

2225 MCKINNON AVENUE

SAN FRANCISCO

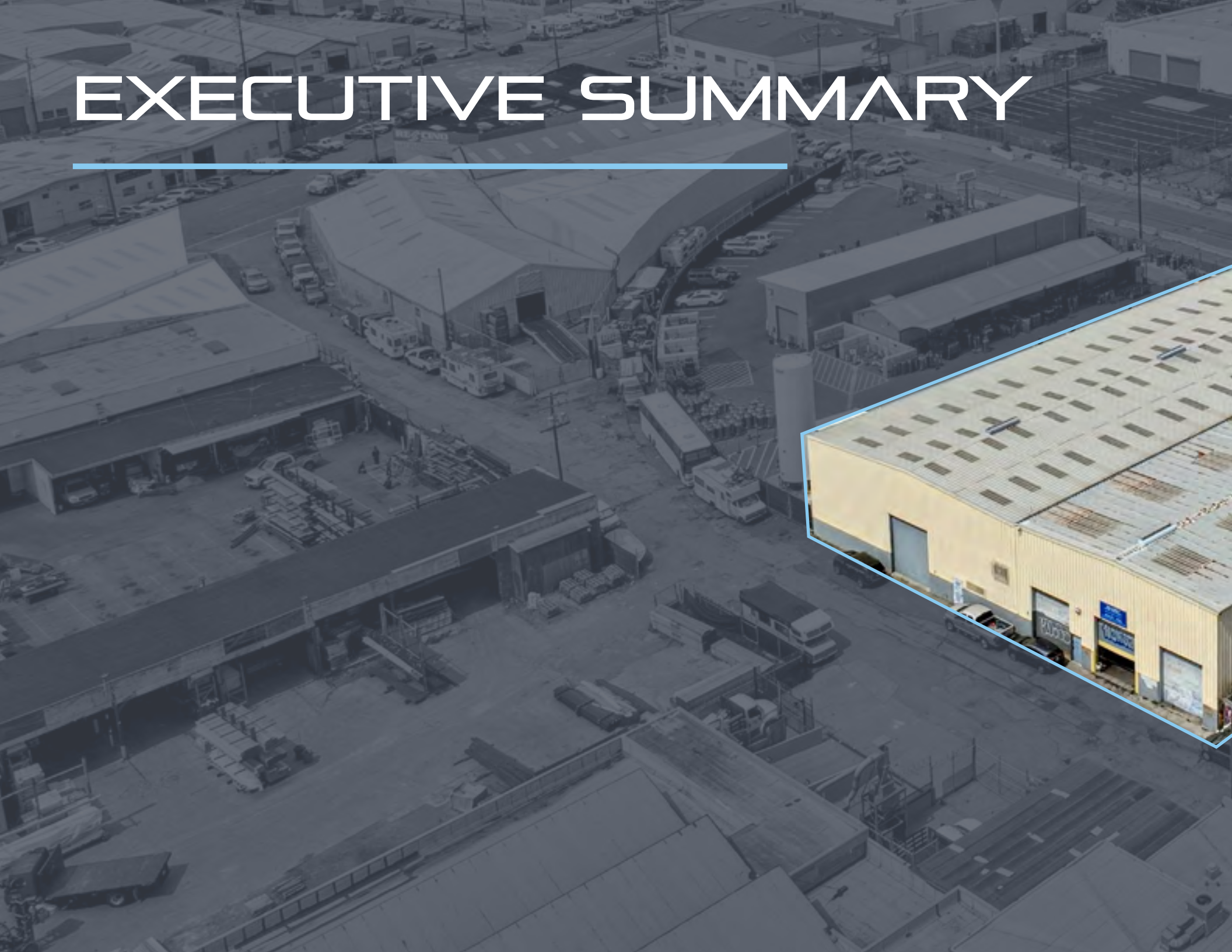
Asking Price
\$7,700,000
\$284 PSF

San Francisco High-Bay
Warehouse Opportunity

NEWMARK



EXECUTIVE SUMMARY





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The Offering

Newmark, as the exclusive advisor, is pleased to extend to owner-users and qualified investors the opportunity to acquire the 100% fee-simple interest in 2225 McKinnon ("the Property"), a 27,125 SF high-bay warehouse property in the heart of San Francisco's industrial market. A significant portion of the Property (19,939 SF) can be delivered vacant, providing investors the opportunity to immediately increase cash flow by leasing the vacancy or for owner-users to acquire an extremely functional warehouse building in a prime location. The balance of the Property is leased at below market rent to Caldwell Building Materials and expires May 31, 2030.

