

# 1313 ARMSTRONG AVENUE

FOR LEASE | INDUSTRIAL COMPLEX W/ SECURED PARKING

**TCP**  
TOUCHSTONE  
COMMERCIAL PARTNERS



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# PROPERTY OVERVIEW

## PROPERTY SUMMARY

ADDRESS	1313 Armstrong Avenue, San Francisco, CA 94124
RENTAL RATE	\$1.25 / SF (Land) / Month, NNN
AVAILABLE	Immediately

## SQUARE FOOTAGE BREAKDOWN

BUILDING (DEMISABLE)	+/- 6,337 - 18,660 Square Feet
YARD/PARKING (DEMISABLE)	+/- 22,660 - 56,263 Square Feet
<b>TOTAL SITE AREA</b>	<b>+/- 74,923 Square Feet</b>

## PROJECT ATTRIBUTES

- Centrally Located Warehouse Buildings and Secure Yard Space
- Multiple Drive-In Loading Doors per Building
- Small Office Building and Covered Yard Structure
- TI Allowance / Build to Suit Negotiable
- Property Can Be Demised As Necessary
- Professionally Managed By Prologis, Largest Industrial Landlord in the World
- Prime Industrial Location w/ Access to HWY-101 and I-280



# SCENARIO A

## TOTAL SQUARE FOOTAGE BREAKDOWN

Building (Demisable)	+/- 6,337 - 18,660 Square Feet
Yard/Parking (Demisable)	+/- 22,660 - 56,263 Square Feet
<b>TOTAL AREA</b>	<b>+/- 74,923 Square Feet</b>

## HIGHLIGHTED AREA BREAKDOWN - SCENARIO A

+/- 12,323 SF Building  
+/- 33,603 SF Yard/Parking  
+/- 45,926 SF Total Area



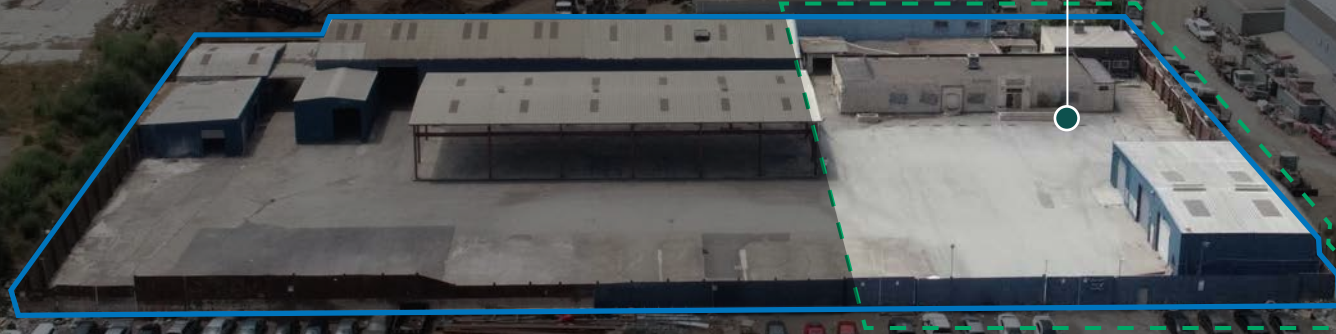
# SCENARIO B

## TOTAL SQUARE FOOTAGE BREAKDOWN

Building (Demisable)	+/- 6,337 - 18,660 Square Feet
Yard/Parking (Demisable)	+/- 22,660 - 56,263 Square Feet
<b>TOTAL AREA</b>	<b>+/- 74,923 Square Feet</b>

## HIGHLIGHTED AREA BREAKDOWN - SCENARIO B

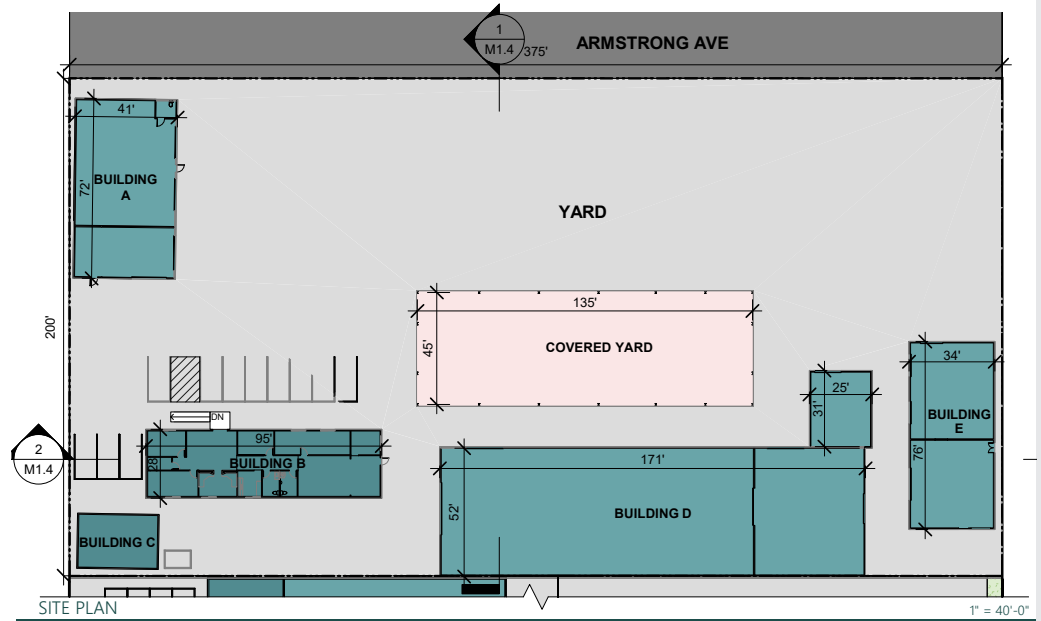
+/- 6,337 SF Building  
+/- 22,660 SF Yard/Parking  
+/- 28,997 SF Total Area



