

3521 3RD STREET

FOR LEASE | FENCED HARD CORNER INDUSTRIAL YARD

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

3521 3rd Street, San Francisco, CA 94124

AVAILABLE SPACE

Storage: +/- 1,500 Square Feet
Yard: +/- 25,968 Square Feet

RENTAL RATE

\$30,000 per Month, Industrial Gross

AVAILABLE

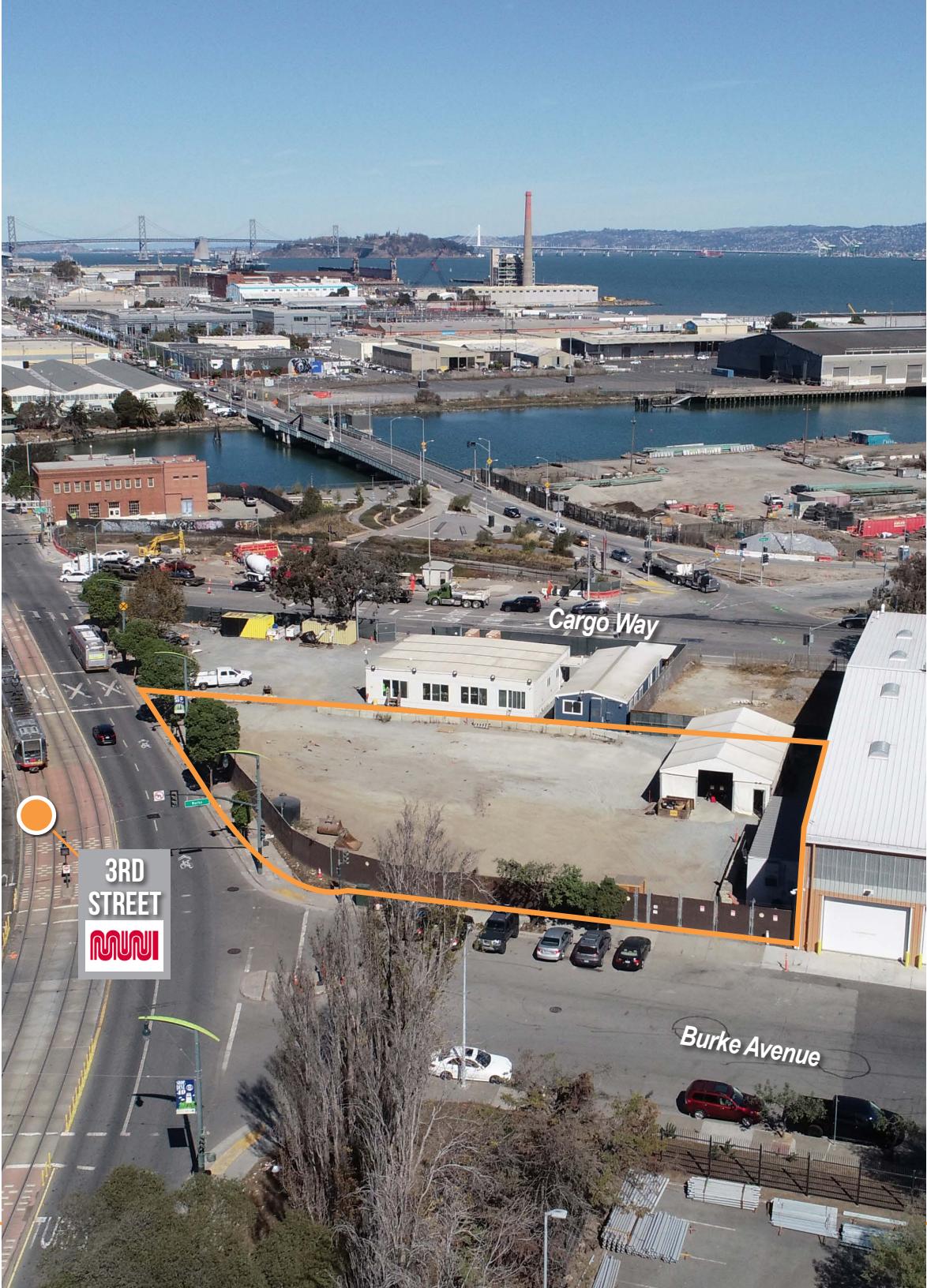
Immediately

ZONING

PDR-2

BUILDING ATTRIBUTES

- + Vacant Hard Corner Yard Space
- + Two (2) Drive-In Access Points
- + Fully Fenced and Secure
- + Landlord Willing to Provide Tenant Improvements
- + Close Proximity to Freeway Access 101 & 280
- + Located within India Basin Industrial Zone

