

PRESENTED BY ANA REYNOSO (DRE 01439586), REYNOSO REAL ESTATE (DRE 02202721).
 1465 CARROLL AVE., SAN FRANCISCO CALIFORNIA \$5,500,000

1465 Carroll Avenue is a 16,529 square foot Industrial building offering potential to run two businesses. The building sits in very close proximity to Downtown San Francisco, SFO, Caltrain and 101 North and South. The building is an excellent owner/user or investor opportunity and the zoning allows for a wide range of industrial uses. Currently two businesses have used warehouse. Food preparation with permits and an electrical company with five star reviews. The market vacancy for this submarket remains low and available space for industrial space remains scarce.

First floor makes up 7,500 square feet with four permitted kitchens fully equipped for food preparation and a roll up window for customers. There is also a roll up door for delivery vans and storage access.

Second floor consists of office and storage space which is used for an Electrical Company which is also for sale. Third floor is used for storage.

Located in the Bay View Industrial Market with immediate access to 101 North and South and the Bay Bridge.

Property Facts:

Sale Type: Owner User
 Property Type: Industrial
 Property Subtype: Warehouse

PROPERTY WEBSITE!

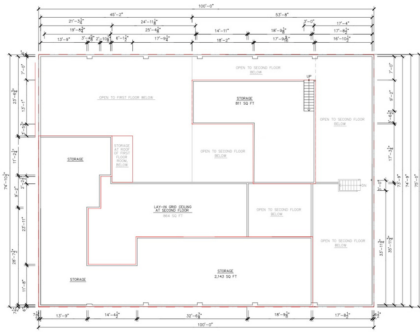
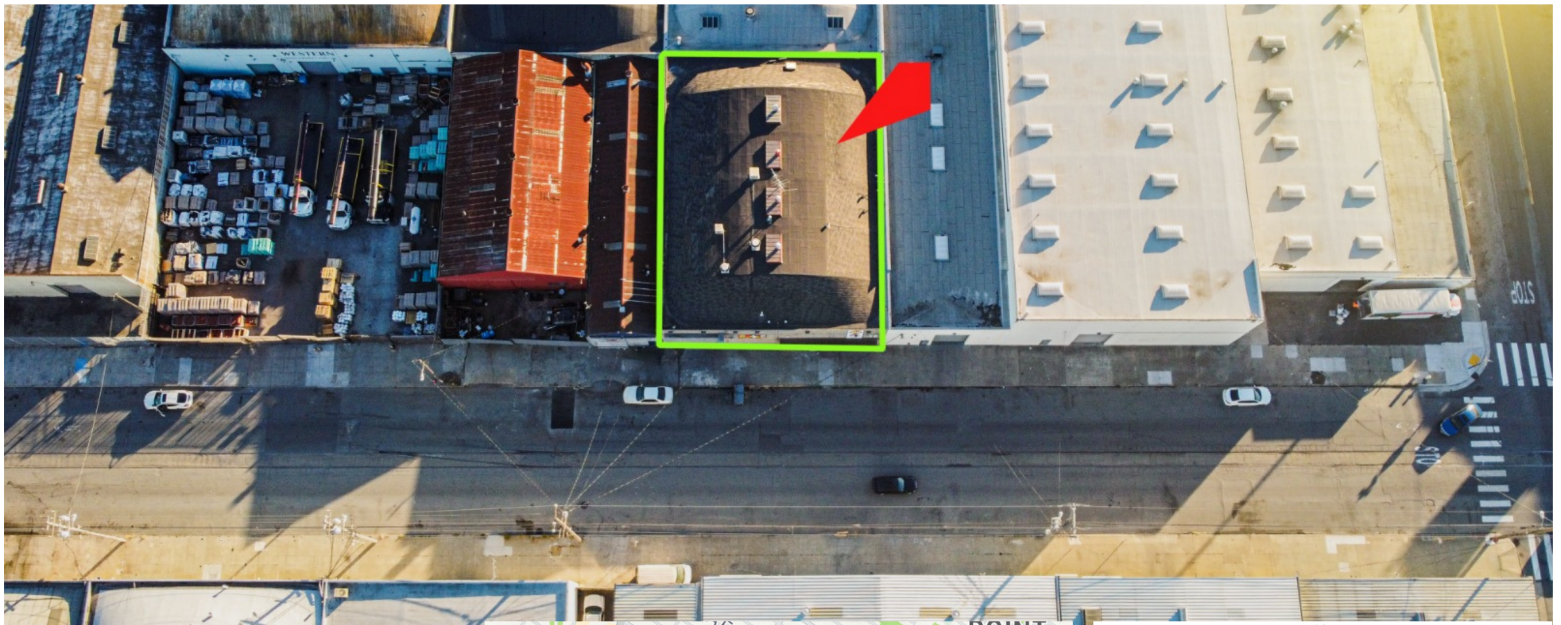


Property Facts(continued):

Utility Building Class: C
 Lot size: 0.172 AC
 Stories: 3
 Phone System: Yes
Utilities:
 Water: City
 Sewer: City
WALK SCORE:
 Very Walkable (80)
BIKE SCORE:
 Very Bikeable (71)
Transportation:
 Williams Station Outbound 8 min walk
 Williams Station. 8 min walk
 Carroll Station 9 min walk
 Carroll Station Outbound. 10 min walk
 Gilman/Paul Station Inbound 12 min walk
Commuter Rail:
 Bayshore Commuter Rail (Caltrain). 5 min drive
 22nd Street Commuter Rail (Caltrain). 10 min drive
 San Francisco 4th & King Commuter Rail (Caltrain) 11 min drive
 South San Francisco Commuter Rail (Caltrain) 15 min drive
Airport:
 San Francisco International Airport. 16 min drive. 9.6 mi
 Oakland International Airport 37 min drive. 24.0 mi
 Freight Port
 Port of San Francisco 14 min drive 7.6 mi
Railroad:
 UP-Oakland-CA-1750 FERRO 31 min drive 14.9mi
Property Taxes:
 Parcel #060754882-023
 APN# 4882-023
Zoning Code: PDR2 (Zoning: PRD-2- Per Production, Distribution, and Repair)



ANA REYNOSO
 BROKER / OWNER
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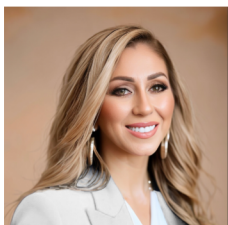
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