

±7,200 SF FOOD FACILITY FOR SALE/LEASE

390 Swift Ave, Suite 13 South San Francisco



PROPERTY OVERVIEW

- ±7,200 SF Industrial Condominium
- ±2,600 SF high ceiling exposed ducting office area (can be converted to warehouse)
- ±650 SF commercial kitchen
 - ◇ Tiled floors
 - ◇ Washable surfaces, hoods, sinks
 - ◇ In-floor grease trap
- ±350 SF cooler and ±370 SF freezer
- 3 Phase/400 Amps electrical service
- ±2,500 SF dry storage warehouse with insulated ceiling
- Men's and women's restrooms suitable for production staff
- 19 assigned parking spaces
- 1 rollup door
- Bay views, full building fire sprinkler system
- Monthly condo association fee: \$809
- Sale Price: \$3,680,000
- Lease Rate: \$1.95/SF/Mo. NNN plus \$0.36/SF OPEX

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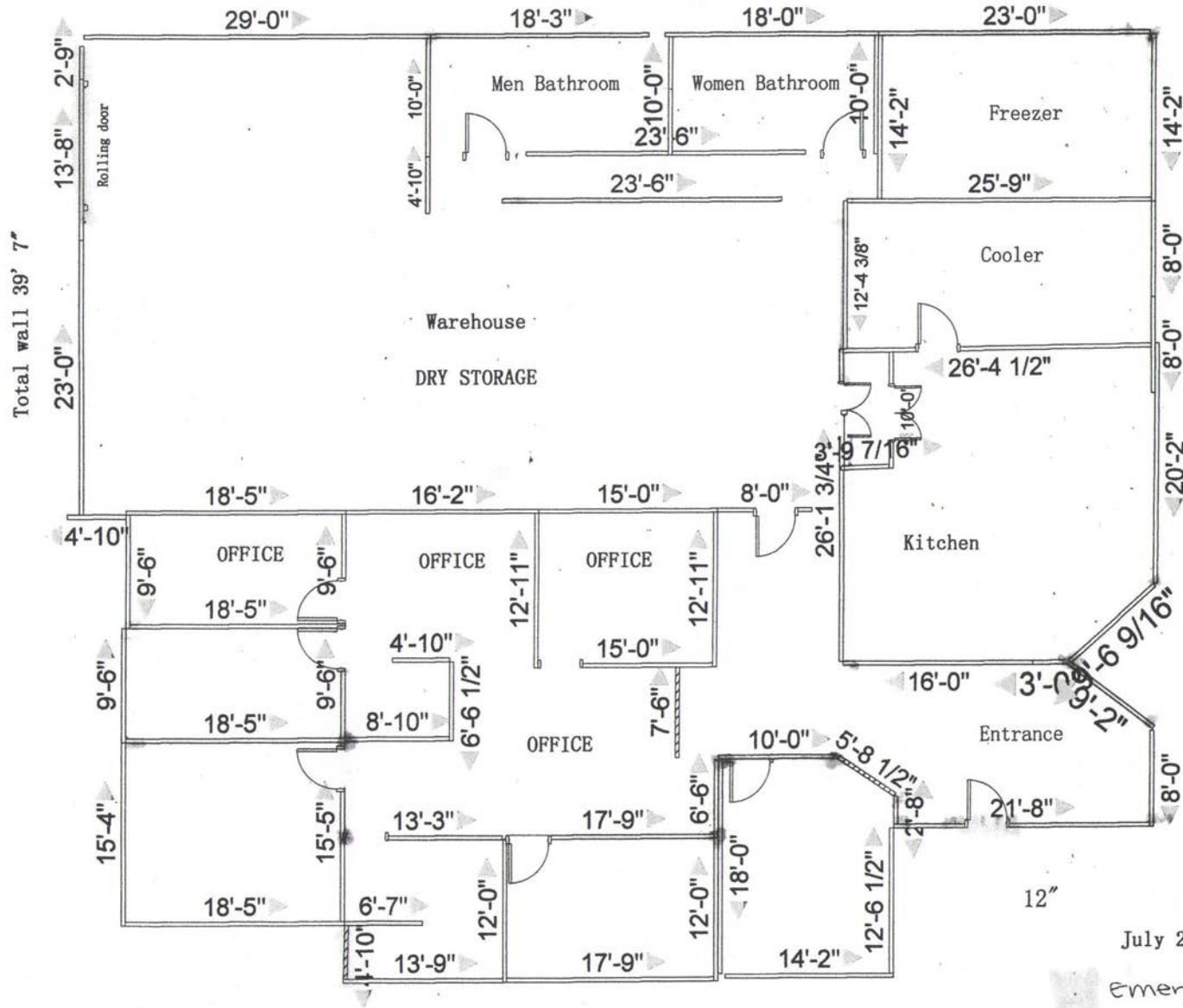
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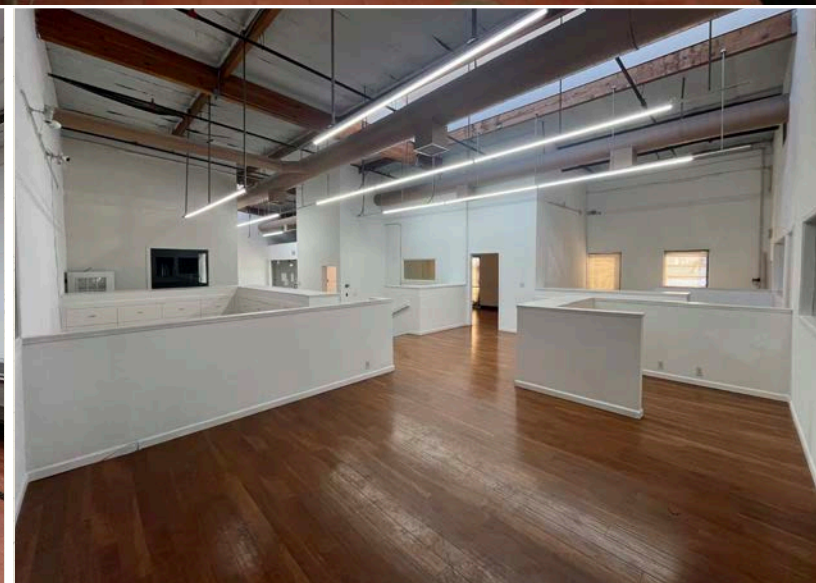
FLOOR PLAN

(not to scale, measurement approximate)



July 23, 2004

Emergency exit



**390 SWIFT AVE
SUITE 13**
SOUTH SAN FRANCISCO

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CBRE

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