

1300 CARROLL AVENUE

FOR LEASE | +/- 2.78 ACRES SECURED PARKING / YARD

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY OVERVIEW

PROPERTY SUMMARY

ADDRESS	1300 Carroll Avenue, San Francisco, CA 94124
RENTAL RATE	\$1.15 / SF (Land) / Month, NNN
AVAILABLE	Immediately

SQUARE FOOTAGE BREAKDOWN

BUILDING	+/- 6,022 Square Feet
YARD/PARKING (DEMISABLE)	+/- 2.78 Acres - +/- 121,097 Square Feet
TOTAL SITE AREA	+/- 121,097 Square Feet

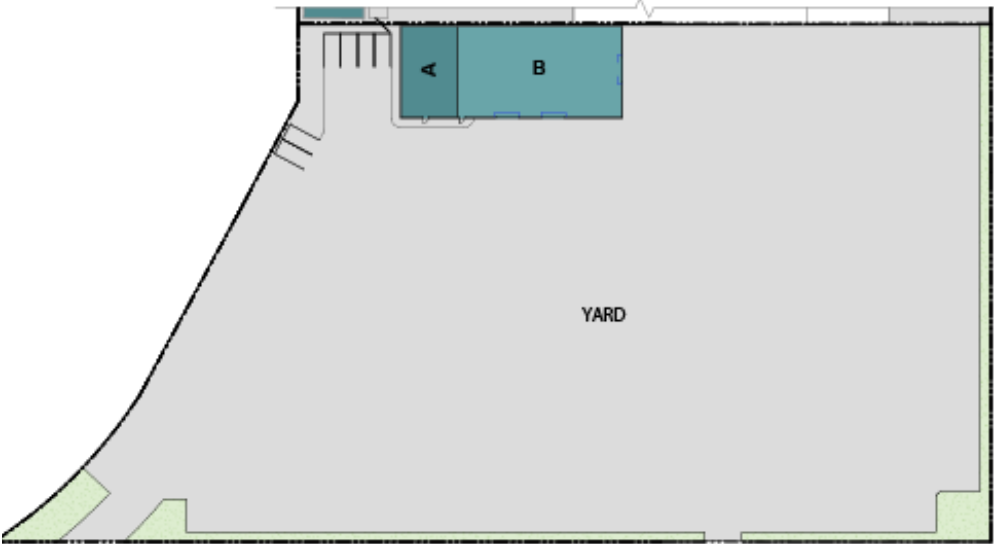
PROJECT ATTRIBUTES

- Centrally Located Warehouse Building and Secure Yard Space
- Multiple Curb Cuts / Access Points to Property
- TI Allowance / Build to Suit Negotiable
- Property Can Be Demised As Necessary
- Professionally Managed By Prologis, Largest Industrial Landlord in the World
- Prime Industrial Location w/ Access to HWY-101 and I-280

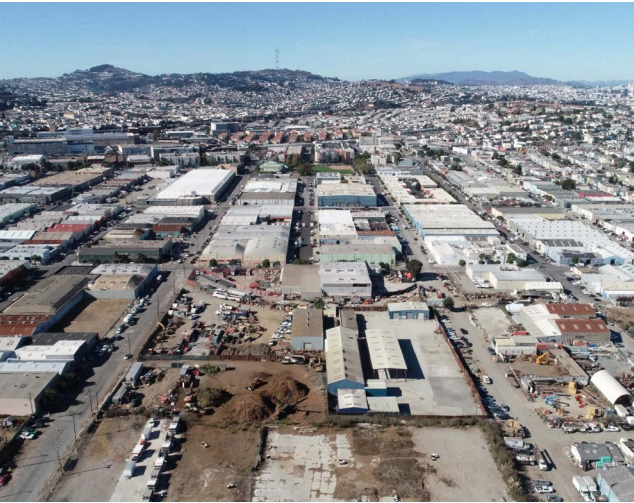


SITE PLAN

BUILDING	BUILDING USE	SQUARE FOOTAGE
BUILDING A	Office	+/- 1,525 Square Feet
BUILDING B	Warehouse	+/- 4,497 Square Feet
TOTAL BUILDING AREA		+/- 6,022 Square Feet
Yard Area		+/- 115,075 Square Feet
TOTAL SITE AREA		+/- 121,097 Square Feet



