

FOR SALE OR LEASE

65 ELMIRA STREET



EXCLUSIVE ADVISOR:

GARRETT MILLS

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OM

LIC #: 01940060

+/- 14,186 SF SINGLE OR MULTI-TENANT
INDUSTRIAL WAREHOUSE



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65 ELMIRA STREET



PRIME BAYSHORE LOCATION

Situated at the intersection of the 101 and 280 freeways providing easy access to SFO, Downtown, and the Bay Bridge.



VERSATILE INDUSTRIAL ASSET

Currently demised to +/- 6,864 SF and +/- 7,322 SF units that can combine to create +/- 14,186 SF single tenant building.



IDEAL OWNER-USER OPPORTUNITY

Perfect for owner-user to occupy one unit and generate income by leasing the remainder of the building.



FLEXIBLE LOADING AND PARKING

Drive-in access via grade-level roll-up door and dock-high loading via gated recessed dock that provides secure parking area.



INDUSTRIAL FUNCTIONALITY

Heavy power, overhead crane, large open warehouse area, high ceilings with skylights.

PROPERTY DETAILS

65 & 65-A ELMIRA STREET
SAN FRANCISCO, CA 94124

APN	5368-038
TYPE	Industrial
UNITS	2 (Potential to combine)
BUILDING	Full Building: +/- 14,186 SF 65 Elmira St: +/- 6,864 SF 65-A Elmira St: +/- 7,322 SF
LAND	10,721 SF
YEAR BUILT	1948
ZONING	PDR-2
SUBMARKET	Bayshore
PRICING	FOR SALE: \$3,800,000.00 (\$267.86/SF) FOR LEASE: \$1.48/SF NNN

BUILDING ATTRIBUTES

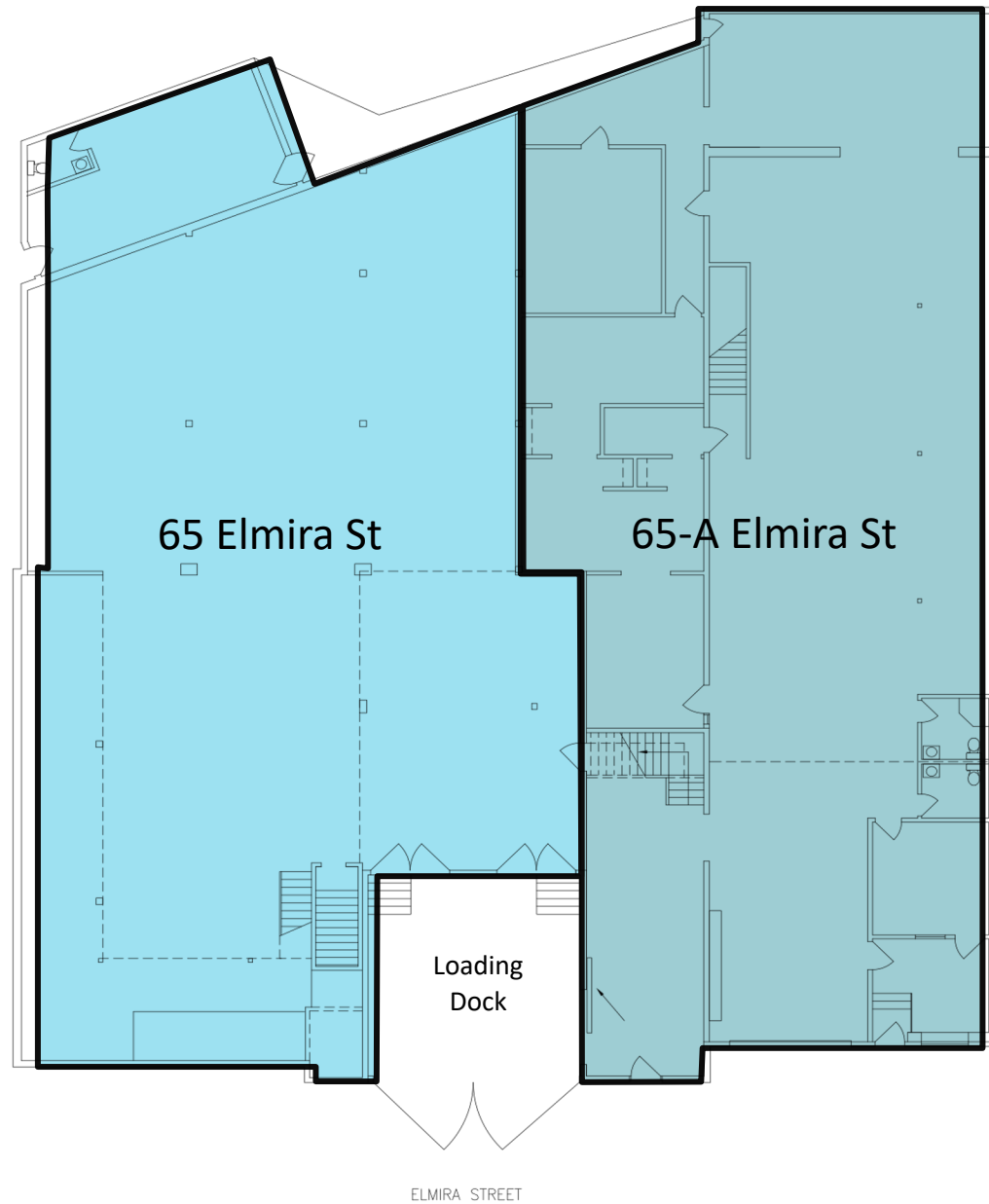
- One (1) grade level roll-up door
- Three (3) dock-high loading positions
- Five (5) restrooms, two (2) showers
- Gated, recessed loading dock with room to park 2-3 vehicles
- Heavy Power: 3-phase, 400 Amp - 120/480 volt (Buyer/Tenant to verify)
- High ceilings throughout (up to 20 feet)
- Separated office areas in each unit