The Property clear heights of approximately 30 feet and six (10' x 16') grade level roll-up doors stand out among the Northern Bayview / India Basin ("India Basin") Submarket. Moreover, the clear-span rigid-steel Butler frame construction provides excellent interior circulation and racking up to four high. Four additional large interstitial roll-up doors further provide investors and owner-users with the ability to combine suites to accommodate multiple tenant size requirements or single tenancy.

2225 McKinnon is located in the India Basin Submarket, the heart of San Francisco's thriving 10.6M SF industrial market. With easy access to Highway 101 and 280 on-ramps and off-ramps, this Property offers exceptional connectivity to key areas, including Downtown San Francisco, SFO (San Francisco International Airport), and Silicon Valley. Additionally, its proximity to approximately 1.4 million consumers within a 10-mile radius presents a substantial customer base.



OFFERING SUMMARY

Asking Price	\$7,700,000
\$ PSF	\$284

PROPERTY DETAILS:

Address:	2225 McKinnon
Year Built:	1979 & 2001
Zoning:	PDR-2 (Production, Distribution & Repair)
# of Floors:	One
Lot Area:	+/- 29,697 SF
Building Area	+/- 27,125 SF
Parking Area	2,270 Square Feet (dedicated to Caldwell Building Materials)
Occupancy:	26%
Power:	320 amps, 120/240 volt, single-phase, three-wire service

INVESTMENT HIGHLIGHTS:



Highly functional improvements with six (10' x 16') drive-in roll-up doors



Exceptional 28' to 32' clear heights



Immediate access to Highway 101 (3 minutes) and I-280 (4 minutes)



Access to 1.4M consumers within 10 miles and 3.5M within 25 miles



Industrial leasing recovering with new population growth and office market recovery



Ability to immediately occupy over 51% of the NRA qualifies owner-users for SBA financing



INVESTMENT HIGHLIGHTS





EASE OF ACCESS - DRIVE TIMES

15 Minutes to Downtown San Francisco

4 Minutes to 280 Ramp

2 Minutes to 101 Ramp

20 Minutes to San Francisco International Airport

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Direct Connectivity and ability to Serve the Entire Bay Area

2225 McKinnon boasts a prime location conveniently situated in the core industrial market of San Francisco's Bayview submarket. Located a short distance away from Highways 280 and 101, 2225 McKinnon offers immediate access to the entire Bay Area. The property's central location offers easy access to major Bay Area cities, airports, and high consumer demand areas.

2225 McKinnon's unique infill location provides access to 696,000 consumers within a 5-mile radius, 1.3 Million people within a 10 mile radius, and 3.5 Million people within a 25 mile radius. The property is set to take advantage of the strong demand for last-mile distribution space.

	Distance	Drive
Hwy 101	0.4 Miles	2 Minutes
I-280	0.8 Miles	4 Minutes
Downtown SF	3.8 Miles	12 Minutes
San Francisco Ferry Building	4.4 Miles	15 Minutes
San Francisco International Airport	11.5 Miles	15 Minutes
Downtown Oakland	13.9 Miles	20 Minutes
Oakland International Airport	20.6 Miles	30 Minutes
Hayward	29.0 Miles	35 Minutes
Redwood City	23.5 Miles	35 Minutes
San Jose	45.9 Miles	50 Minutes

