

1401 & 1499 ILLINOIS STREET

FOR SALE | INDUSTRIAL COMPLEX W/ SECURED PARKING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

ZACH HAUPERT zhaupert@tcpre.com
D 415.539.1121 | C 415.812.1219

MICHAEL SANBERG msanberg@tcpre.com
D 415.539.1103 | C 415.697.6088

TREVOR GUDIM trevor@tcpre.com
D 415.539.1122 | C 858.922.2632

1401 & 1499 ILLINOIS STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors an opportunity to purchase the fee simple interest in 1401 & 1499 Illinois Street, San Francisco, CA 94107.

The site consists of two (2) parcels. Parcel 1 is comprised of a warehouse building totaling approximately 6,194 square feet, located on approximately 43,500 square feet of land. Parcel 2 is comprised of three (3) warehouse buildings and associated office space totaling approximately 30,701 square feet, located on approximately 36,500 square feet of land. The two parcels total approximately 80,000 square feet of land on the corner of Illinois Street and 24th Street in the southern portion of The Dogpatch, directly adjacent to the I-280 on ramp.

The mix of warehouse, office space and secured parking and yard caters to a variety of owner / users and investors looking to purchase property in an up and coming neighborhood in San Francisco.

PROPERTY SUMMARY

ADDRESS	1401 & 1499 Illinois Street, San Francisco, CA 94107
APNs	4244/003 & 4244/002
BUILDING SQ. FT.	+/- 36,895 Square Feet
PARCEL SQ. FT.	+/- 80,000 Square Feet
ZONING	PDR-1-G (Production, Distribution & Repair - 1 - General)
SALE PRICE	\$38,000,000 / \$475 Per Land Sq. Ft.



SITE BREAKDOWN

	APN	BUILDING SF	PARCEL SF
PARCEL 1	4244/004	+/- 6,194 Square Feet	+/- 43,500 Square Feet
PARCEL 2	4244/003	+/- 30,701 Square Feet	+/- 36,500 Square Feet
TOTAL		+/- 36,895 Square Feet	+/- 80,000 Square Feet



INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Move-In Ready, Vacant Industrial Complex with Office Space and Secured Parking / Yard



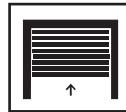
VALUE-ADD POTENTIAL

Potential to Drive Rents Higher Through Renovation



MULTI-TENANT CAPABILITY

Mix of Buildings Can Be Occupied by One User or Multiple Users



DOCK & DRIVE-IN LOADING ACCESS

Ample Drive-In and Dock High Loading Doors



LOCATION

Centrally Located in Popular Dogpatch Neighborhood, Directly Adjacent to I-280 On-Ramp



SECURED PARKING / YARD

Multiple Lots of Secured Yard w/ On-Site Parking

PARCEL 1 ATTRIBUTES

- Four (4) Drive-In Access Points To Secured Parking
- Dock High and Drive-In Loading Access To Building
- Centrally Located in Popular Dogpatch Neighborhood
- Directly Adjacent to I-280 on Ramp



1401 & 1499 ILLINOIS STREET

PARCEL 2 ATTRIBUTES

- Mix of Clear Span Warehouse, Yard and Office Space
- Office Area is a Mix of Open Space and Meeting Rooms
- Dock High and Drive-In Access



