

# 2348 JERROLD AVENUE

FOR LEASE | FULL WAREHOUSE OPPORTUNITY

**TCP**  
TOUCHSTONE  
COMMERCIAL PARTNERS

**CITIVISION**  
COMMERCIAL REAL ESTATE



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## PROPERTY SUMMARY

### ADDRESS

2348 Jerrold Avenue, San Francisco, CA 94124

### AVAILABLE SPACE

+/- 12,000 Square Feet

### RENTAL RATE

\$1.75 / Square Foot / Month, Industrial Gross

### AVAILABLE

Immediately

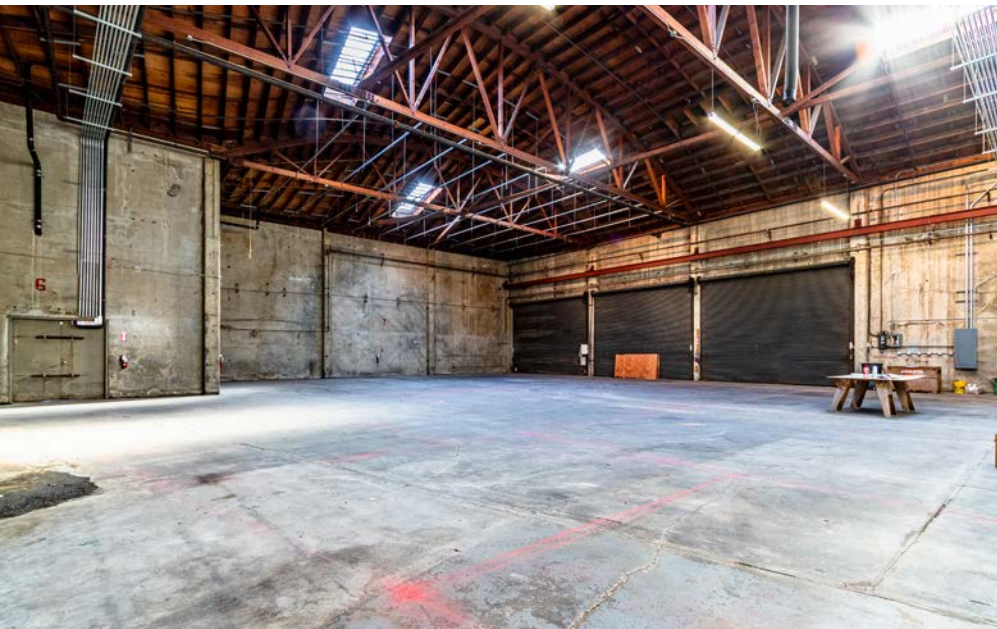
## BUILDING ATTRIBUTES

- + **HEAVY POWER: 1600 Amps / 480 Volts / 3-Phase**
- + Open Industrial Warehouse
- + One (1) 19.5' W x 14.5' H Drive-In Roll-Up Door
- + 33' High Ceilings
- + Skylights Throughout Building
- + Two (2) Restrooms
- + Fully Sprinklered
- + Demising Wall in Warehouse Can Be Removed





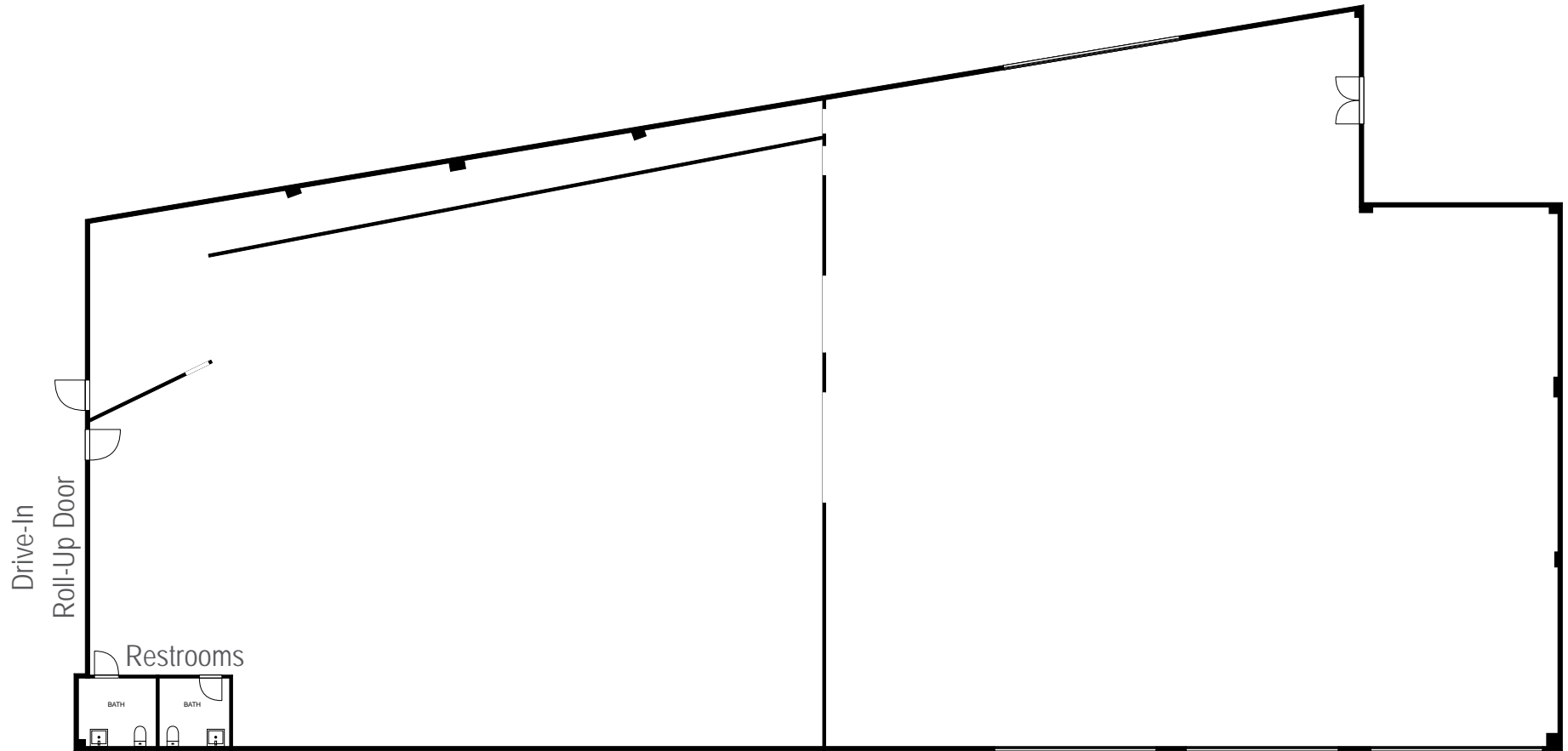
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## Floor Plans