Radius: 10 Miles
Population: 1,303,477
Median Household Income: \$119,345

Radius: 5 Miles
Population: 696,454
Median Household Income: \$131,902

HIGHLY FUNCTIONAL IMPROVEMENTS





28' TO 32' CLEAR HEIGHT // COLUMN FREE CONSTRUCTION // 2.0% OFFICE BUILDOUT



PROPERTY OVERVIEW





Property Overview

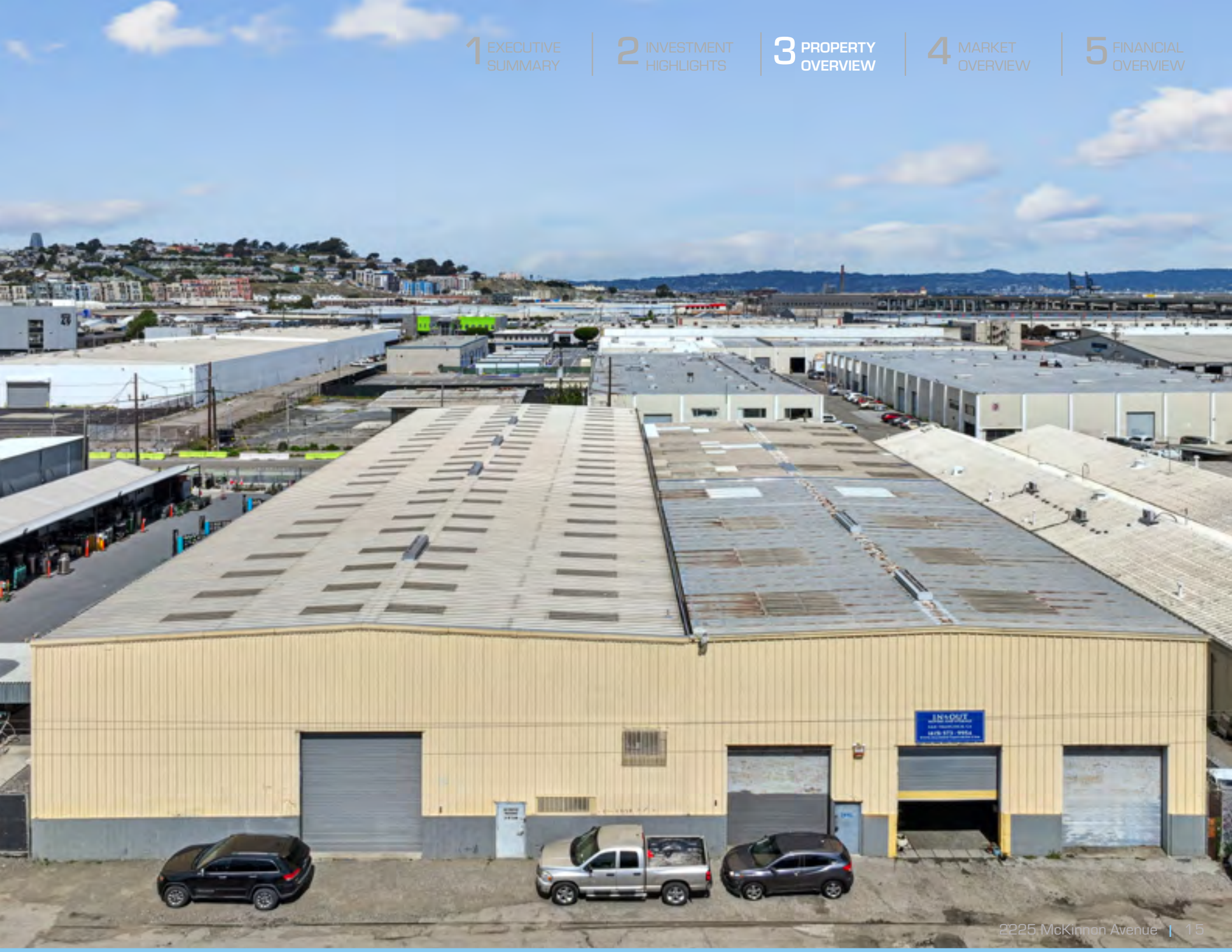
PROPERTY DESCRIPTION

Industrial Submarket:	Northern Bayview / India Basin
APN:	5588A/002
Site Area (SF):	+/- 29,697 SF
Building Area (SF):	+/- 27,125 SF
Year Built:	1979 & 2001
Current Zoning:	PDR-2 (Production, Distribution & Repair)

