

Marcus & Millichap

OFFERING MEMORANDUM

An aerial photograph of an industrial park in San Francisco. The image shows several large, multi-story industrial buildings with flat roofs. A white rectangular box highlights a specific building unit in the center of the frame. The surrounding area includes parking lots with cars, other industrial structures, and a view of the city and hills in the background under a clear blue sky.

INDUSTRIAL CONDO BAY PARK BUSINESS CENTER

3450 3RD STREET UNIT 3D | SAN FRANCISCO, CA 94124

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ACTIVITY ID: ZAG0020357

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3450

3RD STREET
UNIT 3D

EXCLUSIVELY
LISTED BY

Quentin Caruso

Director Investments
Office: San Francisco
Direct: 415.625.2180

Quentin.Caruso@marcusmillichap.com
License: CA #02074286

Philip Batlin

Managing Director Investments
Office: San Francisco
Direct: 415.625.2189

Philip.Batlin@marcusmillichap.com
License: CA #01873218

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MARCUSMILLICHAP.COM

OFFERING SUMMARY

This 3,150 SF industrial condominium is located within Bay Park Business Center, a 7.2-acre master-planned industrial and flex office park in San Francisco's Central Waterfront, positioned between Dogpatch and India Basin.

The unit includes approximately 2,600 SF of open warehouse space with a grade-level roll-up door and 12' clear height, complemented by a modern second-floor office loft featuring two private offices, open workspace, and a kitchenette. The layout supports a wide range of owner-user or multi-tenant configurations.

Zoned PDR-2, the property allows industrial, office, and select retail uses. The unit will be delivered vacant, offering immediate occupancy or customization.

The Central Waterfront remains one of San Francisco's most active industrial submarkets, benefiting from strong demand, proximity to transit and major roadways, and access to Downtown San Francisco. This offering represents a rare ownership opportunity in a tightly held flex industrial market.



3450 3RD
STREET

INVESTMENT HIGHLIGHTS

This industrial condominium presents a unique opportunity for businesses seeking a functional, well-located space or investors looking to capitalize on the strong demand for flexible industrial and office properties in San Francisco. Its modern amenities, zoning versatility, and prime location make it a standout choice in a competitive market.

Don't miss the chance to own or lease this exceptional property in one of San Francisco's most sought-after industrial hubs. Schedule a tour today to explore its full potential!

- **PROXIMITY TO INTERSTATE - 280 AND HIGHWAY 101**
- **OWNER-USER OPPORTUNITY**
- **12' CLEAR HEIGHT**
- **SELLER FINANCING AVAILABLE**





PROPERTY HIGHLIGHTS

Versatile Layout: The unit features a grade-level roll-up door and a generous 12-foot clear height, ideal for a variety of industrial and flex uses. Approximately 2,600 square feet of warehouse space provides ample room for storage, production, or distribution operations.

Modern Office Loft: The upstairs office loft is designed with contemporary finishes, offering two distinct office suites and a shared common area equipped with a kitchenette. This flexible space is perfect for administrative functions, creative studios, or collaborative work environments.

Zoning Flexibility: Zoned PDR-2 (Core Production, Distribution, and Repair), the property supports a diverse range of uses, including industrial, office, and retail activities, making it an excellent fit for ownerusers or investors seeking leasing opportunities.

Move-In Ready: The property will be delivered vacant, allowing for immediate occupancy or customization to suit specific business needs.



OFFERING SUMMARY



Listing Price
\$1,450,000



Seller Financing
Available



Price/SF
\$460.00

FINANCIAL

Listing Price	\$1,450,000
Price/SF	\$460.00

PROPERTY

Square Feet	3,150 SF
Grade Level Doors	One
Parking Spaces	Three Designated
Year Built	1987
Zoning	PDR-2
Power	3p 240v
Clear Height	12 Feet