+/- 12,000 Square Feet





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## LOCATION OVERVIEW

Desirable Industrial / Warehouse Space in Produce Market, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



**09 MIN** to Ferry Plaza Muni  
**26 MIN** to Portrero Hill  
**37 MIN** to Cesar Chavez Bart



**10 MIN** to Mission District  
**14 MIN** to SOMA  
**17 MIN** to Financial District



**02 MIN** to 101 On-Ramp  
**06 MIN** to 280 On-Ramp  
**09 MIN** to 80 On-Ramp

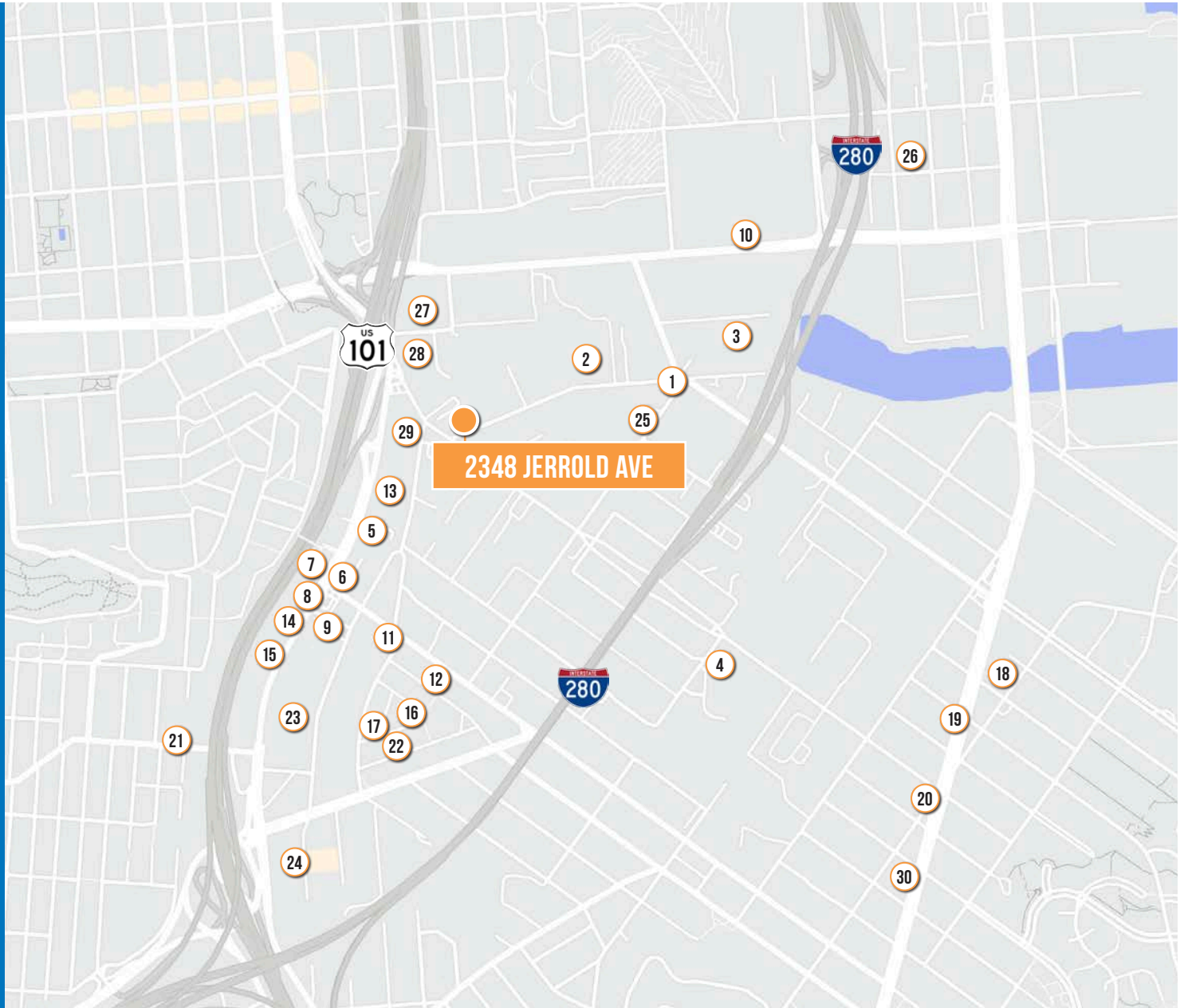




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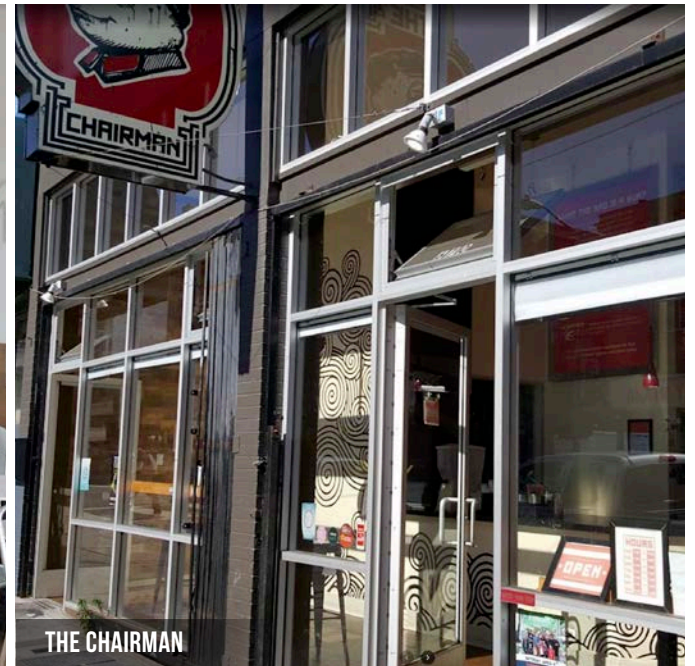
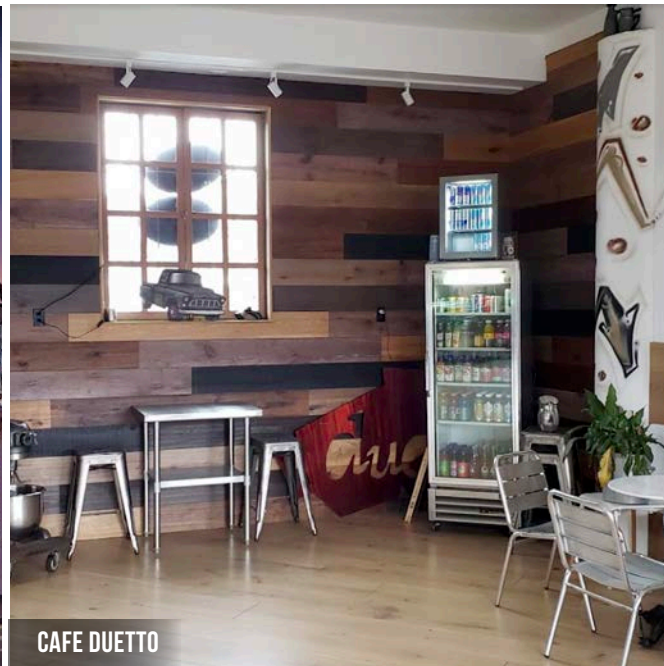
## NEARBY AMENITIES

- 1.....Kid Abelha Sanduiche
- 2..... United States Postal Service
- 3.....FedEx Ship Center
- 4..... Grubmarket, Inc
- 5..... Burger King
- 6..... The Old Clam House
- 7..... Bayshore Taqueria
- 8..... Domino's Pizza
- 9..... McDonald's
- 10..... Grand Seven Liquor & Deli
- 11..... The Chairman
- 12..... Feve Artisan Chocolatier
- 13..... BevMo!
- 14..... Silver Crest Donut Shop
- 15..... Jack in the Box
- 16..... Sequoia Sake
- 17..... Cellars 33
- 18..... Starbucks
- 19..... Constanso's
- 20..... All Good Pizza
- 21..... Barebottle Brewing Company
- 22..... Grumpy Cafe
- 23..... Lowe's Home Improvement
- 24..... Wingstop
- 25..... The Deli Lama
- 26..... Harmonic Brewing
- 27..... Caffè Duetto
- 28..... Public Storage
- 29..... Chevron
- 30..... Las Isletas Restaurant





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