



# 244 NAPOLEON STREET

± 20,000 SF | SINGLE IDENTITY WAREHOUSE WITH YARD

**FOR SALE OR LEASE**

FOR MORE INFORMATION PLEASE CONTACT

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**FORTRESS**



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# PROPERTY HIGHLIGHTS

244 NAPOLEON STREET, SAN FRANCISCO

± 20,000 SF. SINGLE IDENTITY  
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- ◆ Structural steel construction
- ◆ 20,000 +/- sf of warehouse and 10,000 sf of paved and secured yard
- ◆ 1,700 sf of renovated office
- ◆ Fully sprinklered
- ◆ 3 drive-in loading doors
- ◆ 800 amp, 3 phase power
- ◆ Lease rate \$1.15 psf NNN
- ◆ Contact brokers for sale price



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# PROPERTY PICTURES

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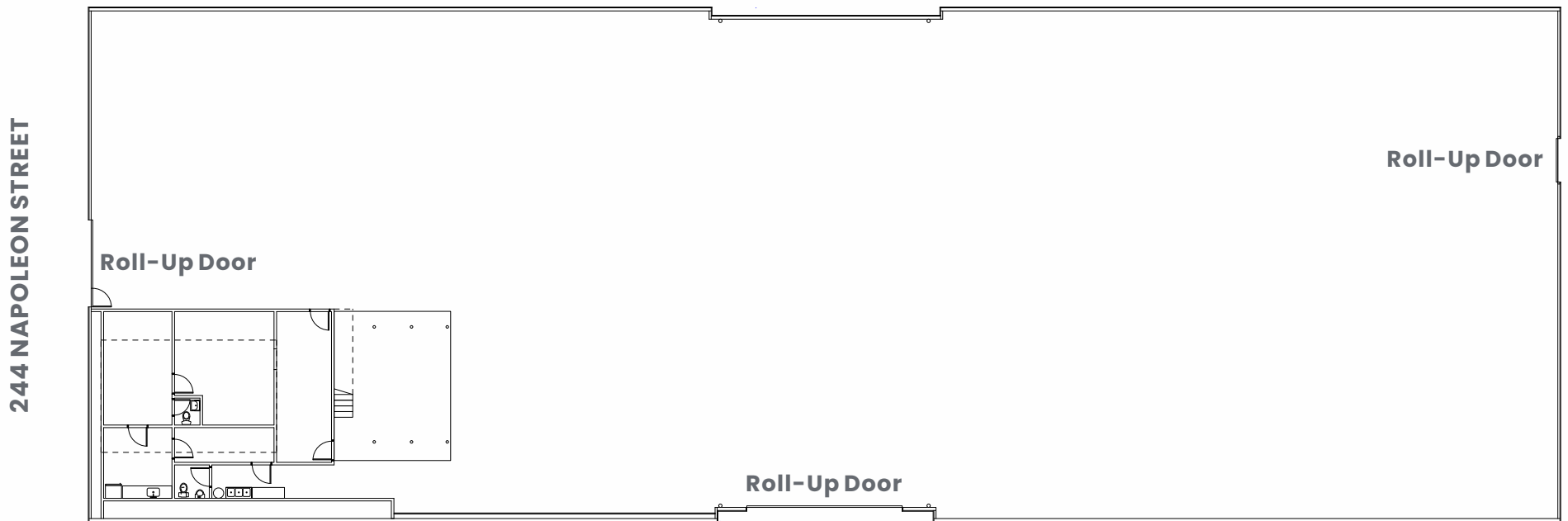
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# FLOOR PLAN