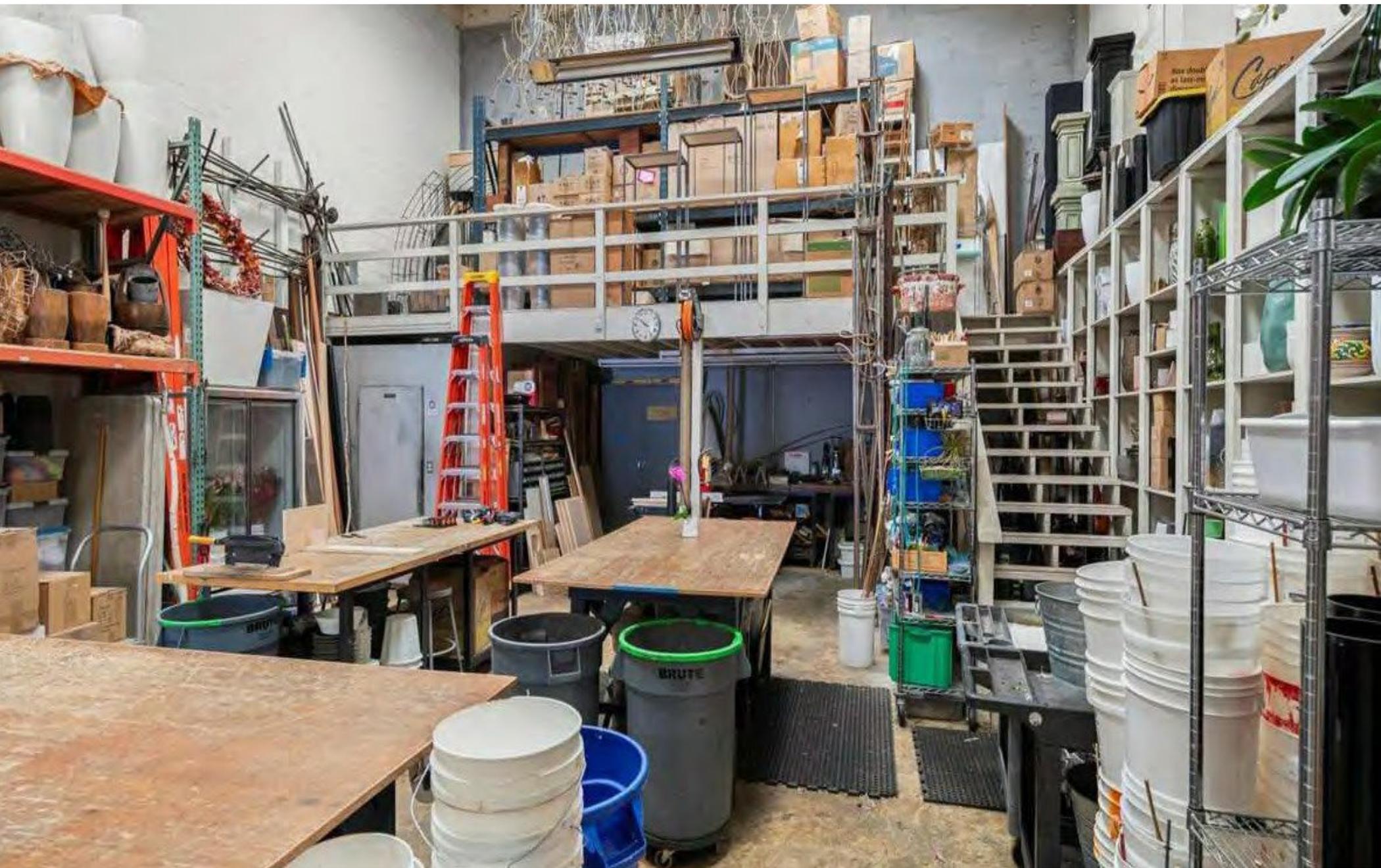
EXPENSES

Parking/Association Fees	\$8,868
Insurance	\$2,268
Gas/Electricity	\$3,372
Garbage/Water/Sewer	\$4,824
Property Taxes	\$16,986
TOTAL	\$36,318



