



SUBJECT PROPERTY

**MARKET READY IMPROVEMENTS
NEARLY COMPLETE**

2025-2027 NEWCOMB AVENUE FOR LEASE

+/- 32,000 SF OF WAREHOUSE | POSSIBLE TO DEMISE

FOR MORE INFORMATION PLEASE CONTACT

BLAKE MILLER
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MAX RATTNER
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JOE HARNEY
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RELIANCE
REAL ESTATE ADVISORS

PROPERTY HIGHLIGHTS

2025-2027 NEWCOMB AVENUE, SAN FRANCISCO

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POSSIBLE TO DEMISE

- ◆ 1 Drive In Loading Door
- ◆ 4 Dock High Loading Doors
- ◆ 16 ft. High Ceilings
- ◆ 1,200 Amp, 208 Volt, 3 Phase Power
- ◆ New Rollup Doors
- ◆ Fully Sprinklered
- ◆ New LED Lighting
- ◆ TI Packages Available
- ◆ Small Secured Yard Area
- ◆ Lease Rate: \$1.65/sf NNN



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PROPERTY PICTURES

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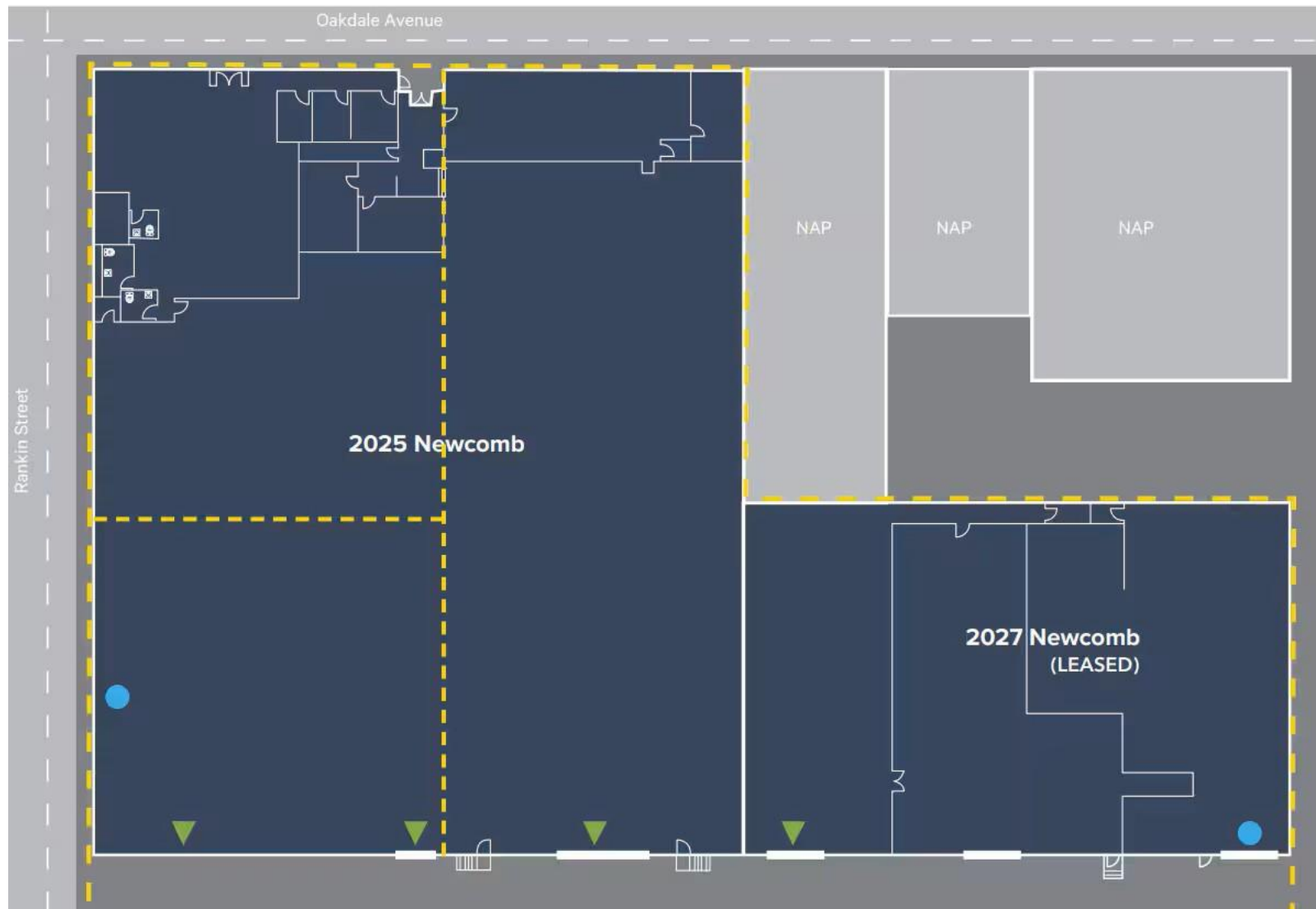
FLOOR PLAN