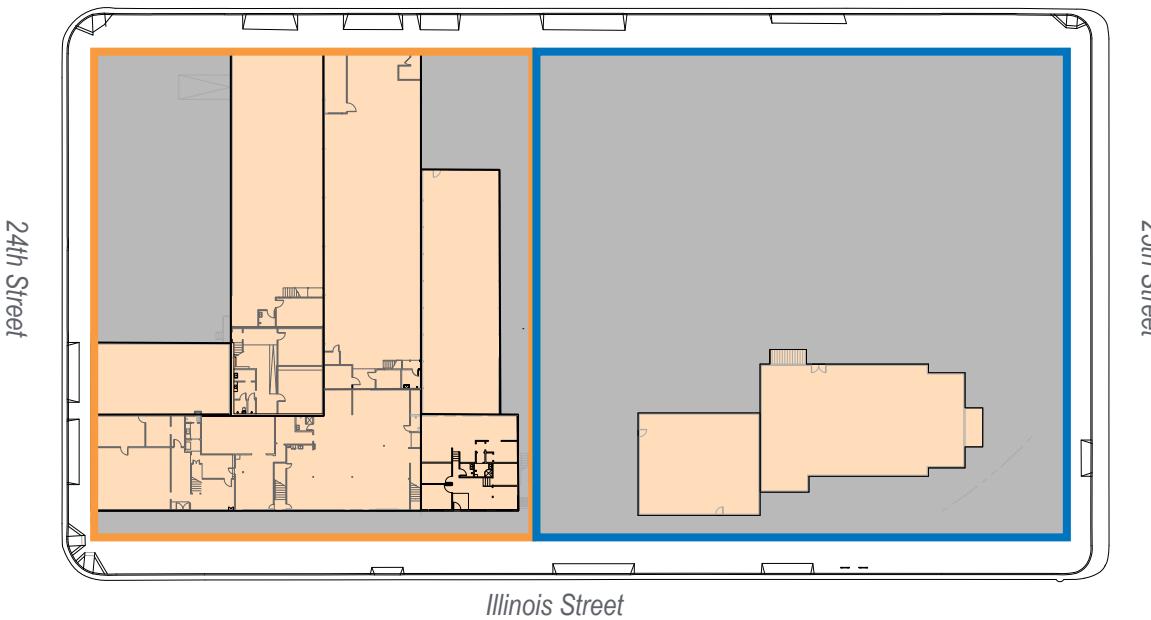
1401 & 1499 ILLINOIS STREET

Parcel 1
+/- 6,194 Sq Ft - Building
+/- 43,500 Sq Ft - Lot

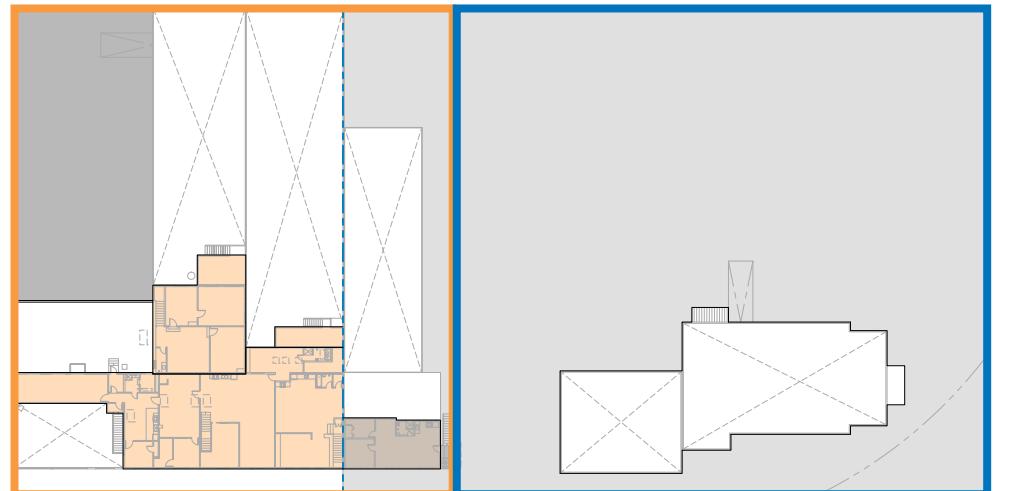
Parcel 2
+/- 30,701 Sq Ft - Building
+/- 36,500 Sq Ft - Lot

GROUND LEVEL

Michigan Street



SECOND LEVEL



1401 & 1499 ILLINOIS STREET

LOCATION OVERVIEW

Desirable Dogpatch location,
walkable to public transportation and
to nearby amenities.



