

440 JESSIE STREET

*+11,200 SF Industrial R&D Lab
Building For Lease in San Francisco*

1,200 amps of 3 phase power, drive-in roll-up door

C-3 zoning suitable for a variety of uses:
Advanced manufacturing, light industrial, life
science, commissary, events and office

High ceiling creative space with skylights and
polished concrete floors

Shower, full HVAC and fully sprinklered

Security system including access system, camera
system, and fire monitoring

Cold storage with large ice machine, full bar/kitchen

The following can be made available: 6' chem fume
hood, partial benchtop, compressed air, safety
shower, power drops throughout

Rental Rate: \$1.70 IG

ERIC DEBRINE

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LIC N° 02192983

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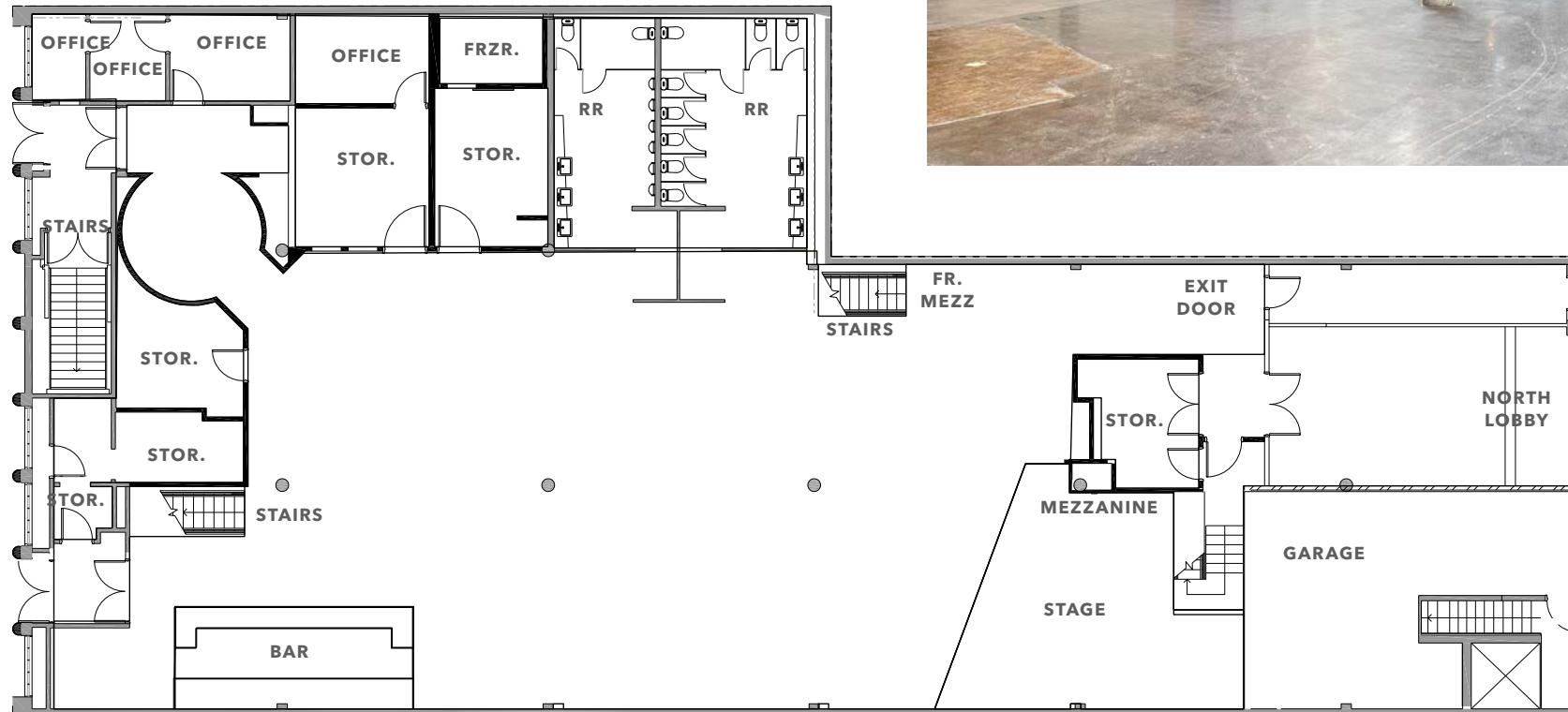
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should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or
other professional advisor.



