

FOR SALE



Swift Avenue, South San Francisco

Offering Memorandum



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Disclaimer Notice:

The information contained in the following Offering Memorandum is proprietary and strictly confidential. Property details are deemed reliable but not guaranteed. It is intended to be reviewed only by the party receiving it from Gage Real Estate and should not be made available to any other person or entity without the written consent of Broker. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Any potential Buyer should conduct their own due diligence and consult a licensed real estate professional before making any decisions. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, asbestos, lead based paint, or any other hazardous or potentially hazardous material, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intention to continue occupancy of the subject property.

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Property Summary

An exceptional opportunity to acquire an industrial condo on Swift Avenue, a fully equipped commercial kitchen condo totaling approximately 4,632 sq ft in the heart of South San Francisco's thriving industrial district. **This sale includes both the real estate and all kitchen-related assets**, making it ideal for caterers, meal prep companies, food truck commissary operations, food manufacturers, or anyone needing a licensed food production facility. The property combines essential infrastructure for food production with logistical features such as a roll-up door, mezzanine storage, and dedicated parking.

Property Highlights:

Fully Permitted Commercial Kitchen

- Operating **transferable** health permit valid until **June 30, 2026**

Functional Layout & Equipment

- **Approximately 4,632 sq ft** of total useable space - 3,200 sq ft of ground floor and 1,432 sq ft of Mezzanine Storage and Upstairs Office
- Spacious **prep area** with multiple **three-compartment and handwashing sinks**
- Two large **walk-in refrigerators**
- Commercial-grade **ventilation system, grease trap, and floor drains**
- **Roll-up front door** for easy loading/unloading
- Various **kitchen equipment and smallwares**

Property Summary

Expansive Mezzanine Level

- Additional **storage and work area** with **forklift access**, maximizing space and workflow efficiency
- Well-built and structurally integrated, the mezzanine provides substantial usable square footage and is ideal for dry storage or auxiliary workstations
- A mezzanine build-out of this quality represents a significant cost savings compared to new construction

Multiple Private Offices

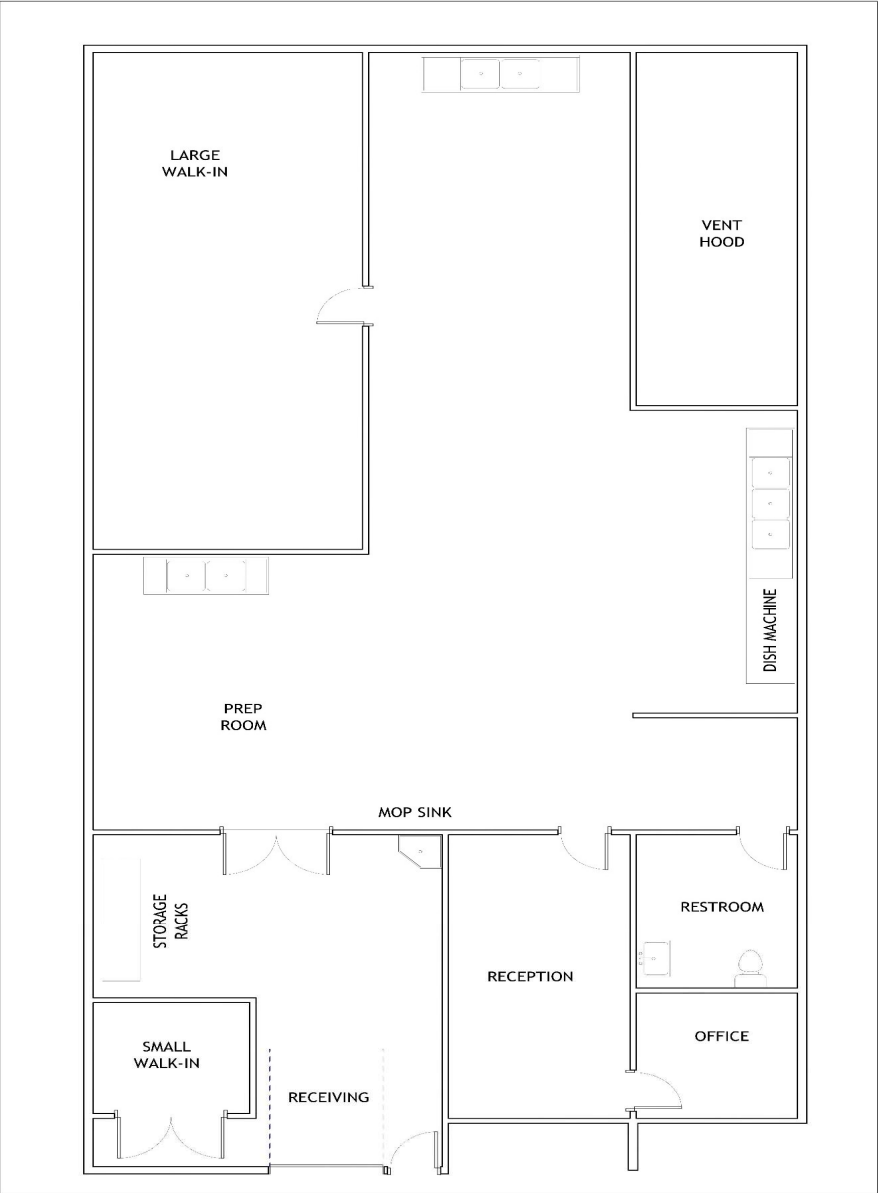
- Ideal for **administrative use, meetings, or client-facing operations**