IMPROVEMENT OVERVIEW

Building Construction Type:	Rigid Steel Frame
Stories:	One
Number of Buildings:	Three
Number of Suites:	Four
Foundation:	Concrete slab-on-grade, perimeter strip footing, isolated spread footings at interior
Exterior Walls:	CMU lower walls with metal stud standing seam metal panels on top.
Roof System:	Standing seam metal roof panels
HVAC:	None
Parking:	2,270 SF secured parking area
Power:	320 amps, 120/240 volt, single-phase, three-wire service
Fire Suppression:	Wet pipe automatic sprinkler system
Water Heating:	Natural gas tankless water heating
Electrical and Natural Gas:	PG&E
Water and Sewer:	SFPUC

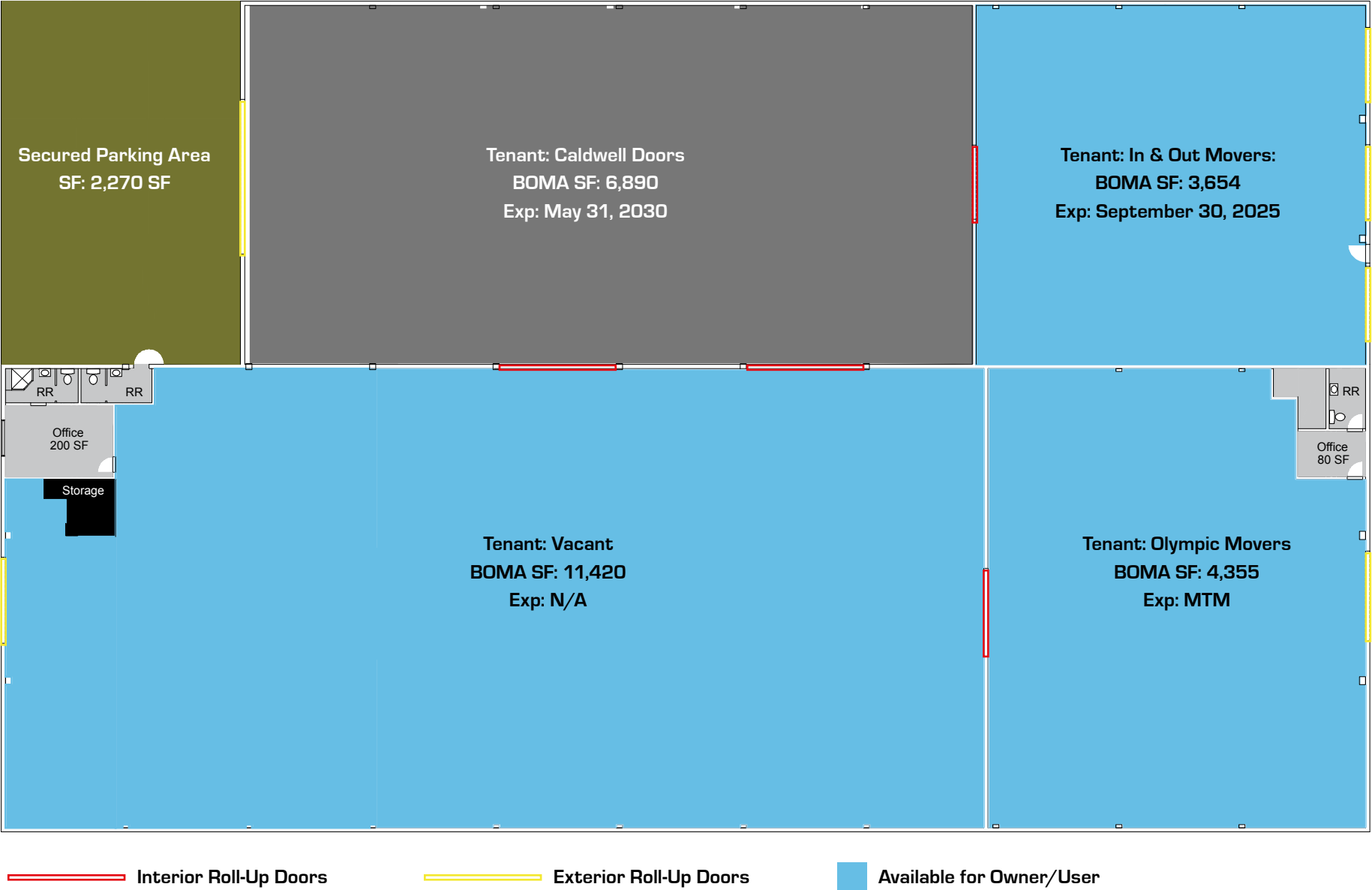




Site Plan



Floor Plan



MARKET OVERVIEW





Market Overview

San Francisco Industrial Market