GROUND FLOOR PLAN

±7,574 SF

AVAILABLE



FLOORPLAN NOT TO SCALE

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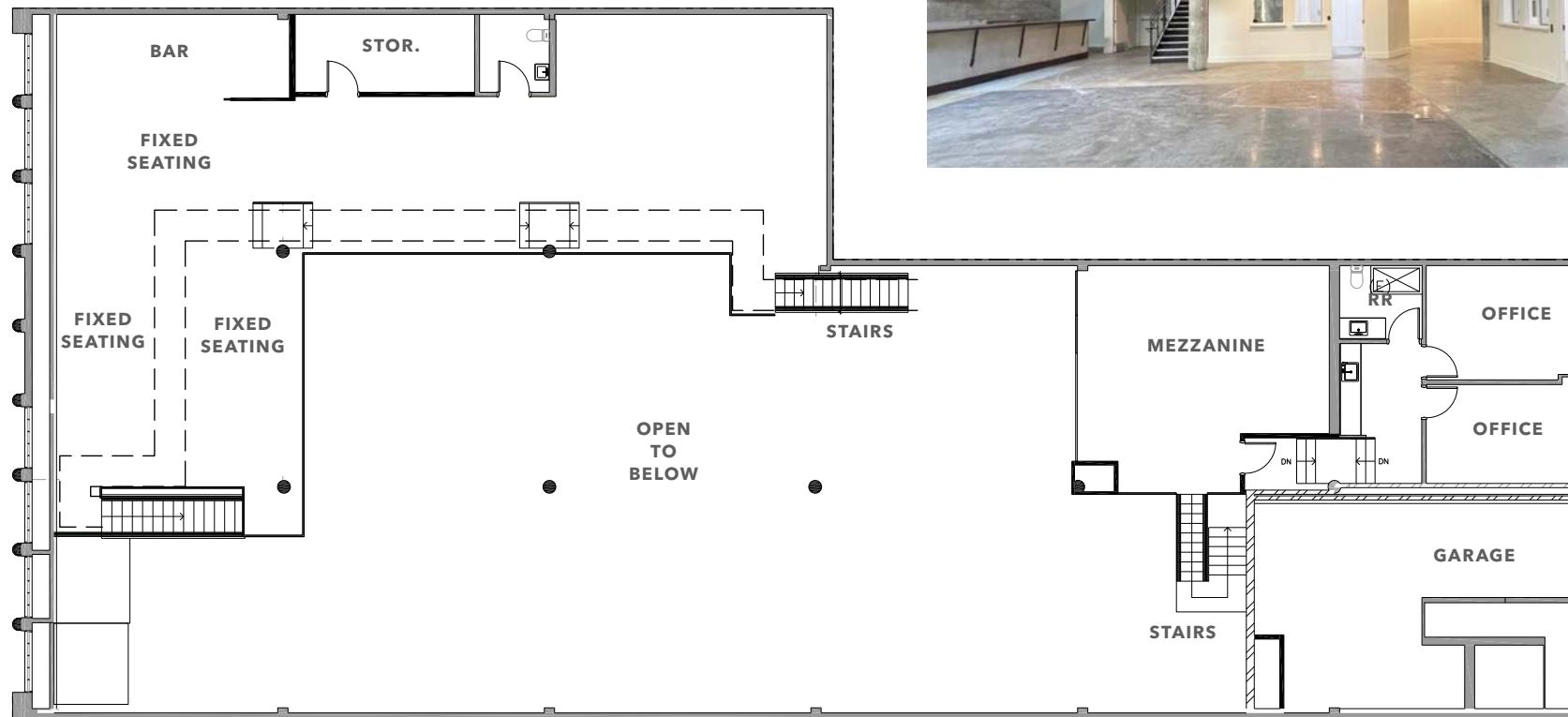
km Kidder Mathews