MAIN FLOOR PLANS



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65 ELMIRA MAIN FLOOR PHOTOS



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65-A ELMIRA MAIN FLOOR PHOTOS



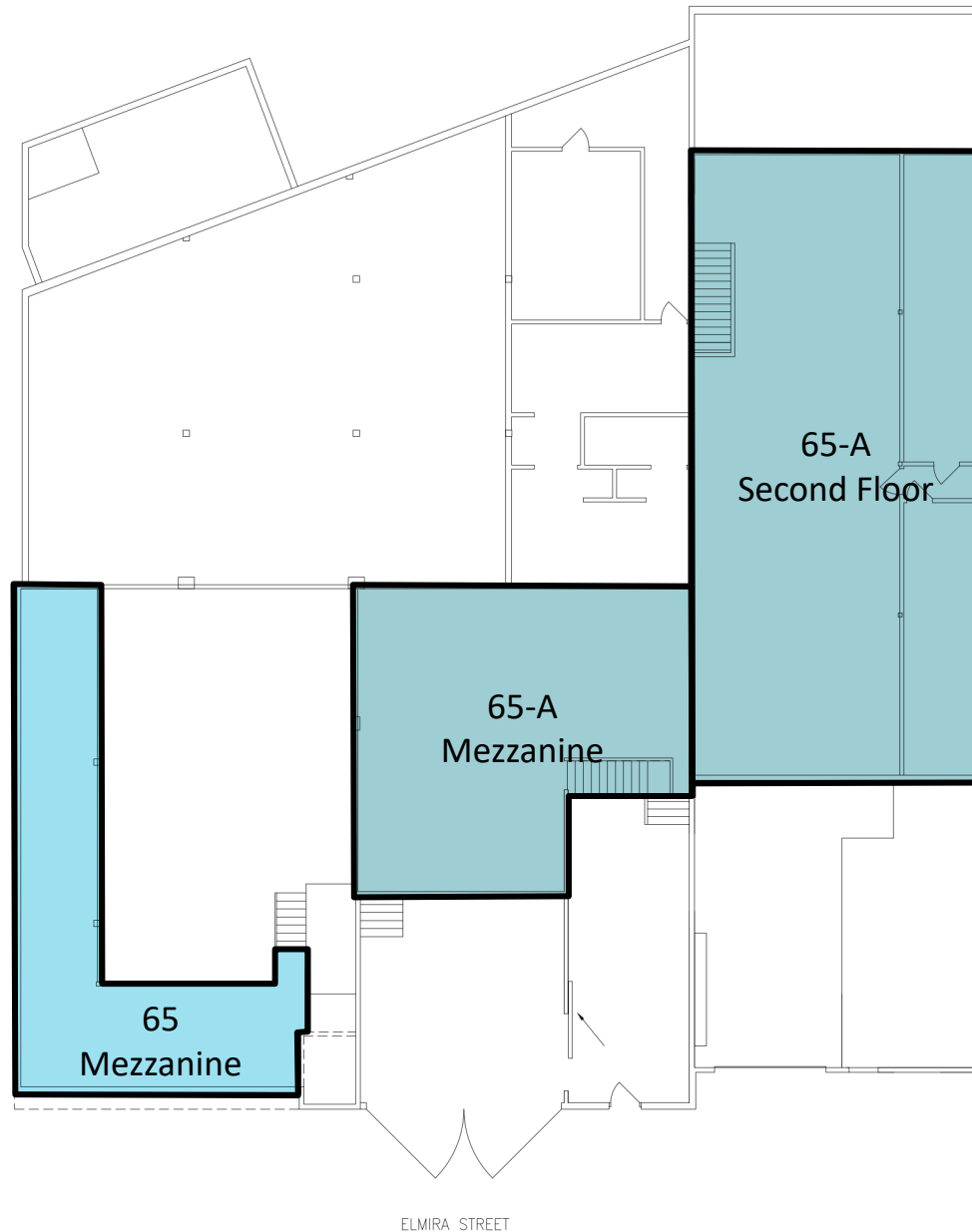
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UPPER FLOOR PLANS



