

# 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

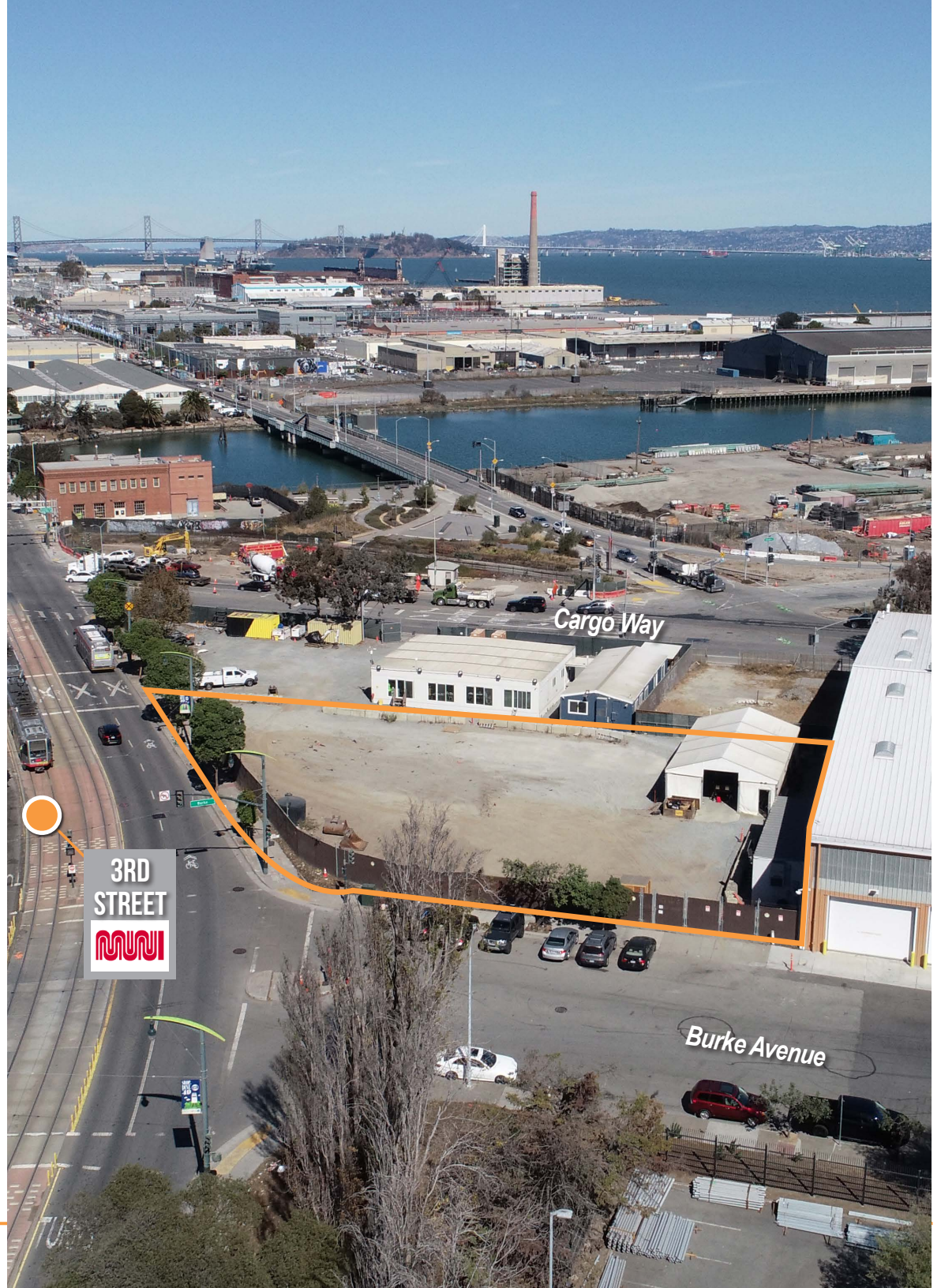
Immediately

### 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

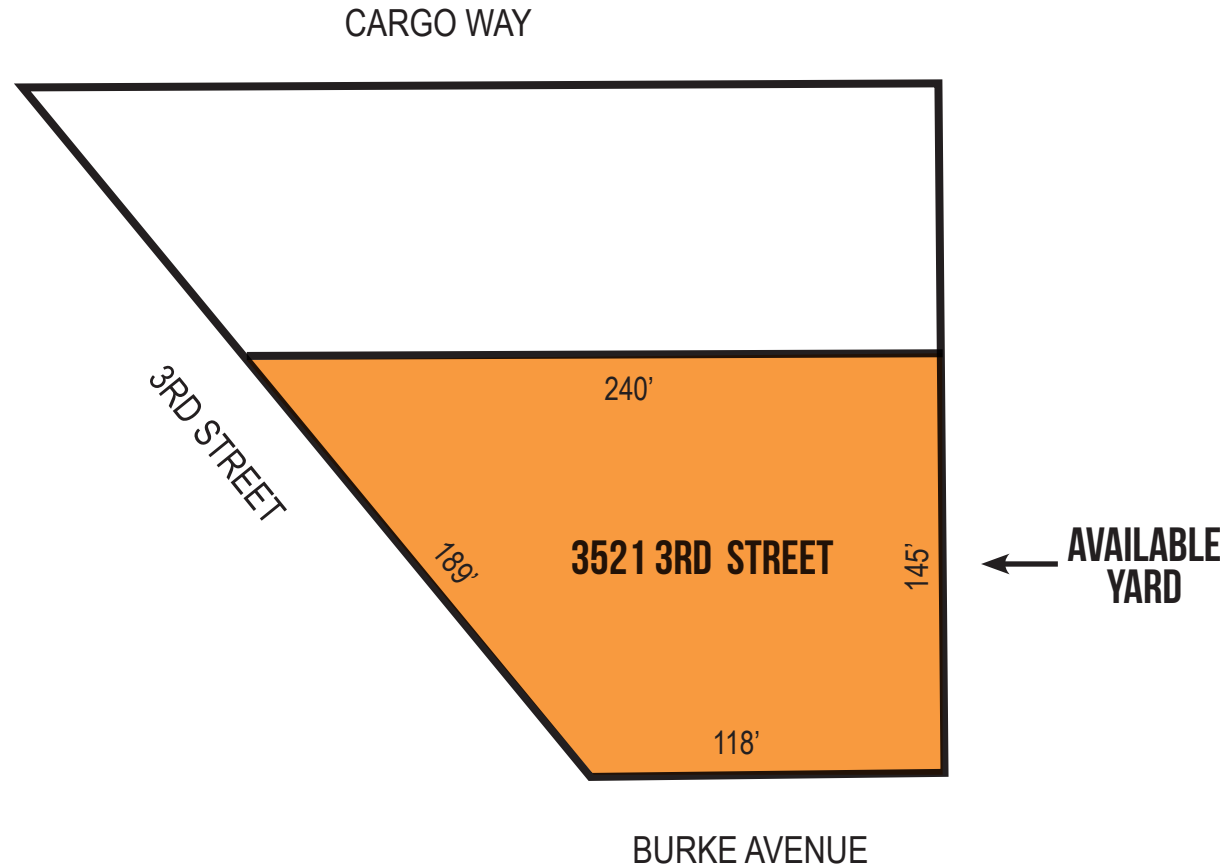


