

# 1740-1760 CESAR CHAVEZ STREET

FOR LEASE | POTRERO BUSINESS CENTER

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS

TWO COMMERCIAL UNITS AVAILABLE IN TRADITIONAL INDUSTRIAL COMPLEX



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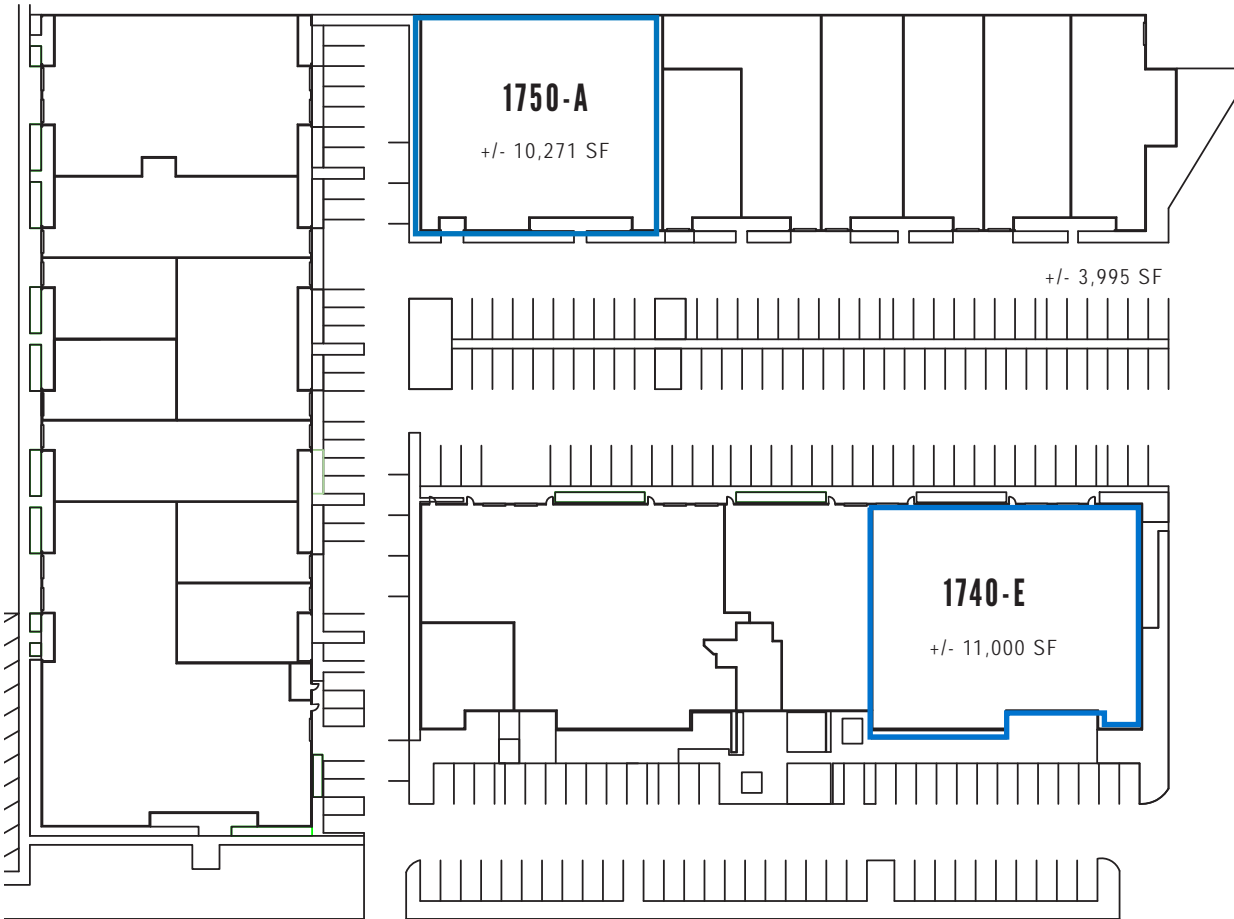
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# PROPERTY OVERVIEW



## PROPERTY SUMMARY

<b>ADDRESS</b>	1740-1760 Cesar Chavez Street San Francisco, CA 94124
<b>AVAILABLE SPACE</b>	<b>1750-A</b> +/- 10,271 Square Feet  <b>1740-E</b> +/- 11,000 Square Feet
<b>TOTAL</b>	+/- 21,271 Square Feet
<b>ZONING</b>	PDR - 2 - Production, Distribution & Repair
<b>AVAILABLE</b>	Immediately
<b>RENTAL RATE</b>	Negotiable