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UPPER FLOOR PHOTOS



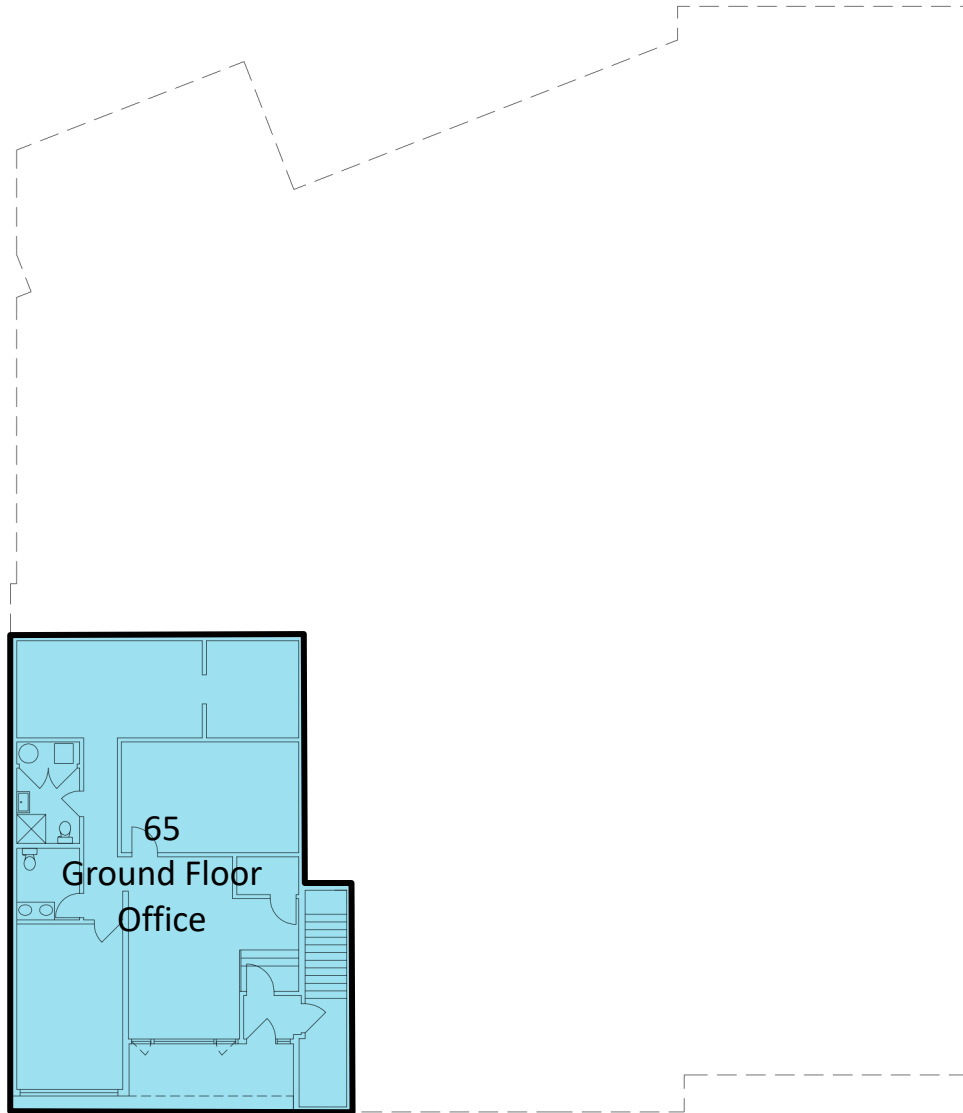
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GROUND FLOOR PLANS



