

SAN FRANCISCO, CA

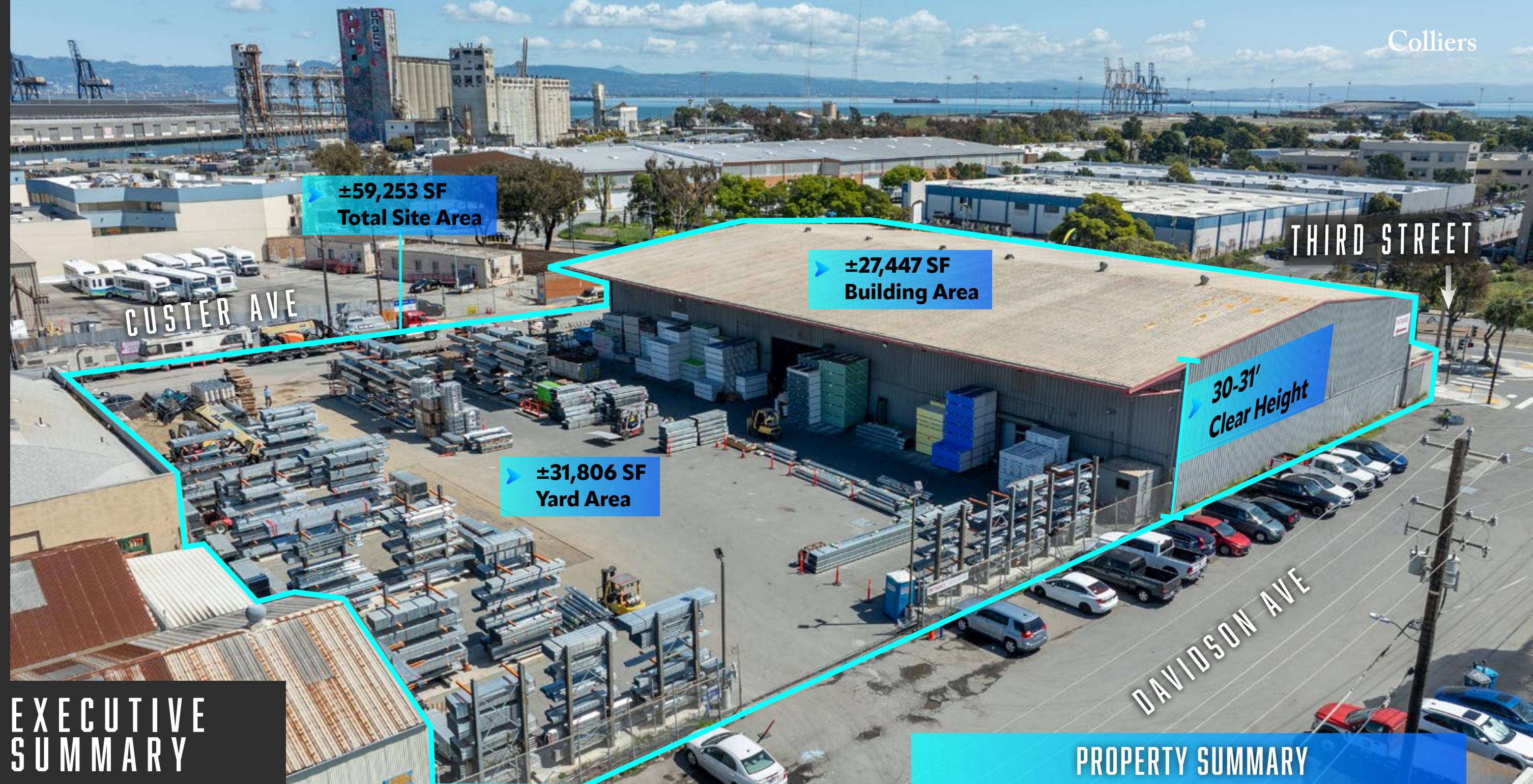
3600
THIRD ST

FOR LEASE

HIGHLY FUNCTIONAL
SINGLE-TENANT
CLEAR SPAN WAREHOUSE
+ SECURED YARD

Colliers





EXECUTIVE SUMMARY

Colliers, as Exclusive Advisors to the Seller, are pleased to present the opportunity to lease 3600 3rd Street (the "Building" or "Property"), a highly functional clear span warehouse plus secured yard industrial asset in the Northern Bayview submarket of San Francisco. Featuring ±27,447 square feet of clear span warehouse with 30'-31' clear height plus a ±31,806 square foot secured yard area with gated access along both Custer and Davidson Avenues, the Property is one of the most functional and unique assets in San Francisco industrial submarket. Located along 3rd Street just steps from the 3rd & Evans T MUNI Light-rail stop, future owners or tenants will benefit from strong transit connectivity to the City's density populated urban core and greater Bay Area, with additional immediate access to Caltrain, Interstate 280, and Highway 101.

PROPERTY SUMMARY

ADDRESS	BUILDING AREA	YARD AREA	TOTAL SITE AREA
3600 3rd Street San Francisco CA 94124	±27,447 SF	±31,806 SF	±59,253 SF
ROLL-UP DOORS	CLEAR HEIGHT	POWER	ZONING
3	30'-31'	400 Amp, 208Y/120-Volt, 3-PH, 4-Wire	PDR-2



32K SF SECURED OUTDOOR YARD



3 DRIVE-IN ROLL-UP DOORS



27.5K, 30'-31' CLEAR SPAN WAREHOUSE



2.5K SF OFFICE/RETAIL SPACE



827,526
SAN FRANCISCO POPULATION*

*JULY 2024 US CENSUS ESTIMATE

SIGNIFICANT TENANTS IN NEIGHBORHOOD



Airgas
amazon

amazon



INSTITUTIONAL OWNERS IN NEIGHBORHOOD



Lift Partners
CARLYLE

Crest Partners

TERRENO
deca



SAN FRANCISCO, CA

3600 THIRD ST

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