CARROLL AVE





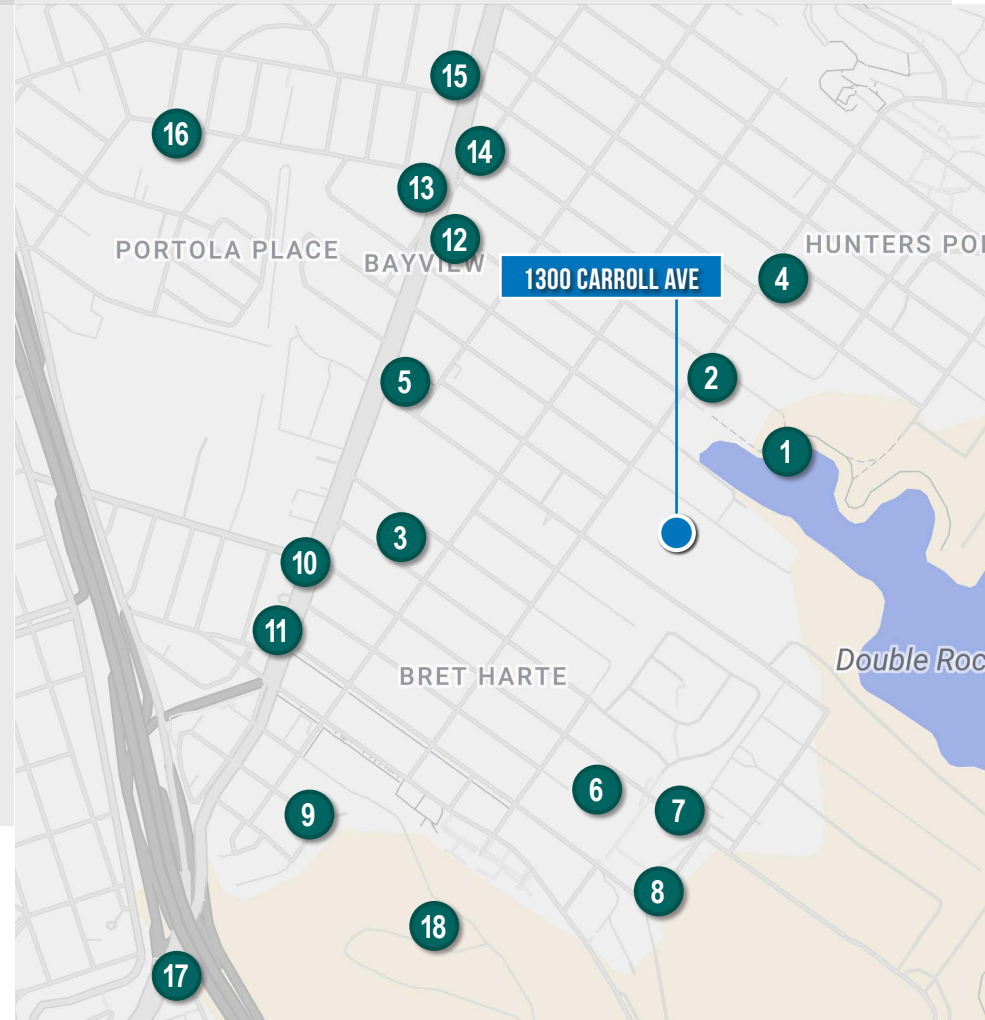
LOCATION OVERVIEW

1300 Carroll Avenue is centrally located 10 minutes from the US 101 and just a few blocks from the Third Street T-Bus. This great location is just 10 minutes from the Glen Park BART Station, 13 minutes from SFO, and 15 minutes from Downtown SF.