# BUILDING ATTRIBUTES



## CENTRAL LOCATION

Centrally Located Next to Major Highways & MUNI Lines



## PROFESSIONALLY MANAGED

Owned By Prologis, Largest Industrial Real Estate Company in the World



## ON-SITE PARKING

Generous Available Onsite Parking



## BUILDING SYSTEMS

Building is Fully Sprinklered  
Most Units Have HVAC  
15' Clearance



## POWER

Scalable 3-Phase Power  
On Site



## PERMITTED USES

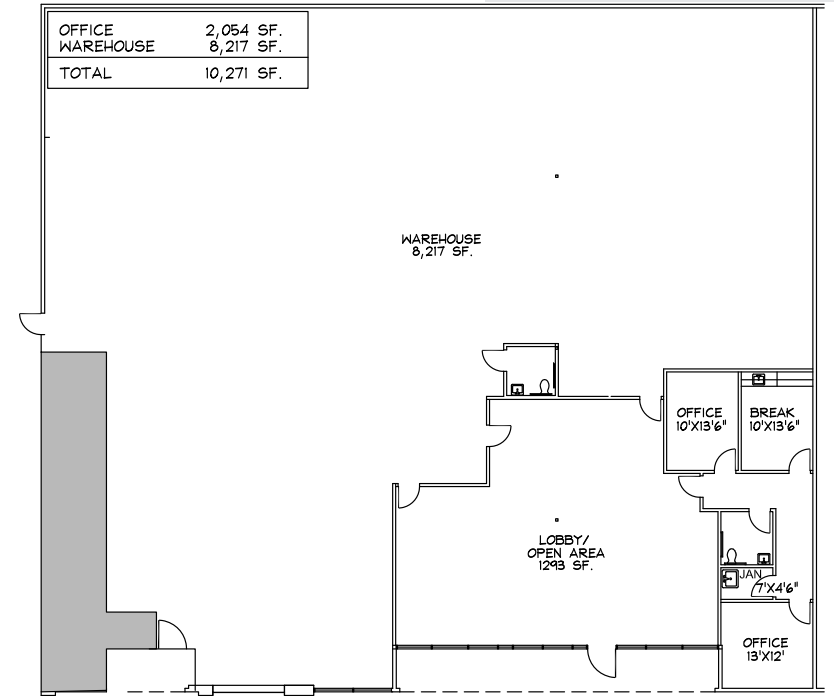
Array of Flex, Office, Medical,  
Lab, & Industrial Uses

# SPACE ATTRIBUTES // 1750-A

**+/- 10,271 Square Feet**

## DETAILS:

- Newly Remodled Flex / Industrial Space
- +/- 2,054 SF Office / +/- 8,217 SF Warehouse
- Two (2) Restrooms
- Kitchenette w/ Break Room
- Possible to Install Roll-Up Door
- 400 Amps at 120/208 V Power, 3-Phase
- 15' Ceiling Hieght / Clear Span Warehouse
- Tenant Improvement Allowance Available



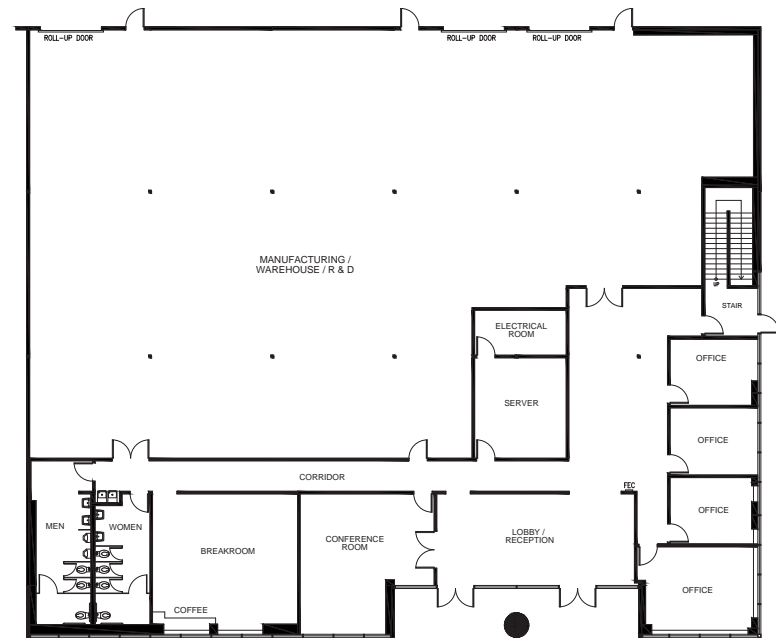


# SPACE ATTRIBUTES // 1740-E

**+/- 11,000 Square Feet**

## DETAILS:

- Former San Francisco City Testing Center w/ Large Open Area & Multiple Offices
- Can Be Reconfigured to Tenant Needs w/ Tenant Improvement Allowance
- Possible For Three (3) Drive-In Roll-Up Doors
- Two (2) Restrooms
- Kitchenette & Break Area