The 12.6 M SF San Francisco industrial market experienced rapid change since the Covid-19 Pandemic began in Q1-2020. There was a period of robust rental rate growth from mid-2021 through late 2022 across all three submarkets, notably Dogpatch and India Basin reaching significant rental rate peaks of \$2.01 PSF/NNN and \$1.97 PSF/NNN, respectively. However, as the effects of the Pandemic hollowed out the San Francisco office market, the industrial market followed and hit bottom in mid-2023. Since hitting the bottom, the market has slowly recovered and is now firmly within the recovery phase of a new real estate cycle.

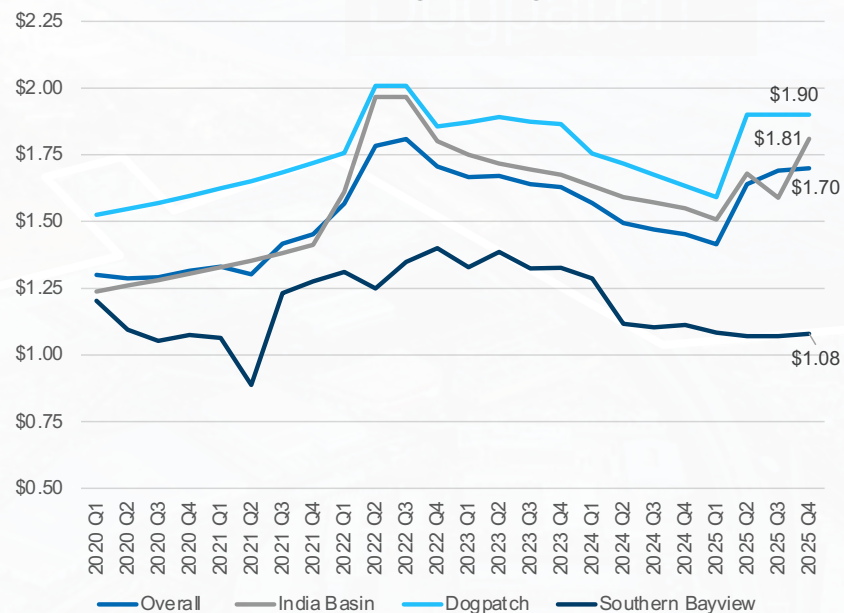
As of Q4-2025, the overall market vacancy has declined to 8.2% as new and renewal leasing has is beginning to record. The Dogpatch submarket in-particular has recorded the 510 bps decline and the overall market has declined 40bps in since Q3-2024. These vacancy declines have in turn created a rental rate recovery.