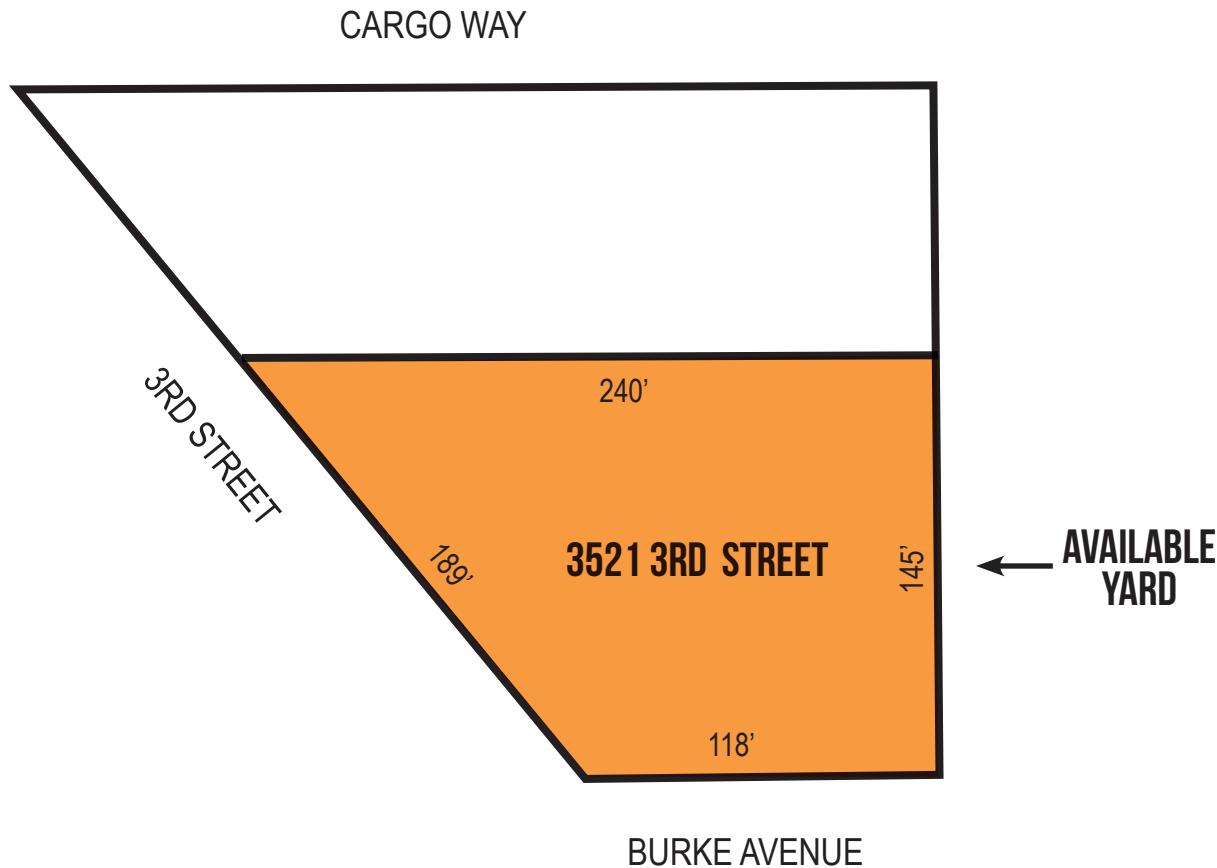


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Parcel Map

Storage: +/- 1,500 Square Feet

Yard: +/- 25,968 Square Feet



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LOCATION OVERVIEW

Desirable India Basin location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