# 3521<sup>3RD</sup> STREET

## 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

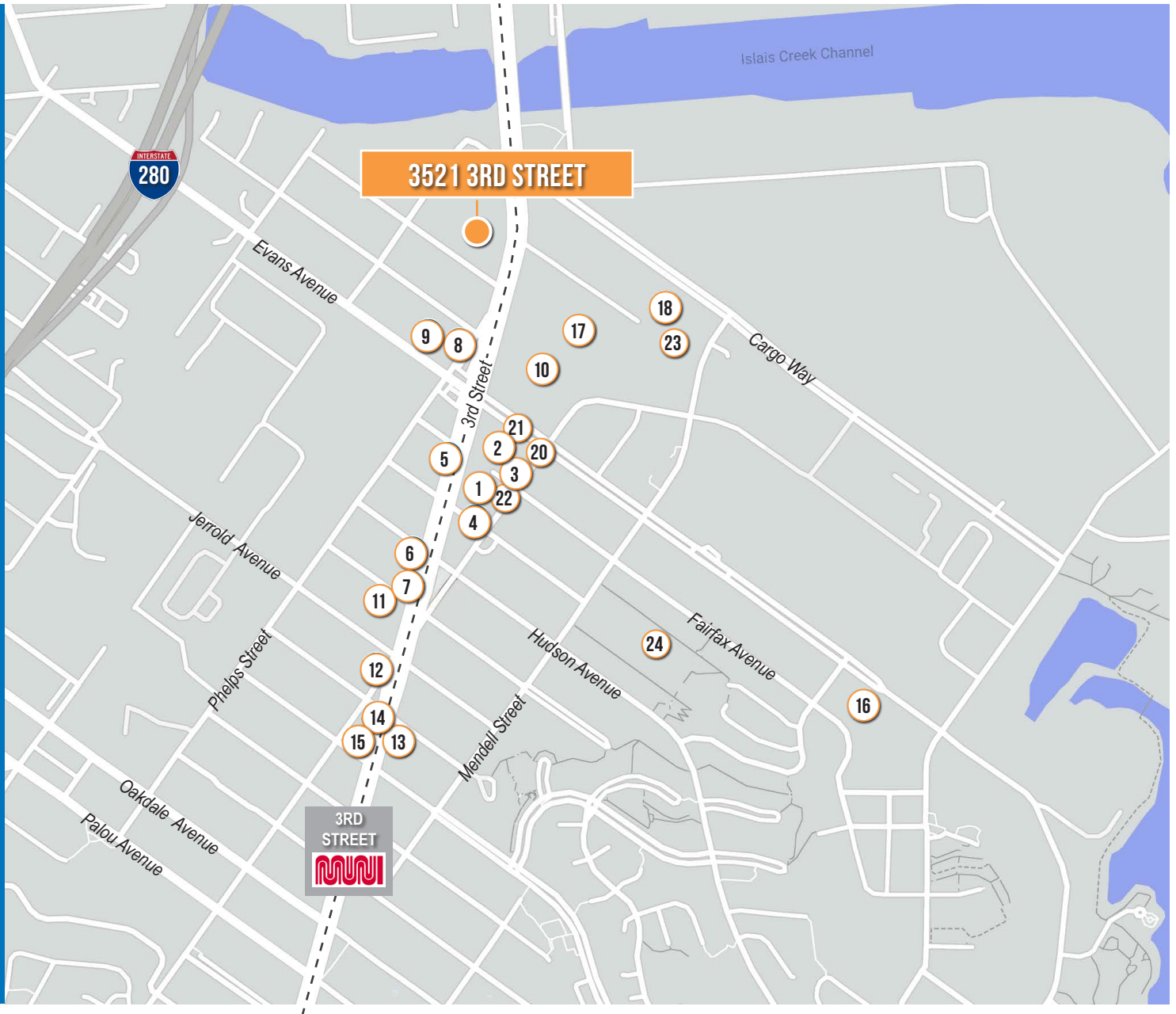




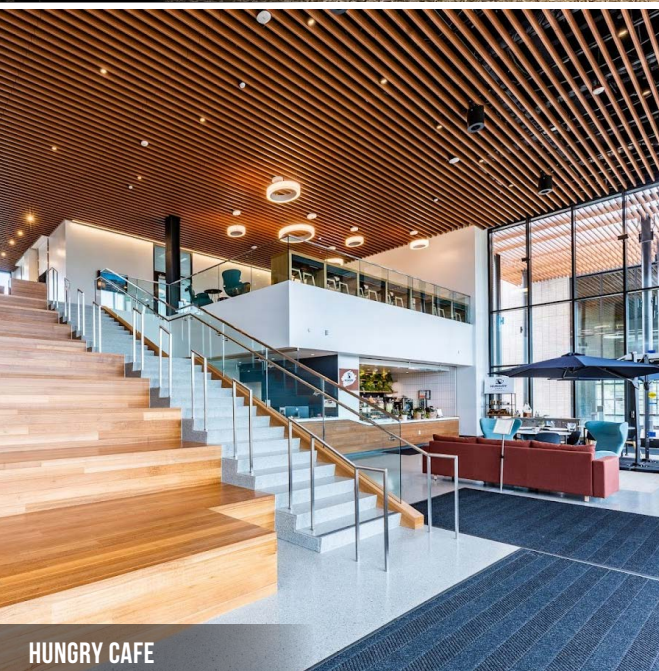
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## NEARBY AMENITIES

- 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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