INDUSTRIAL MARKET BY THE NUMBERS

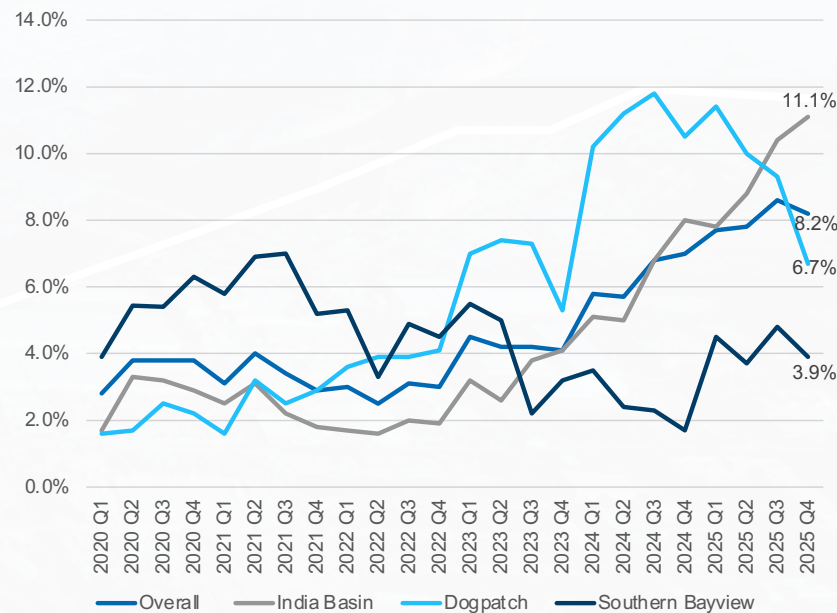
Market Size:	12.6 Million SF
# of Buildings:	364
SF under Construction:	0
Average Asking Rate:	\$1.70 NNN
Vacancy Rate:	8.2%
Avg. Annual Rent Growth Since Q4-2024	20%



Industrial Avg. Asking Rent

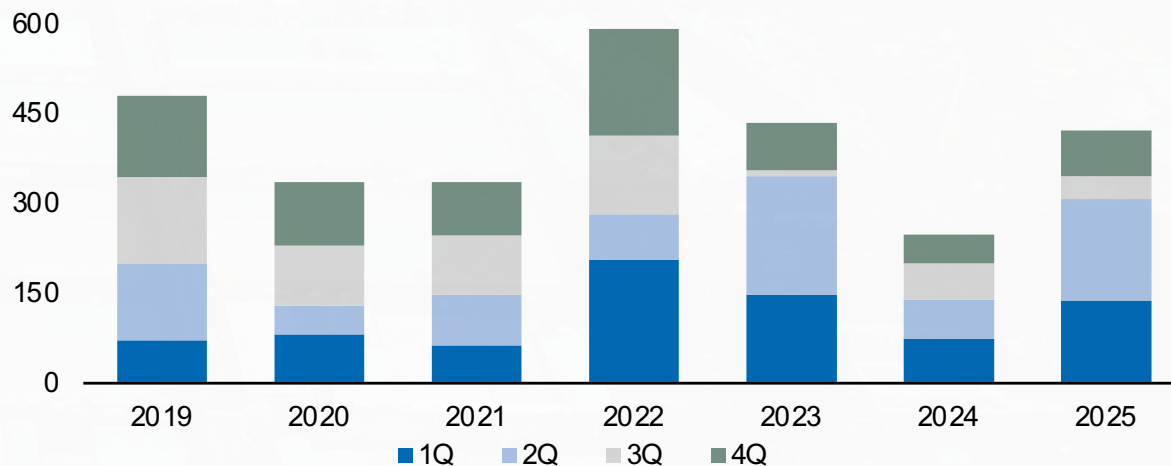


Vacancy Comparison



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Annual Leasing



Shrinking Industrial Supply



101

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1280 Minnesota

280

815 Tennessee

Portrero Power
Plant Redevelopment

2660 3rd St

950 Tennessee

800 I

2290 3rd St

2177 3rd St

777 Ten

2131 3rd St

2130 3rd St

Pier 70
Redevelopment

Major Developments since 2014

- Residential Development
- Office/Multi/R&D Developments
- Hospital



Source: Newman Research, CoStar

INDUSTRIAL DESTRUCTION STATISTIC [1]