03 MIN to 3rd St Muni
07 MIN to Evans Ave Muni
26 MIN to Caltrain Station



04 MIN to Dogpatch
07 MIN to Potrero Hill
14 MIN to Mission District



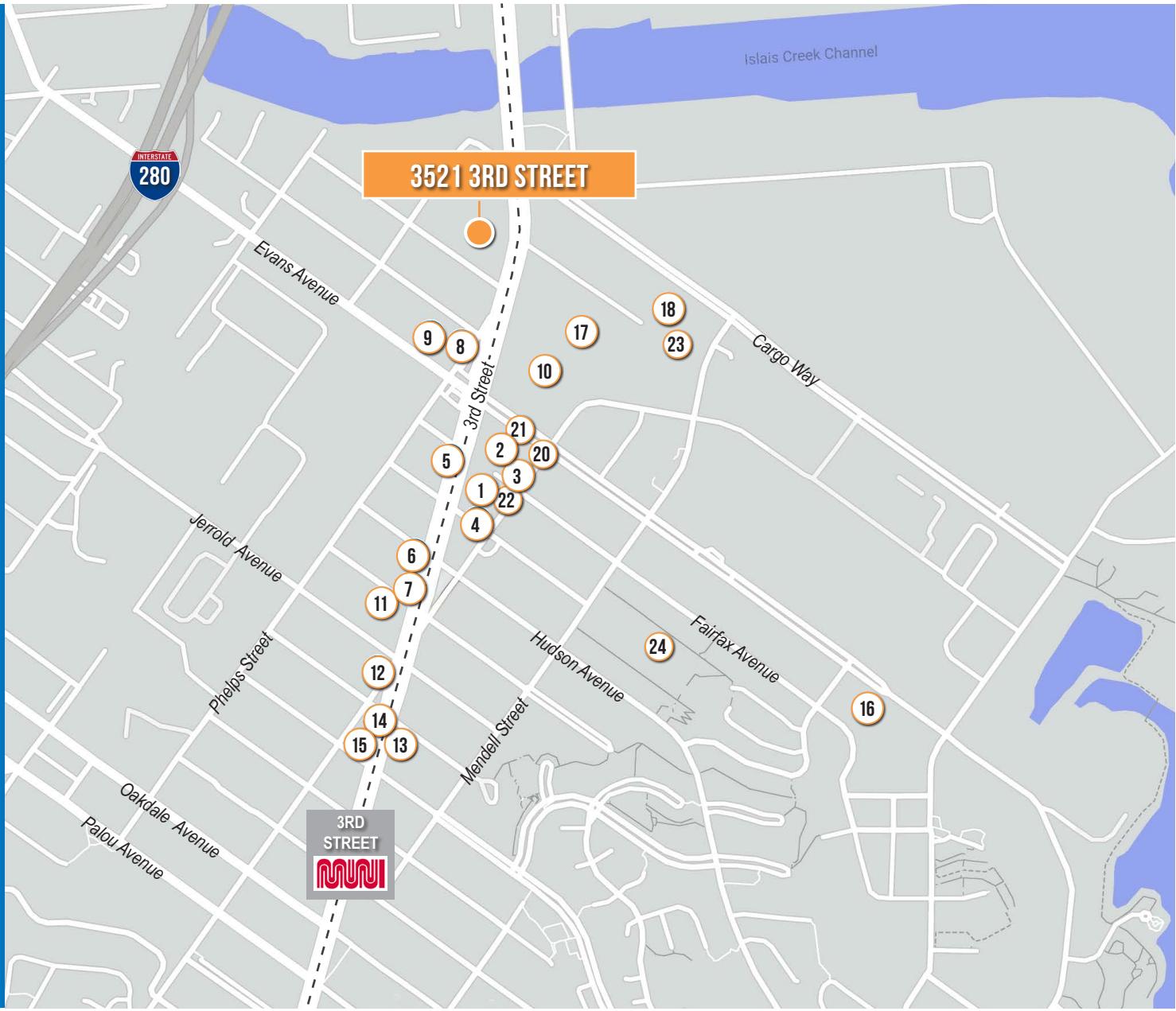
04 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp
08 MIN to 80 On-Ramp



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NEARBY AMENITIES

- 1 Starbucks
- 2 Subway Restaurants
- 3 Goodwill
- 4 Wells Fargo Bank
- 5 La Laguna
- 6 Tiny Croissanterie
- 7 Constanso's
- 8 San Francisco Seafood Express
- 9 NAPA Auto Parts
- 10 Hungry Cafe
- 11 Flora Grubb Gardens - SF
- 12 All Good Pizza
- 13 Golden Eagle
- 14 Star Market
- 15 Pizza Zone N Grill
- 16 Rome's Kitchen
- 17 The Wine Club
- 18 Vasquez Coffee Company
- 19 Hungry Cafe
- 20 Soo Fung
- 21 Tiffanys Cafe
- 22 Panda Express
- 23 Wok-In Cafeteria
- 24 Youngblood-Coleman Playground



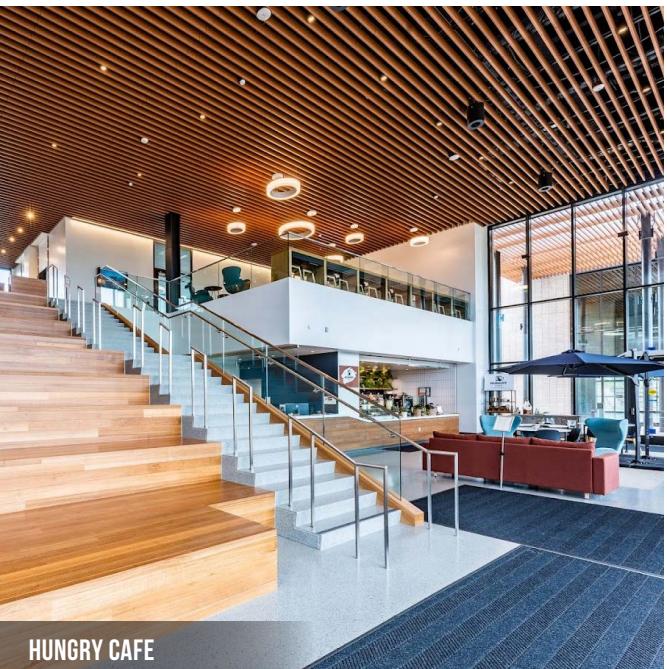
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ALL GOOD PIZZA



FLORA GRUBB GARDENS



HUNGRY CAFE



VASQUEZ COFFEE COMPANY



TINY CROISSANTERIE

3521 3RD
STREET



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