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ELMIRA STREET

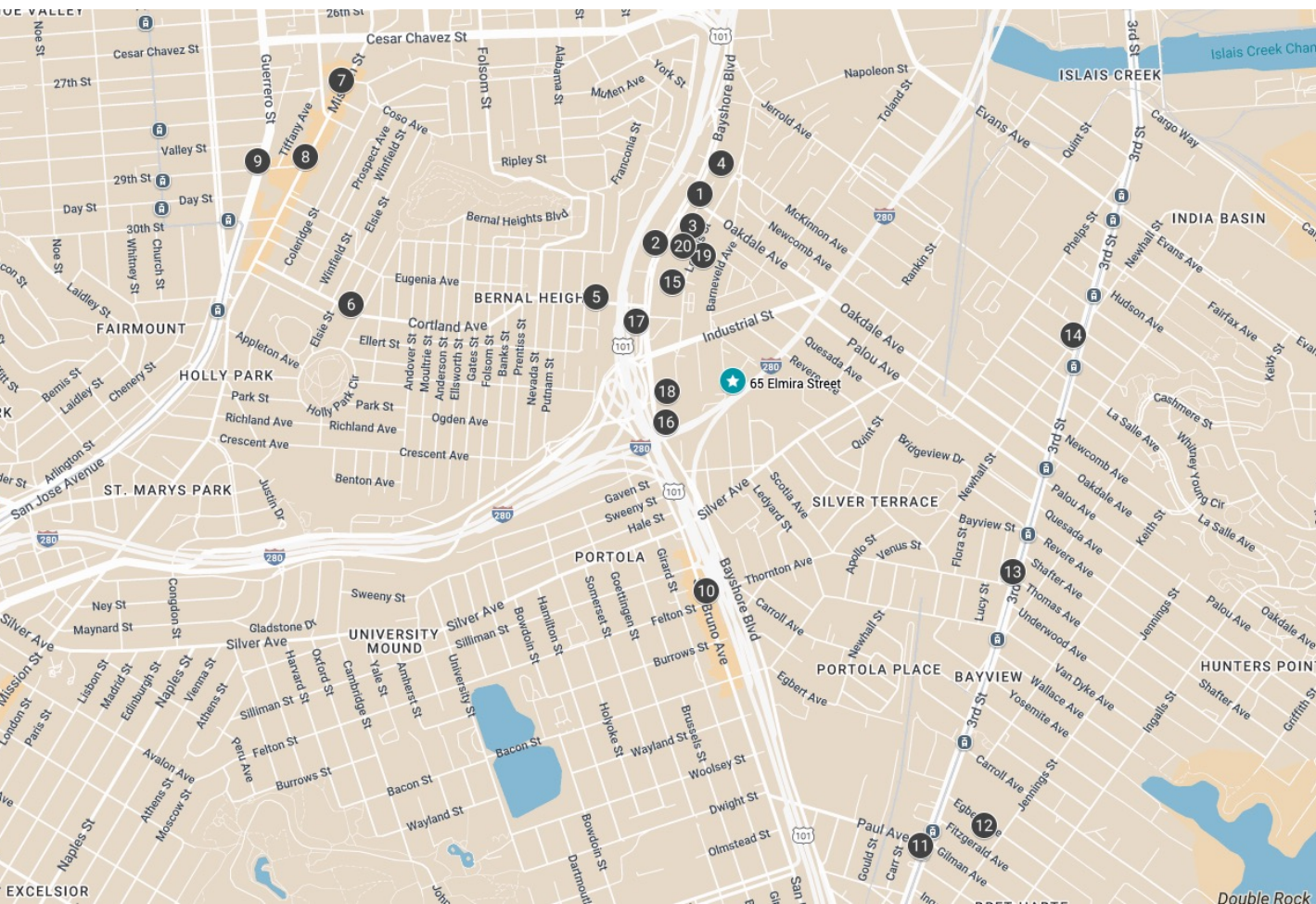
GROUND FLOOR PHOTOS



AMENITY MAP



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LOCAL AMENITIES

1. The Old Clam House
2. Jack in the Box
3. McDonald's
4. Burger King
5. Bare Bottle Brewing
6. Pinhole Coffee
7. El Rio
8. Four Chairs
9. Mitchell's Ice Cream
10. Breakfast at Tiffany's
11. B&J Burgers
12. Laughing Monk Brewing
13. Gumbo Social
14. All Good Pizza
15. Lowes Home Improvement
16. City Lights Showroom
17. Flowercraft
18. Best Tile
19. United Rentals
20. Shine-N-Seal Car Wash



The Old Clam House



Laughing Monk Brewery



Gumbo Social



Bare Bottle Brewing



Four Chairs



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65 ELMIRA STREET

TRUE BLUE COMMERCIAL ADVISORS INC.

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