Convenience, Management & Accessibility

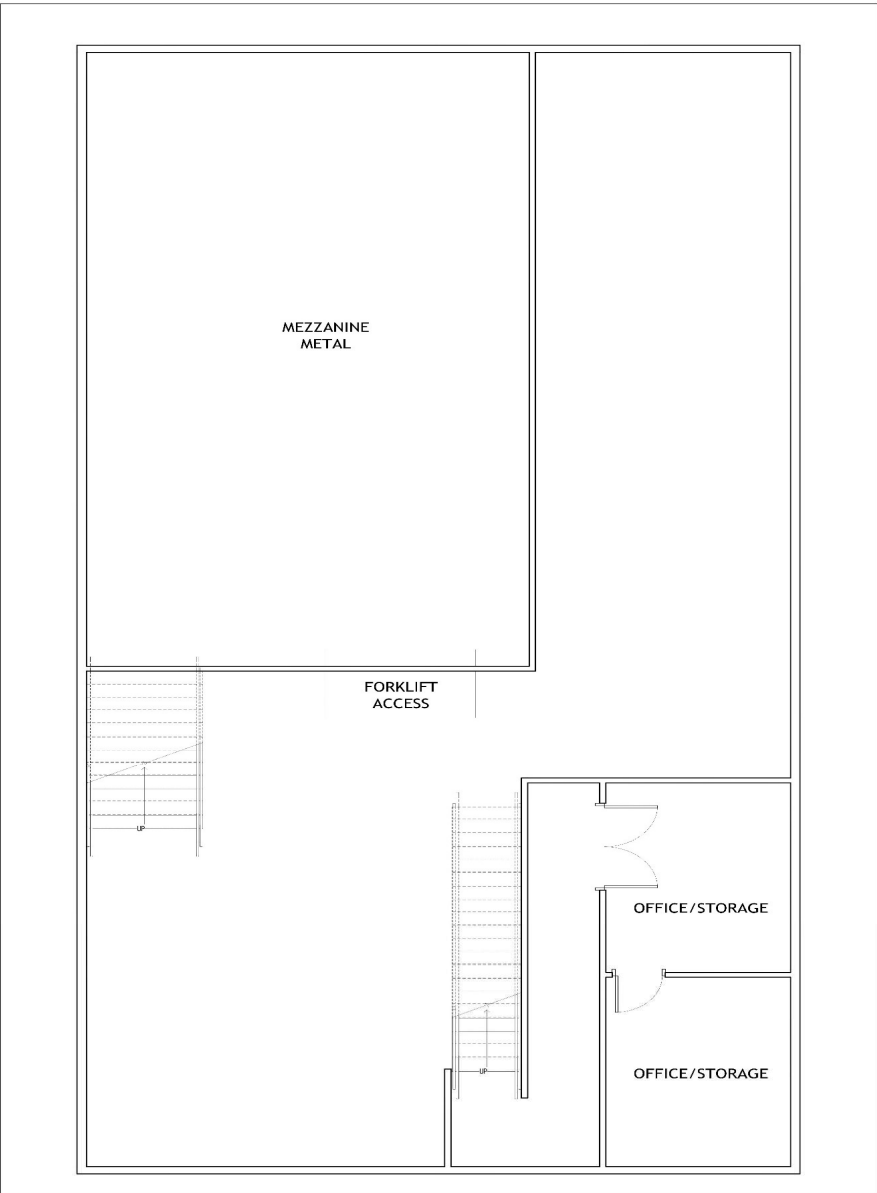
- **3 dedicated parking spaces**, with **ample "first come" additional parking** available around the perimeter of the property
- Located near **Caltrain shuttle drop-off** for easy employee transit
- Quick access to **US-101, I-280, and SFO Airport**
- Professionally managed with common area maintenance
- HOA fees/details available upon request

Property and Assets Offered at \$2,195,000

Floorplan



FIRST FLOOR
FOR ILLUSTRATIVE PURPOSES ONLY-NTS



MEZZANINE/SECOND FLOOR
FOR ILLUSTRATIVE PURPOSES ONLY-NTS

Photos



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