# PROPERTY PHOTOS

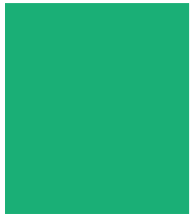






# LOCATION OVERVIEW

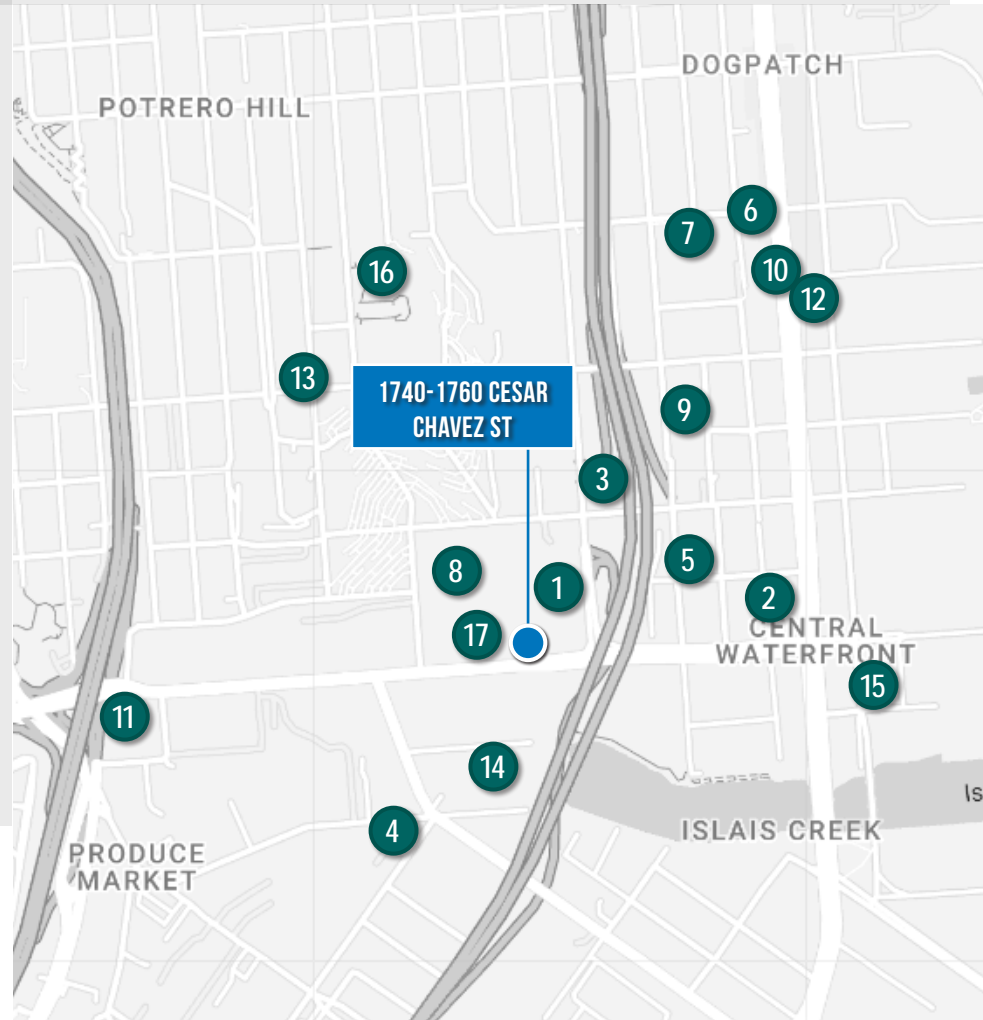
The Potrero Business Center is centrally located between US 101, I-280, and just a few blocks from the Third Street T-Line. This great location is just 10 minutes from Downtown SF, 10 minutes from SFO, and along the bike path on Cesar Chavez Street.



## NEARBY AMENITIES

- 1..... Za-atar
- 2..... Basil the Bold
- 3..... Annie's Hot Dog
- 4..... The Deli Lama
- 5..... Harmonic Brewing
- 6..... Dogpatch Saloon
- 7..... Bar Piccino
- 8..... Eggurrito
- 9..... Besharam
- 10..... Museum of Craft & Design
- 11..... Cafe Duetto
- 12..... Olivier's Butchery
- 13..... Potrero Terrace Market
- 14..... FedEx
- 15..... The Midway
- 16..... Potrero Tennis Courts
- 17..... Grand Seven Deli

**ORIGINALLY CONSTRUCTED IN 1985, THE POTRERO BUSINESS CENTER IS ONE OF THE ONLY TRUE TRADITIONAL INDUSTRIAL COMPLEXES IN SAN FRANCISCO.**





# LOCATION OVERVIEW MAP







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