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MEZZANINE FLOOR PLAN

±3,626 SF

AVAILABLE



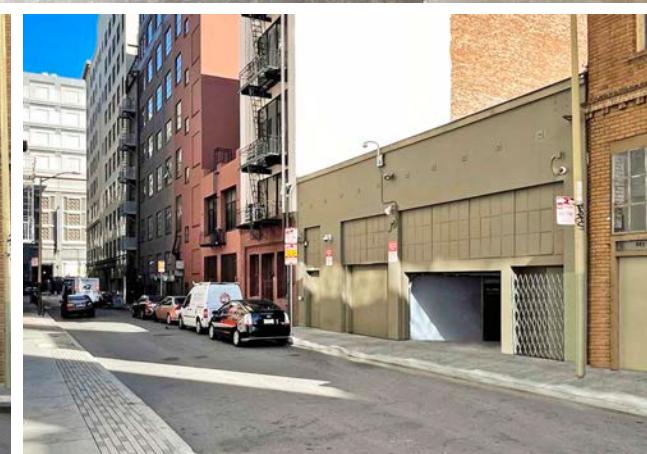
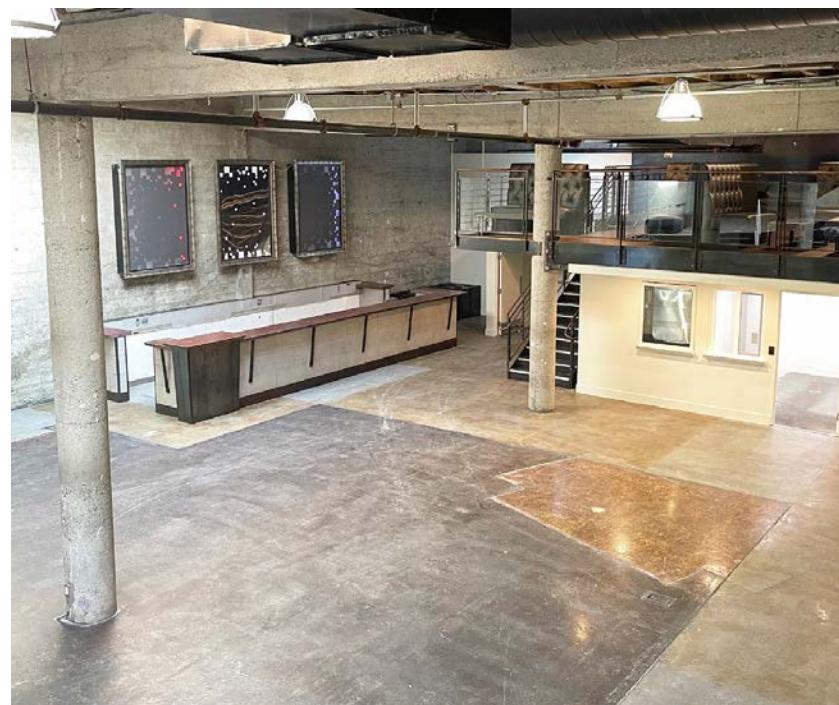
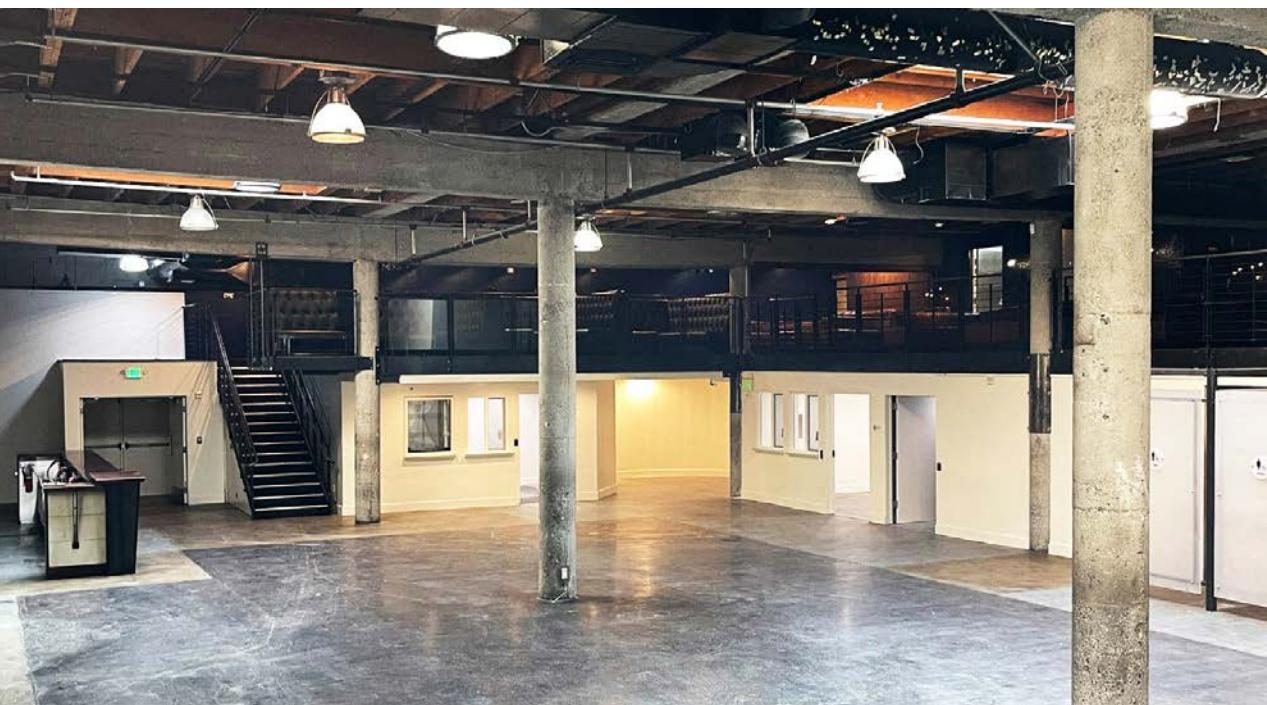
FLOORPLAN NOT TO SCALE

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km Kidder Mathews

This property offers convenient access from both Jessie St and Stevenson St, and is located in close proximity to Westfield Mall, Mint Plaza, Bart, and Moscone Center.

- 01 Blue Bottle Coffee
- 02 Supremo Pizza
- 03 Latte Express
- 04 The Warfield
- 05 Westfield Mall
- 06 Bloomingdale's
- 07 The Melt
- 08 Pandora Karaoke & Bar
- 09 Carl's Jr
- 10 Off the Grid
- 11 Metreon
- 12 Target
- 13 Starbucks
- 14 Executive Order Bar & Lounge
- 15 Powell BART Station
- 16 IndieBio

