

FOR SALE OR LEASE - 1250 Van Dyke Avenue, San Francisco  
Rare Storage / Logistics / Distribution Site  
with Significant Yard Space and +/- 28' Clear Height



Government Rail Spur Parcel



RC HILDEBRAND  
Lic.01437090  
+1 415 740 5766  
rchildebrand@hcmcommercial.com

# 1250 Van Dyke Avenue San Francisco, CA

## BUILDING SPECS

- Parcel Size: 35,585 (Per SF Assessors Records)
- Building Square Footage: 20,500 SqFt
  - Metal Building constructed in the 1990's
  - Ceiling Height: 24' to 30' Clear
  - Open Span Building, No Posts
  - Building is fully sprinklered
  - Building is fully sprinklered
  - Six (6) Drive-In Doors
- Fenced & Paved Yard Area: 15,085 SqFt
- Additional/Bonus Land/Government Rail Spur Parcel: +/- 5,634 SqFt (See Page 1)
- APN #: 4812-037
- Zoning: PDR-2 – Production, Distribution and Repair
- Height Limit: 40-X
- Close proximity to the 101 & 280 Freeways

## TERMS

**Purchase Price: \$8,500,000**

Delivery: Vacant

**Lease Rate: \$2.00 psf/month, IG**



RC HILDEBRAND  
Lic.01437090  
+1 415 740 5766  
rchildebrand@hcmcommercial.com



1250 Van Dyke Avenue  
San Francisco, CA



RC HILDEBRAND  
Lic.01437090  
+1 415 740 5766  
[rchildebrand@hcmcommercial.com](mailto:rchildebrand@hcmcommercial.com)



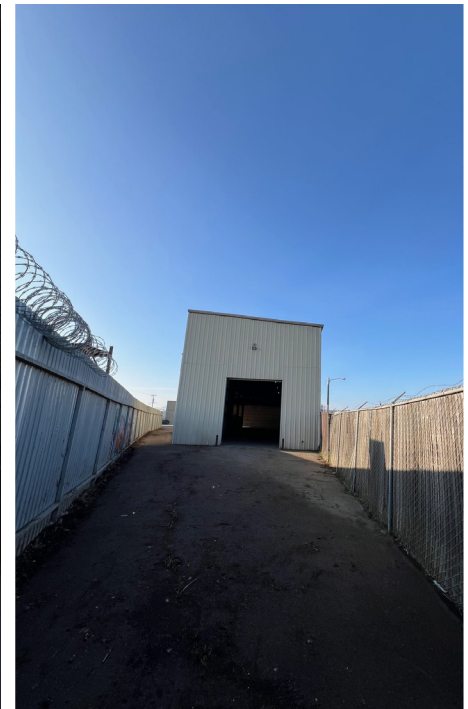
1250 Van Dyke Avenue  
San Francisco, CA



