribution)—chemical, biological, and other hazardous, explosive or flammable materials may be stored on site. In considering any new land use not contemplated in this District, the Zoning Administrator shall take into account the intent of this District as expressed in the General Plan.





LOCATION PROFILE

NORTHERN AERIAL WITH SUBMARKETS



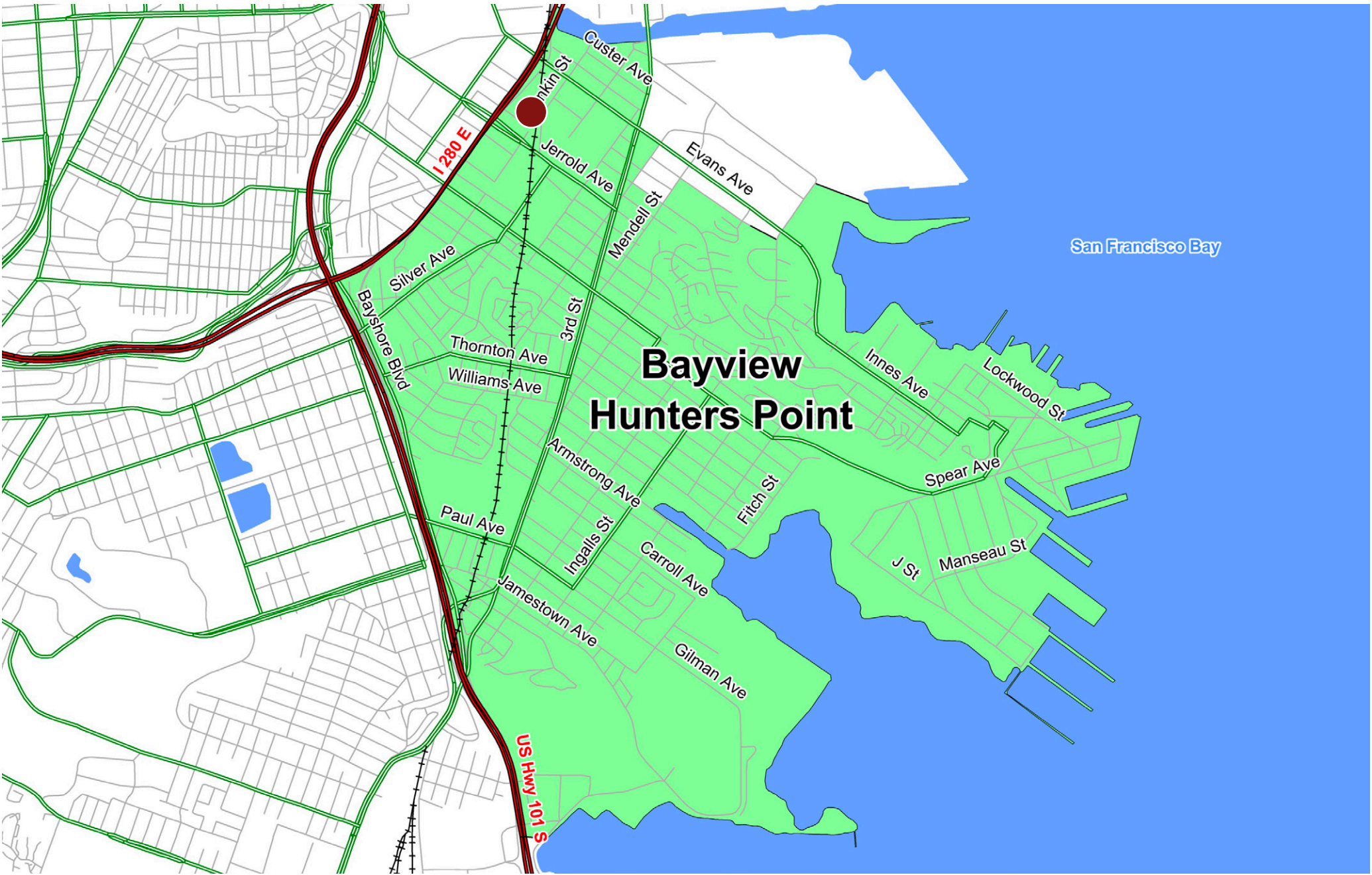
SOUTHERN AERIAL



HIGHWAY PROXIMITY



BAYVIEW / HUNTERS POINT SUBMARKET





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KIDDER MATHEWS

101 Montgomery Street, Ste 1100
San Francisco, CA 94120
www.kidder.com

JOHN JENSEN

DRE #01102014
415.867.1178
john.jensen@kidder.com



FORTRESS REAL ESTATE ADVISORS INC.

P.O. Box 471562
San Francisco, CA 94147
www.FortressREA.com

EDWARD J. SUHARSKI

DRE #01239804
415.722.1159
edward@fortress-us.com