Industrial Land Lost	18 Acres
No. Buildings Demolished	19
Total Demolished NRA	640,000

MULTI-FAMILY DEVELOPMENT (40 UNITS+)

No. of Projects		
	Completed	14
	Proposed	1
Total No. Units		
	Completed	2,182
	Proposed	245

Entitled Mega Developments

PHASED MASTER REDEVELOPMENTS

PIER 70

Acres	28
New Homes / Apts Units [2]	2,000
Office & Lab SF [2]	1.75 MM

PORTRERO POWER PLANT

Acres	29
New Homes / Apts Units [2]	2,600
Office & Lab SF [2]	1.6 MM

[1] Not Including Power Plant or Pier 70

[2] Max planned unit/SF

An aerial photograph of an industrial district, likely in San Francisco, showing numerous large warehouse and manufacturing buildings with flat roofs. In the background, a densely populated hillside rises under a blue sky with scattered clouds. A white callout box with a blue border and a pointer line identifies a specific building.

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amazon

amazon

alto
pharmacy

SYSTEM1

BUILT
ROBOTICS

motivate

TR
revel

cruise

AION

Ike

ELROY AIR

SHINING 3D

Zūm

LimeBike

Google

W WAYMO Google

DOORDASH

Caltrain

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SPIN

lyft

Scarce Opportunities

Concentrated Ownership creates limited opportunities for investors



101

PROLOGIS

280

City Of San Francisco



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AVENUE

PROLOGIS

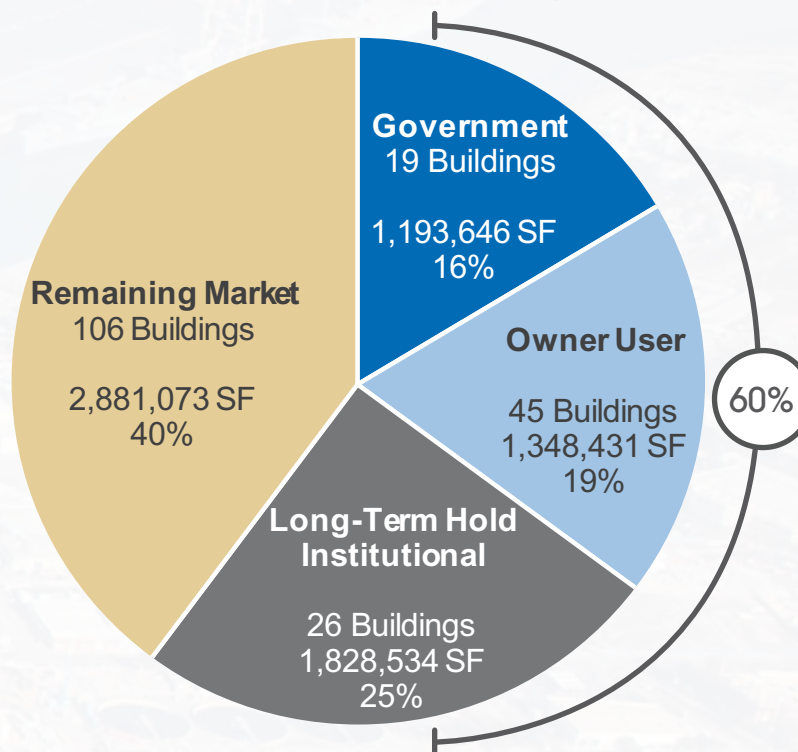
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India Basin Ownership Profiles



- Long-term holders own 60% of India Basin.
- The City of San Francisco and Prologis are the largest two owners and combined control ~25% of the market NRA.
- Since 2016, approximately ~53% of all purchases were sales from private owners to institutional buyers.
- Capital competition for India Basin Industrial has helped push PSF by an average annual increase of 7.2%.

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