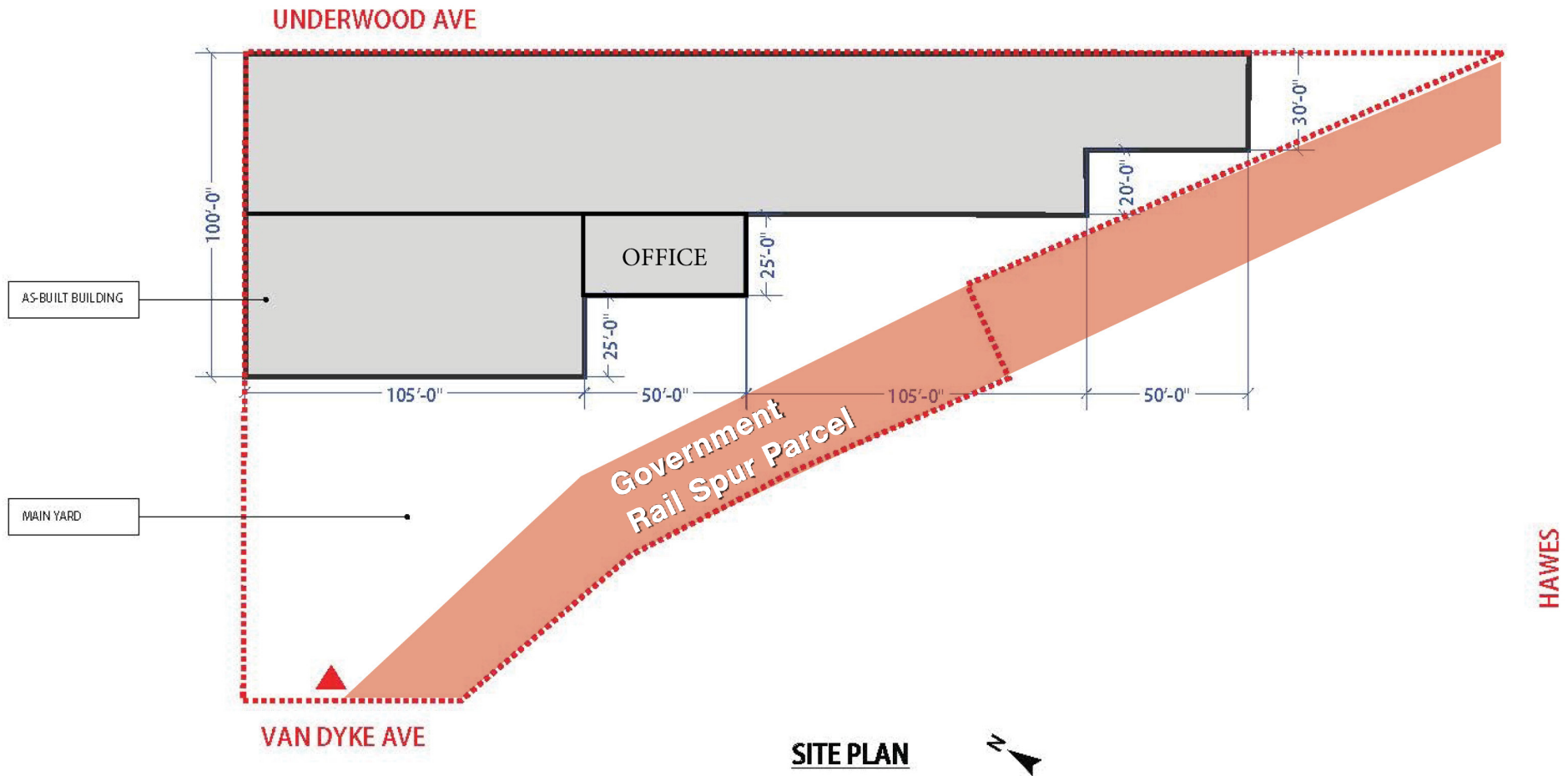
RC HILDEBRAND  
Lic.01437090  
+1 415 740 5766  
rchildebrand@hcmcommercial.com