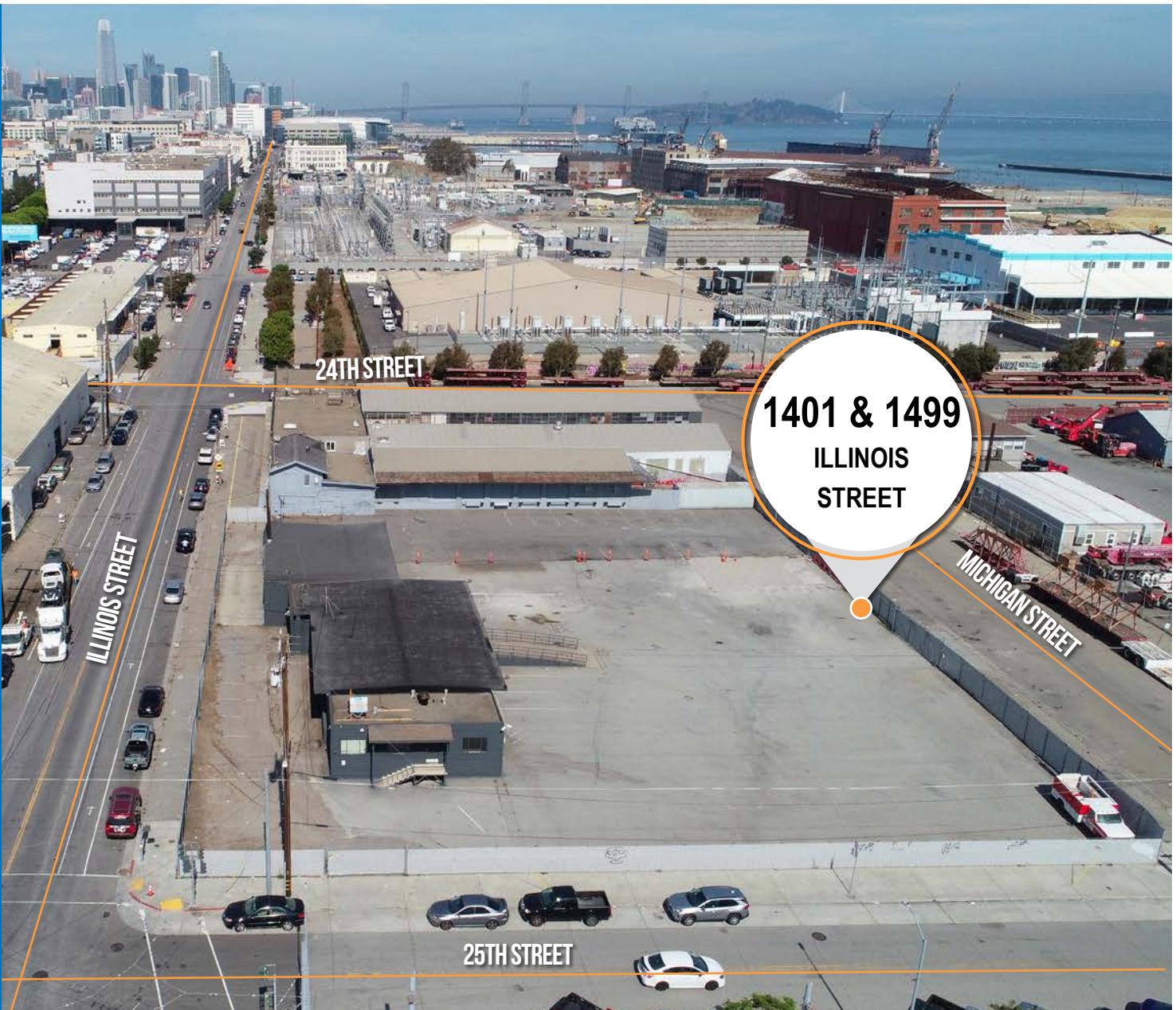
03 MIN to 3rd St Muni
13 MIN to 22nd St Caltrain
20 MIN to Chase Center