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LOCATION OVERVIEW

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NEARBY

- 1 Oracle Park
- 2 Chase Center
- 3 UCSF Mission Bay
- 4 Waymo
- 5 Restaurant Depot
- 6 Sunbelt Rentals
- 7 San Francisco Produce Market
- 8 Airgas
- 9 USPS
- 10 Amazon
- 11 FedEx
- 12 DHL
- 13 OpenAI
- 14 Uber HQ

DRIVE TIME

Highway 101	4 min.
Interstate 280	3 min.
Interstate 80	8 min.
Downtown SF	12 min.
SFO	13 min.

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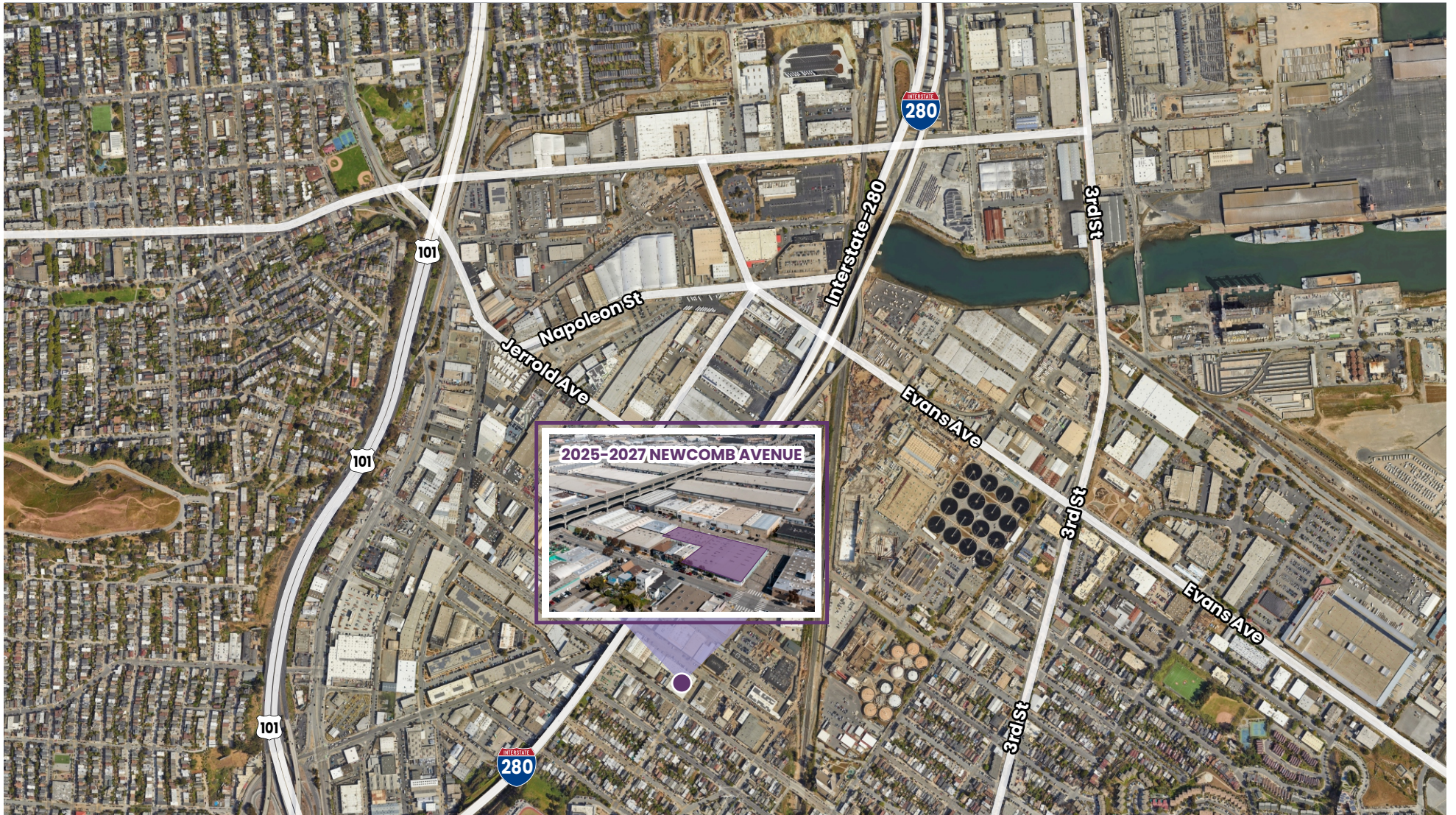
AERIAL MAP

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