1250 Van Dyke Avenue  
San Francisco, CA



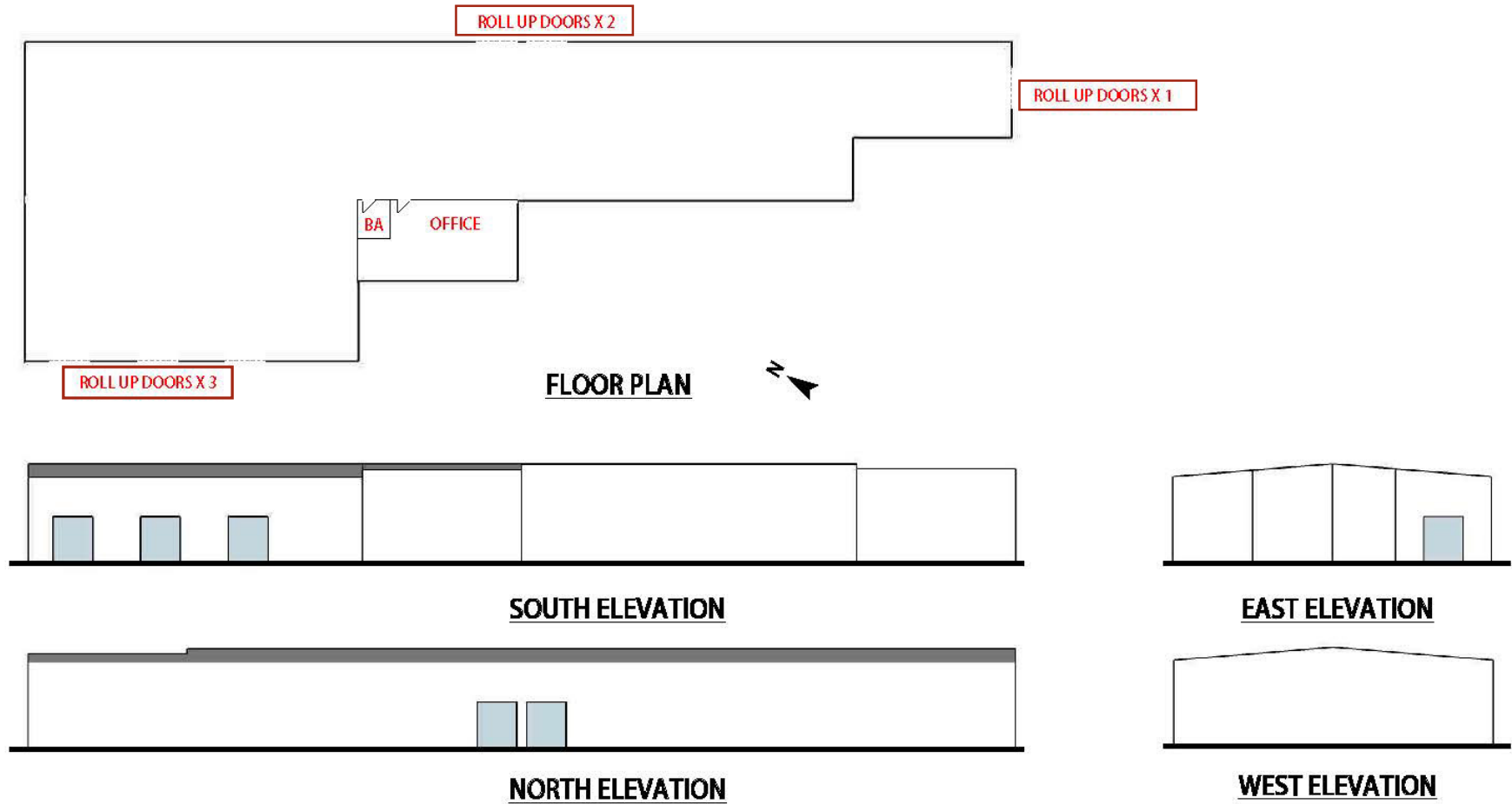
RC HILDEBRAND  
Lic. 01437090  
+1 415 740 5766  
rchildebrand@hcmcommercial.com