ADDITIONAL PHOTOS // INDUSTRIAL CONDO – BAY PARK BUSINESS CENTER







Mission District

Potrero Hill

Downtown San Francisco



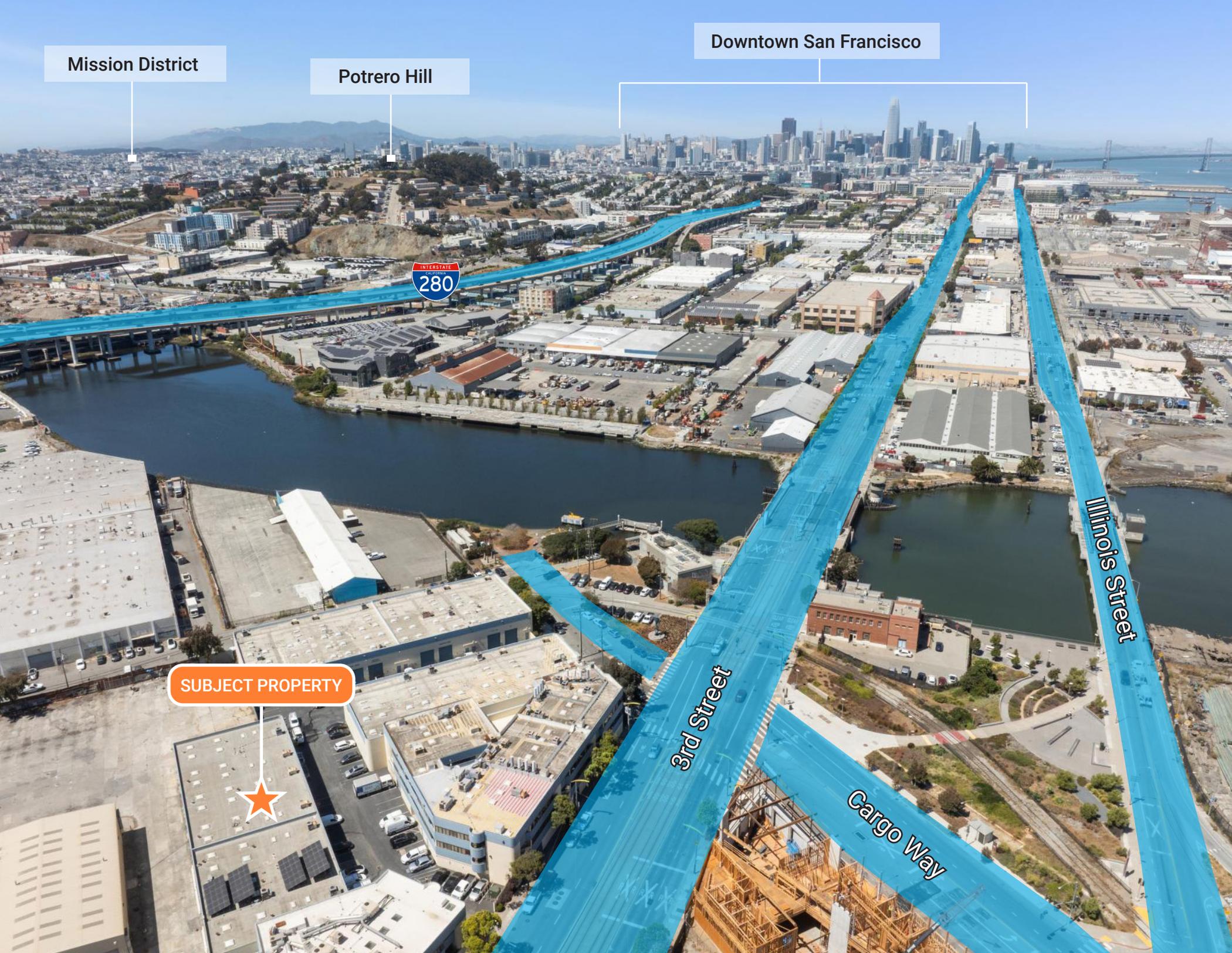
SUBJECT PROPERTY



3rd Street

Cargo Way

Illinois Street



Potrero Hill
Recreation Center

KAISER
PERMANENTE.
CHASE CENTER

DHL

SF-MARIN
FOOD BANK

MUSEUM
CRAFT
DESIGN

ZUCKERBERG
SAN FRANCISCO GENERAL
Hospital and Trauma Center

FedEx
Where Restaurants Shop
RESTAURANT
DEPOT
Public Storage
UNITED STATES
POSTAL SERVICE

Pier 80

US
101

INTERSTATE
280

Chevron
BevMo!
BURGER KING
MCDONALD'S
Shell
LOWE'S

SUBJECT PROPERTY

Pier 90

FLORA
GRUBB
GARDENS



3rd Street

Cargo Way

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