05 MIN to Potrero Hill
10 MIN to Mission District
10 MIN to SOMA



02 MIN to 280 On-Ramp
05 MIN to 101 On-Ramp



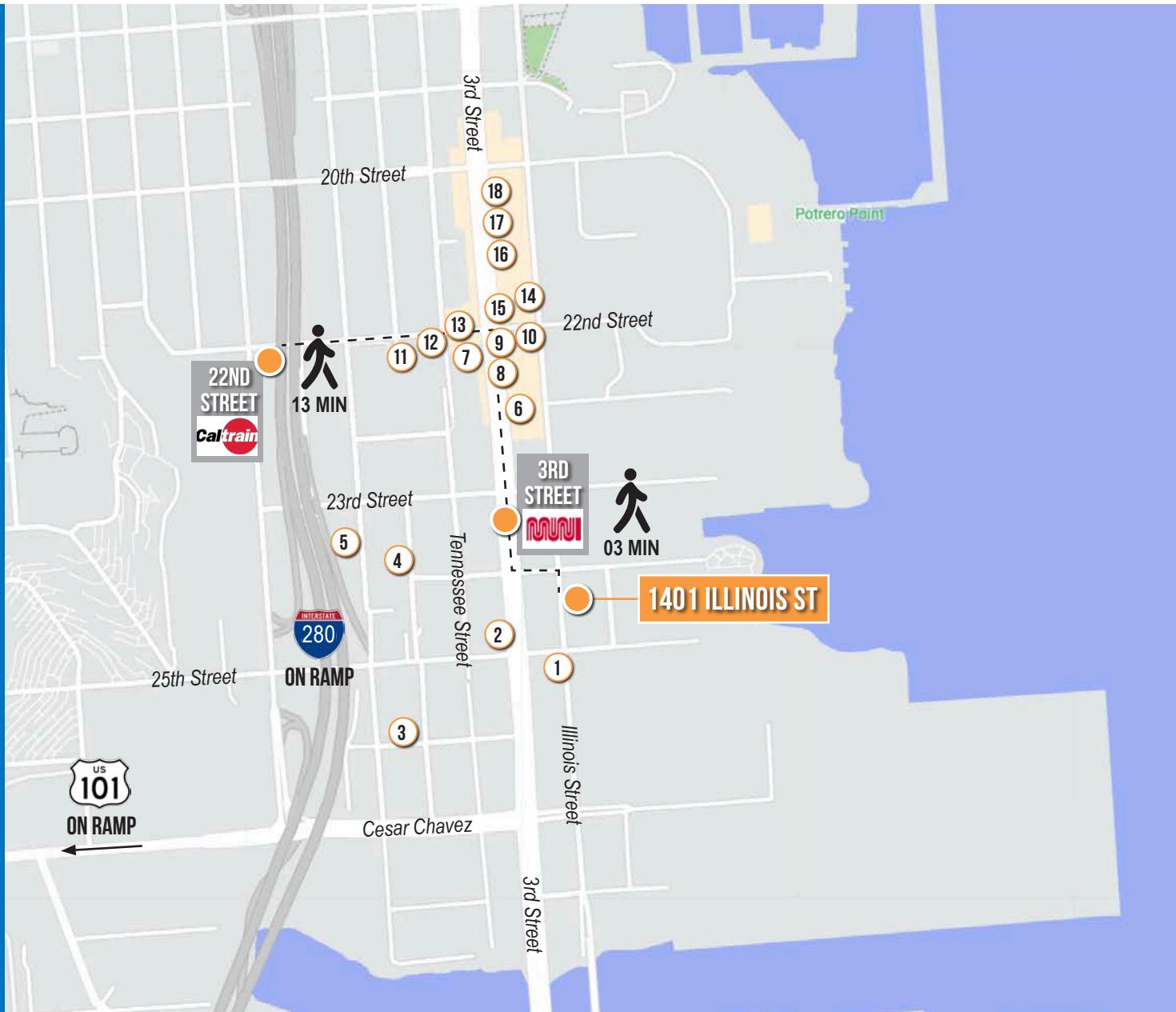
1401 & 1499 ILLINOIS STREET

NEARBY AMENITIES

- 1.....Tacos El Flaco
- 2.....Shell
- 3.....Harmonic Brewing
- 4.....Philz Coffee
- 5.....Biscuit Bender
- 6.....Dogpatch Boulders
- 7.....Hard Knox Cafe
- 8.....Magnolia Brewing
- 9.....Mr. and Mrs. Miscellaneous
- 10.....Mainstay Markets
- 11.....Honeybear Boba
- 12.....Piccino
- 13.....Just For You Cafe
- 14.....Olivier's Butchery
- 15.....Triple Aught Design
- 16.....Long Bridge Pizza Co.
- 17.....Neighbor Bakehouse
- 18.....The Plant Cafe Organic

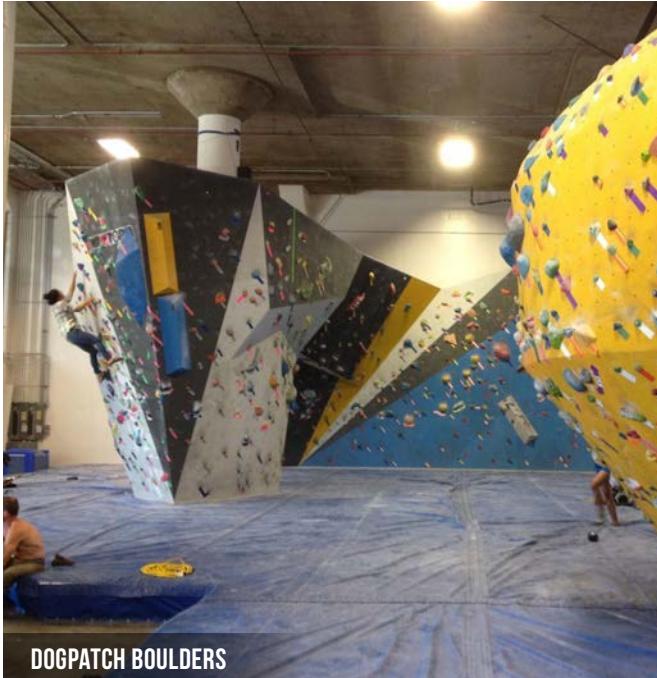
NEARBY TRANSPORTATION

- 1.....3rd Street Lightrail Muni
- 2.....22nd Street Caltrain Station



1401 & 1499

ILLINOIS STREET





OFFERING TERMS

1401 Illinois Street is being offered for sale with an asking price of \$38,000,000 / \$475 / Land Sq. Ft. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.



ZACH HAUPERT
D 415.539.1121 C 415.812.1219
zhaupert@tcpcre.com DRE # 01822907

MICHAEL SANBERG
D 415.539.1103 C 415.697.6088
msanberg@tcpcre.com DRE # 01930041

TREVOR GUDIM
D 415.539.1122 C 858.922.2632
trevor@tcpcre.com DRE # 01979980

CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Touchstone Commercial Partners (TCP) as part of TCP's efforts to market for sale the property located at 1401 & 1499 Illinois Street, San Francisco, CA 94107 (the "Property"). TCP is the exclusive agent and broker for the owner(s) of the property (the "Owner"). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP's, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement sand estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in t this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Haupert at (415) 539-1121 or Michael Sanberg (415) 539-1103.