1250 Van Dyke Avenue  
San Francisco, CA

# DRIVE-IN DOORS AND ELEVATIONS



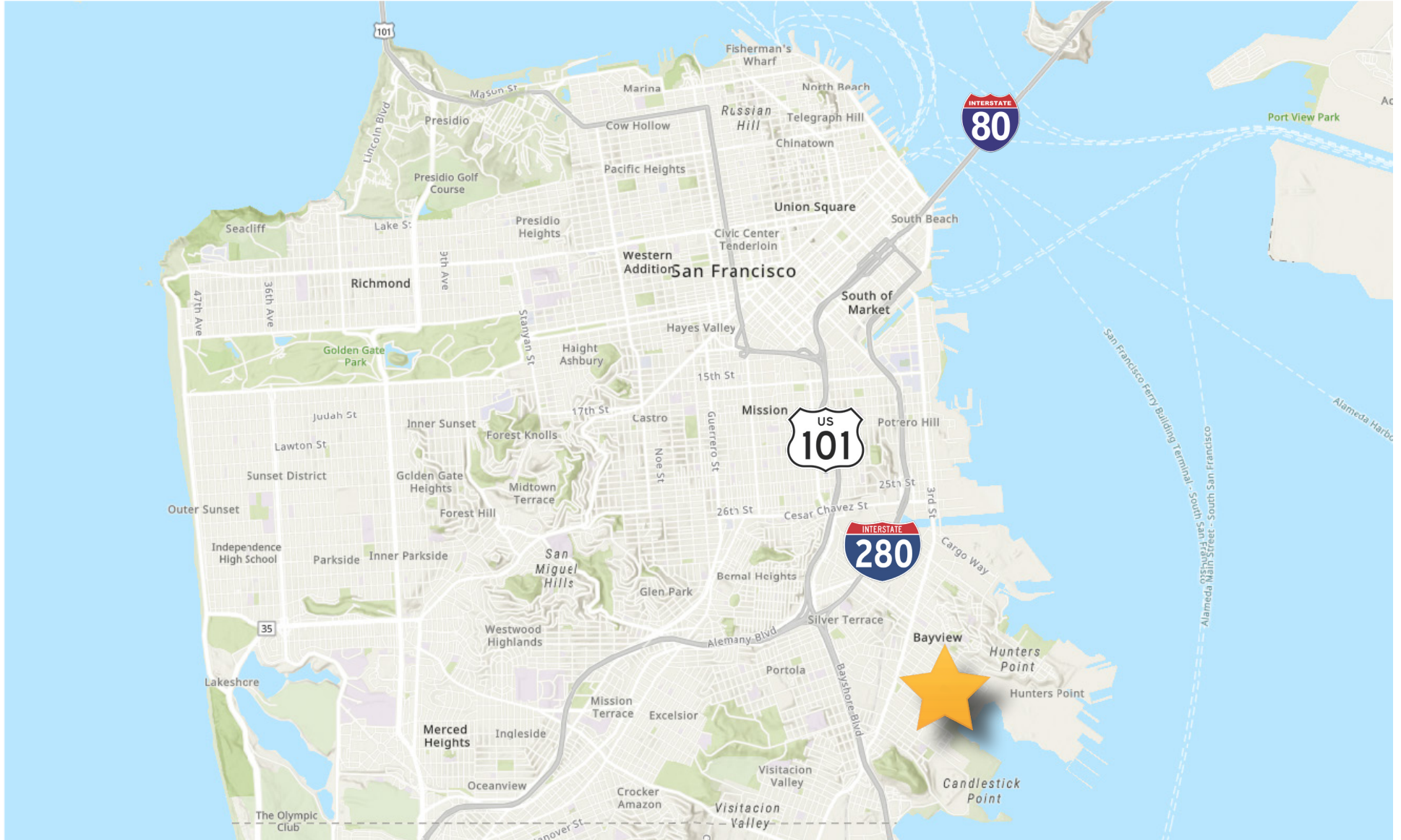
RC HILDEBRAND  
Lic.01437090  
+1 415 740 5766  
rchildebrand@hcmcommercial.com



# 1250 Van Dyke Avenue

San Francisco, CA

## LOCATION OVERVIEW



RC HILDEBRAND  
Lic.01437090  
+1 415 740 5766  
rchildebrand@hcmcommercial.com





1250 Van Dyke Avenue  
San Francisco, CA

# LOCATION OVERVIEW



RC HILDEBRAND  
Lic.01437090  
+1 415 740 5766  
rchildebrand@hcmcommercial.com