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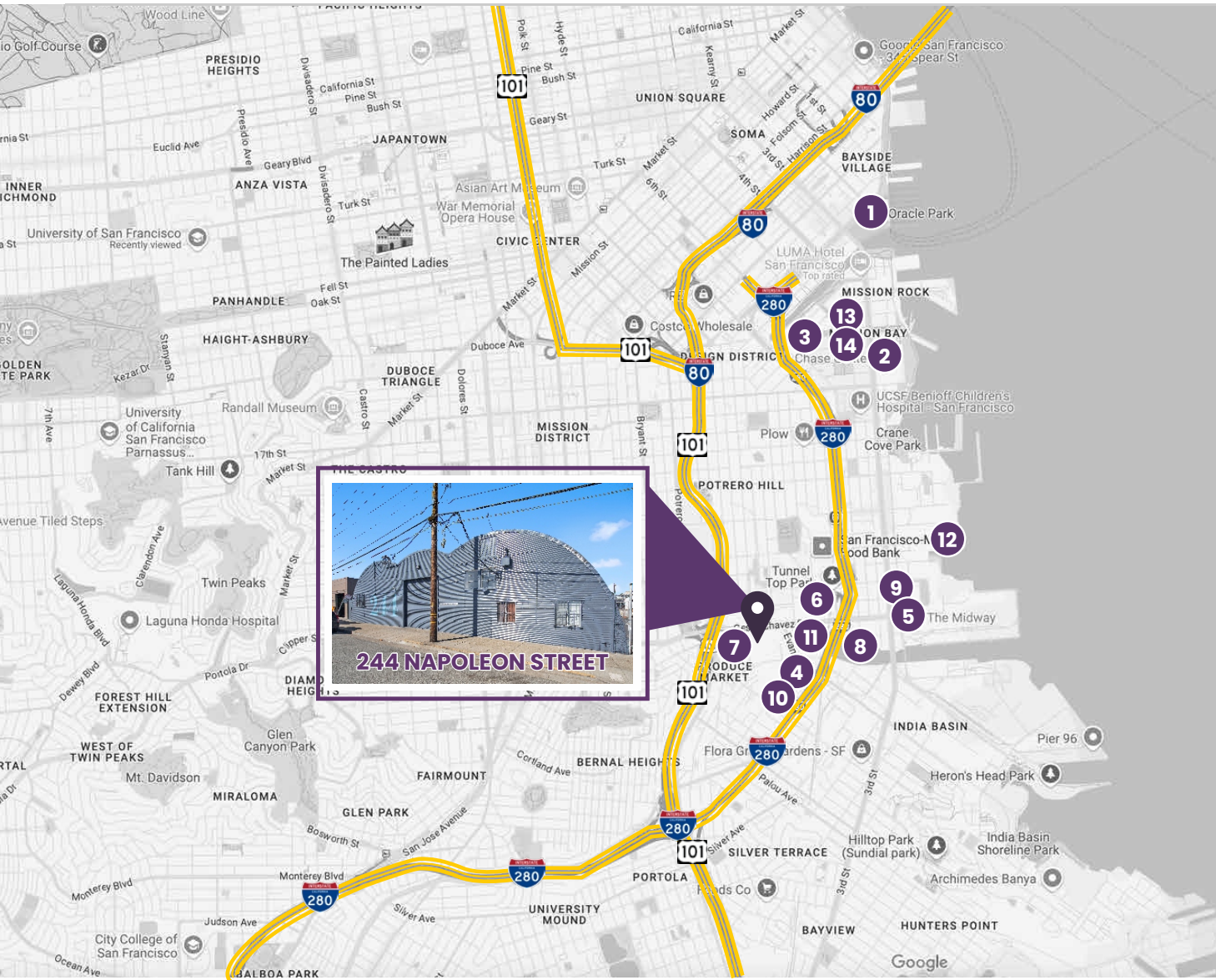




# LOCATION OVERVIEW

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## NEARBY

- 1 Oracle Park
- 2 Chase Center
- 3 UCSF Mission Bay
- 4 Waymo Charging Depot & Fleet Ops
- 5 Cruise Charging Depot & Fleet Ops
- 6 Facebook Bus Parking & Fleet Ops
- 7 Google Bus Parking & Fleet Ops
- 8 SFMTA Muni Marin Yard
- 9 MUNI Metro East Maintenance Facility
- 10 Amazon
- 11 FedEx
- 12 DHL
- 13 OpenAI
- 14 Uber HQ

## DRIVETIME

Highway 101	2 min.
Interstate 280	3 min.
Interstate 80	6 min.
Downtown SF	15 min.
SFO	16 min.

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# AERIAL MAP

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