

21 BERNICE STREET

SAN FRANCISCO, CA

FOR LEASE

SINGLE-TENANT BUILDING



PLEASE CONTACT:

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BEACON
COMMERCIAL ADVISORS

OPPORTUNITY OVERVIEW

PROPERTY PROFILE

ADDRESS	21 Bernice Street, San Francisco, CA 94103
APN	3522-028
FULL BUILDING	+/- 3,000 RSF
FLOORS	Ground Floor
YEAR BUILT	1906
ZONING	RED (Residential Enclave)
SUBMARKET	South of Market

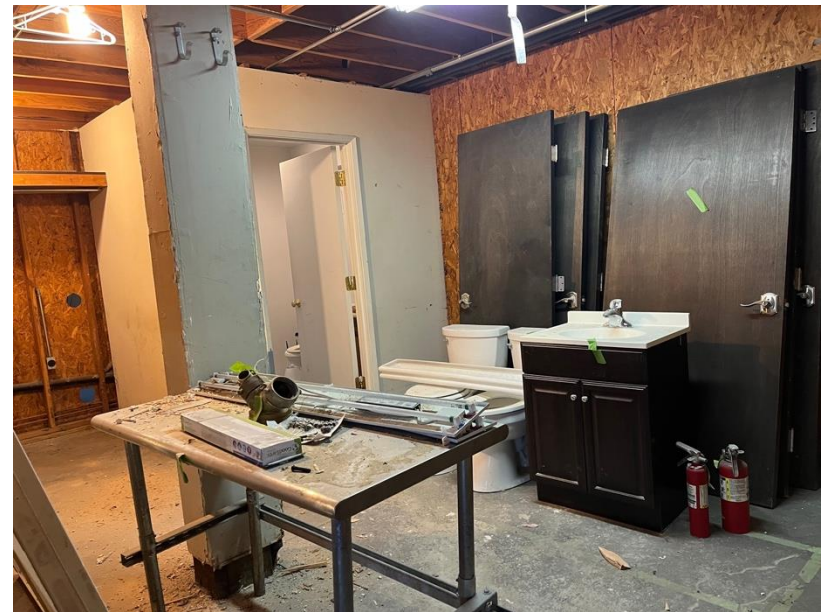
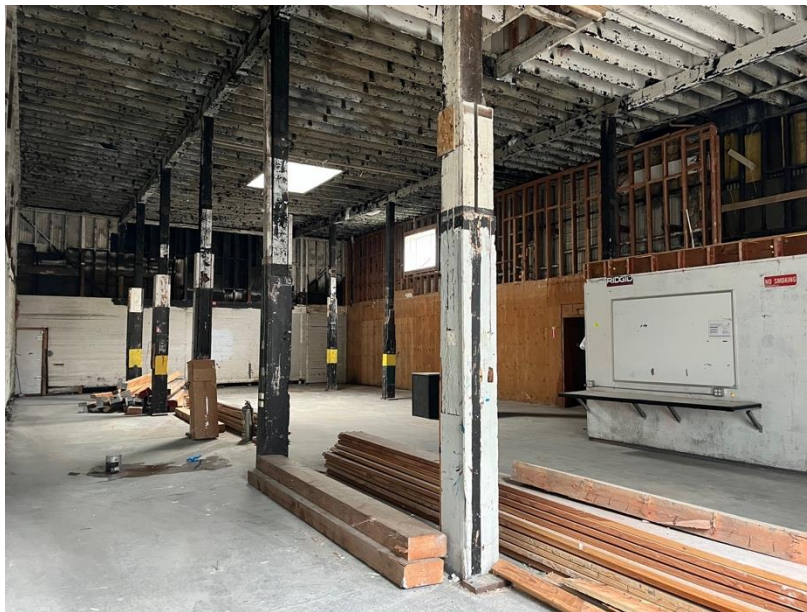
Asking: \$4,650.00 PER/MO, IG

21 Bernice Street is a single-story industrial/R&D building located between 12th and 13th Streets and Folsom and Harrison Streets in the South of Market neighborhood. The property features:

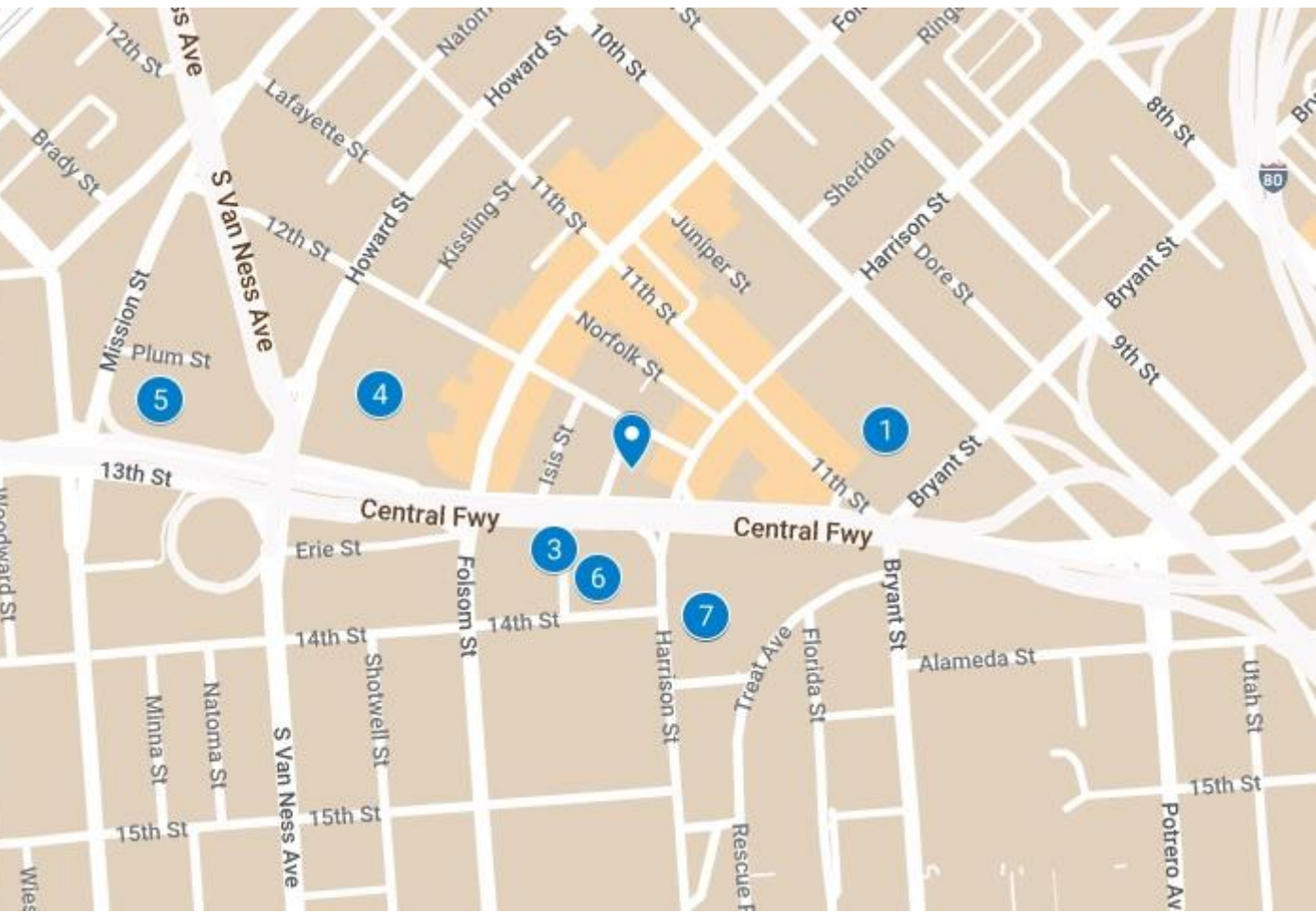
- High ceilings (approximately 18')
- One (1) skylight
- Production area / office
- One restroom
- Commercial loading (yellow zone) in front
- Close proximity to freeways



PHOTO GALLERY



LOCATION OVERVIEW



- 1 Costco Wholesale
- 2 Best Buy
- 3 Rainbow Grocery Cooperative
- 4 BMW of San Francisco
- 5 Discount Builders Supply & ...
- 6 Total Wine & More
- 7 Best Buy



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