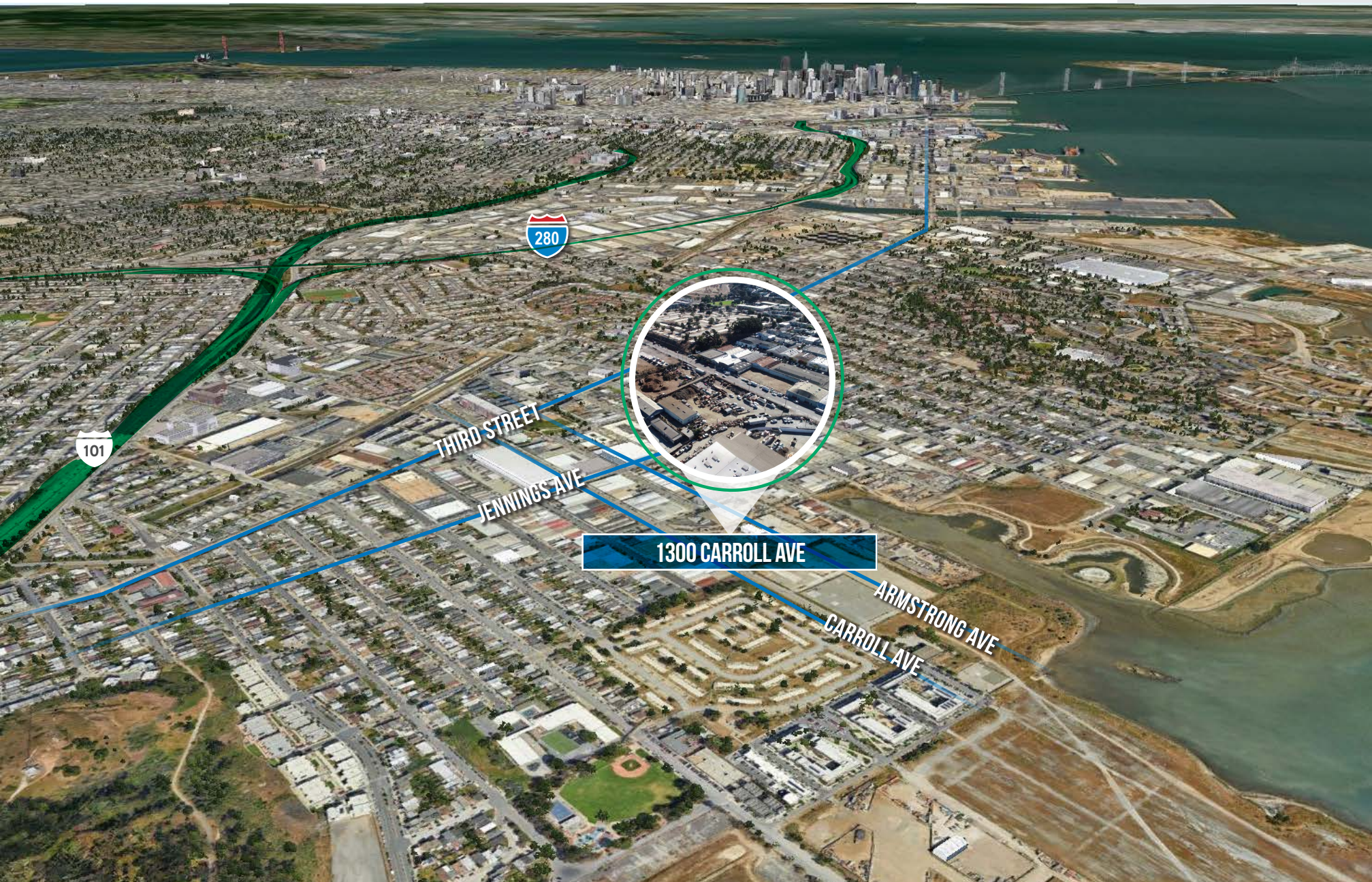


NEARBY AMENITIES

- 1.....North Shore, Yosemite Slough
- 2.....City Lunch Restaurant
- 3.....Laughing Monk Brewing
- 4.....San Francisco Fire Station 17
- 5.....Martin Luther King Jr Pool
- 6.....Bret Harte Elementary School
- 7.....Two Jack's Seafood
- 8.....Gilman Playground
- 9.....Ralph D. House Mini Park
- 10.....B&J Burgers
- 11.....Montecristo
- 12.....McDonald's
- 13.....Walgreens
- 14.....Las Palmas
- 15.....Gumbo Social
- 16.....Foods Co
- 17.....Bayside Cafe
- 18.....Bayview Park



LOCATION OVERVIEW MAP





CONTACT US FOR MORE INFORMATION

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