

SOMA INVESTMENT/ DEVELOPMENT/ USER OPPORTUNITY

475-485 6TH STREET



Two story Warehouse and Office building in San Francisco's highly desirable SOMA District surrounded by Commercial and Residential Loft Developments, and new trendy Restaurants and Bars. In the center of San Francisco's hottest development areas.

- Building Size: 14,250 sq. ft.
- 11,500 sq. ft.
Warehouse space
- 2,900 sq. ft.
Second Floor Offices
- Lot Size: 11,996 Square Feet site area
- Assessors Parcel: Lot 027, Block 3760
- Zoning: SALI



PURCHASE PRICE: \$7,800,000

Soval Realty

Broker: Bev Smucha

Realtor SFR Certified

DRE Lic #00855950

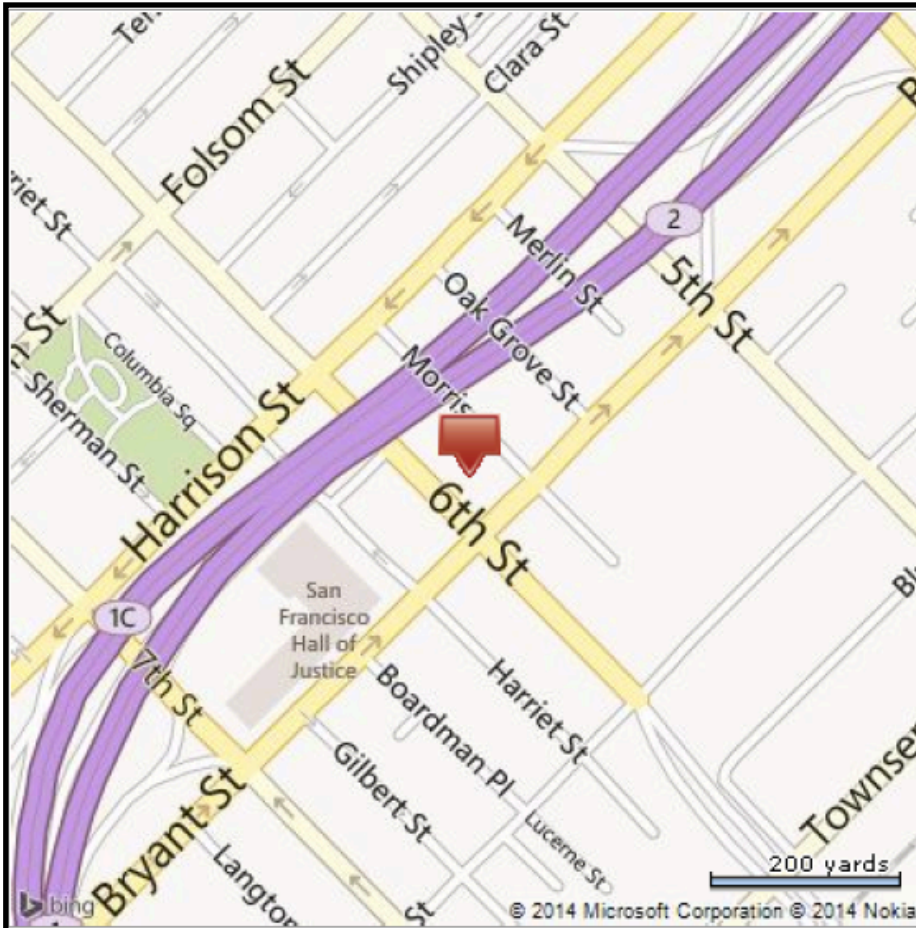
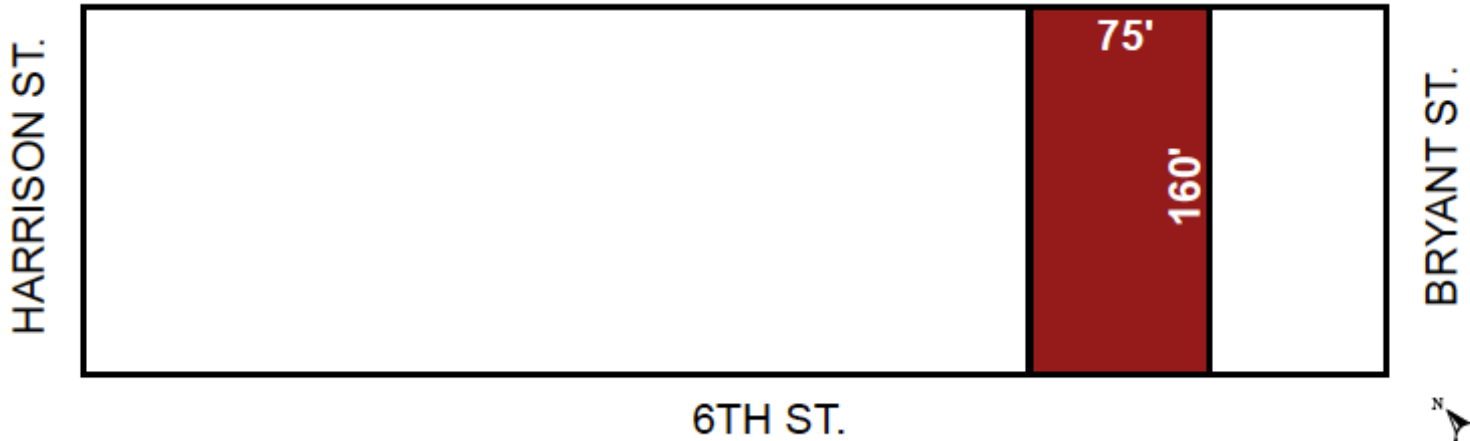
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<http://www.475-485sixthstreet.com>

475-485 6TH STREET SAN FRANCISCO

MORRIS ST.



- Level concrete floors excellent condition
- Abundance of skylights in Warehouse
- Two loading dock doors in the rear
- Natural Light
- Windowed Offices and opened space
- Walk Out roof deck with City Views
- Conference Room and Lunch Room
- Adjacent long term parking
- Walking distance to CalTran Station
- Centrally located to the future Central Subway Station 2019, Transbay Center, Mission Bay, and MidMarket Redevelopment Projects.
- Easy Freeway access
- Delivered Vacant

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The above information is not guaranteed or warranted although believed to be reliable; all interested parties should conduct their own investigations and make their own determination regarding condition, size, square footage, zoning and any possible development.. All parties must conduct its own independent investigation and due diligence.