# SITE PLAN

Total Building / Covered Area +/- 24,962 Square Feet

BUILDING	BUILDING USE	SQUARE FOOTAGE
BUILDING A	Warehouse	+/- 2,983 Square Feet
BUILDING B	Office	+/- 2,626 Square Feet
BUILDING C	Office	+/- 728 Square Feet
BUILDING D	Warehouse	+/- 9,717 Square Feet
BUILDING E	Warehouse	+/- 2,606 Square Feet
<b>TOTAL BUILDING AREA</b>		<b>+/- 18,660 Square Feet</b>
Covered Yard		+/- 6,301 Square Feet
<b>TOTAL COVERED AREA</b>		<b>+/- 24,962 Square Feet</b>



# PROPERTY PHOTOS

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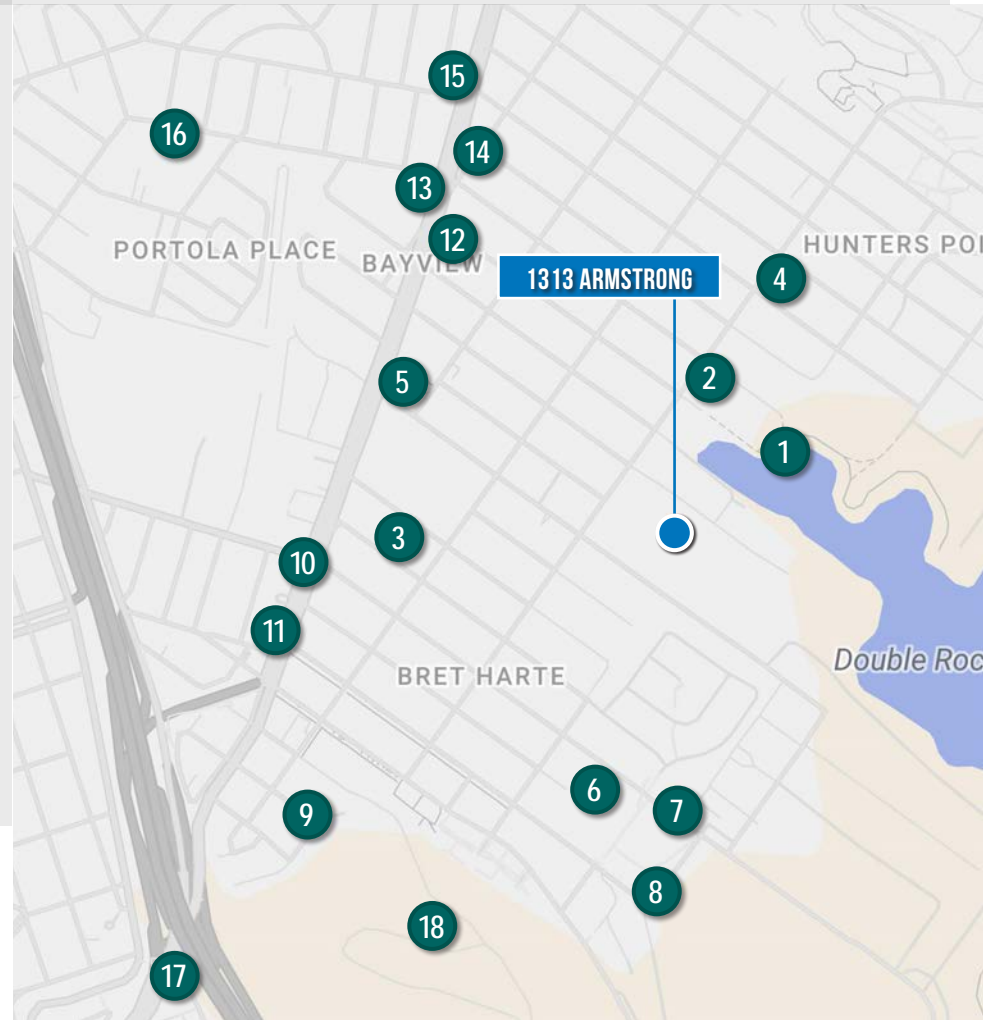
# LOCATION OVERVIEW

1313 Armstrong Avenue is centrally located 10 minutes from the US 101 and just a few blocks from the Third Street T-Bus. This great location is just 10 minutes from the Glen Park BART Station, 13 minutes from SFO, and 15 minutes from Downtown SF.



## NEARBY AMENITIES

- 1.....North Shore, Yosemite Slough
- 2.....City Lunch Restaurant
- 3.....Laughing Monk Brewing
- 4.....San Francisco Fire Station 17
- 5.....Martin Luther King Jr Pool
- 6.....Bret Harte Elementary School
- 7.....Two Jack's Seafood
- 8.....Gilman Playground
- 9.....Ralph D. House Mini Park
- 10.....B&J Burgers
- 11.....Montecristo
- 12.....McDonald's
- 13.....Walgreens
- 14.....Las Palmas
- 15.....Gumbo Social
- 16.....Foods Co
- 17.....Bayside Cafe
- 18.....Bayview Park





# LOCATION OVERVIEW MAP





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