

# THE CUSTER INDUSTRIAL CENTER

1500-1560 & 1501-1599 CUSTER AVE | SAN FRANCISCO

## AVAILABLE FOR LEASE



### EXCLUSIVE ADVISORS

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# PROPERTY FEATURES

- ▶ Fully Sprinklered, Clear Span Office/Warehouse with Drive-In Access and Off-Street Parking
- ▶ Prime northern Bayview Location Providing Rare Last-Mile San Francisco Opportunity in the City's Urban Core
- ▶ Concrete Tilt-up Construction with Clear Heights up to 23 ft.
- ▶ Proximate to Bay Area Wide Transit including Highway 101, 280, and Third Street Rail Line

| ADDRESS                      | TOTAL SF | OFFICE SF | PRICE/SF/MO | CLEAR HEIGHT | POWER                            |
|------------------------------|----------|-----------|-------------|--------------|----------------------------------|
| 1539 Custer Ave <sup>1</sup> | 6,700    | 679       | \$1.60 IG   | 20-23ft      | 200 AMPS, 120/240V, 3-Phase      |
| 1549 Custer Ave <sup>1</sup> | 8,170    | 775       | \$1.60 IG   | 20-23ft      | 100 AMPS, 120/208V, Single-Phase |
| 1559 Custer Ave <sup>2</sup> | 7,079    | 956       | \$1.60 IG   | 20-23ft      | 200 AMPS, 120/240V, 3-Phase      |
| 1569 Custer Ave <sup>2</sup> | 6,084    | 638       | \$1.60 IG   | 20-23ft      | 100 AMPS, 120/240V, 3-Phase      |
| 1579 Custer Ave              | 6,970    | 841       | \$1.60 IG   | 20-23ft      | 100 AMPS, 120/208V, Single-Phase |
| 170 Quint St                 | 9,791    | 3,645     | \$1.65 IG   | 19-21ft      | 400 AMPS, 120/240V, 3-Phase      |

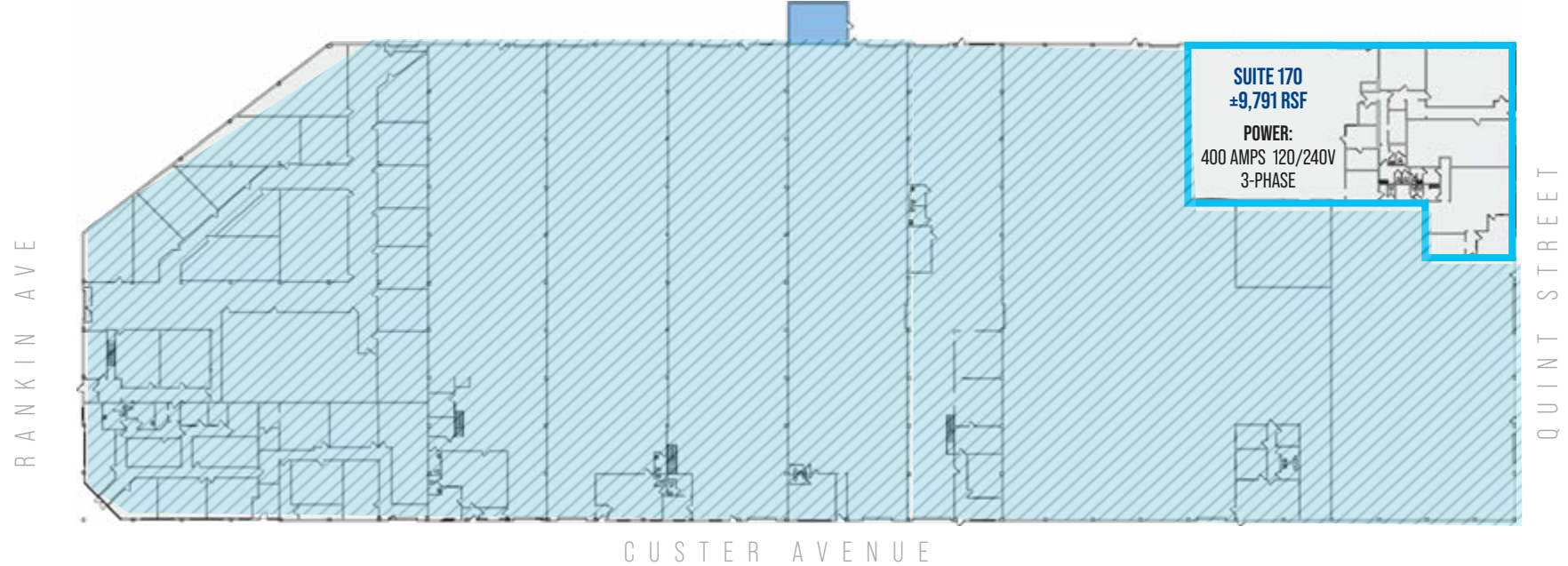
1) Suites can be combined for a total of 14,870 SF

2) Suites can be combined for a total of 13,163 SF

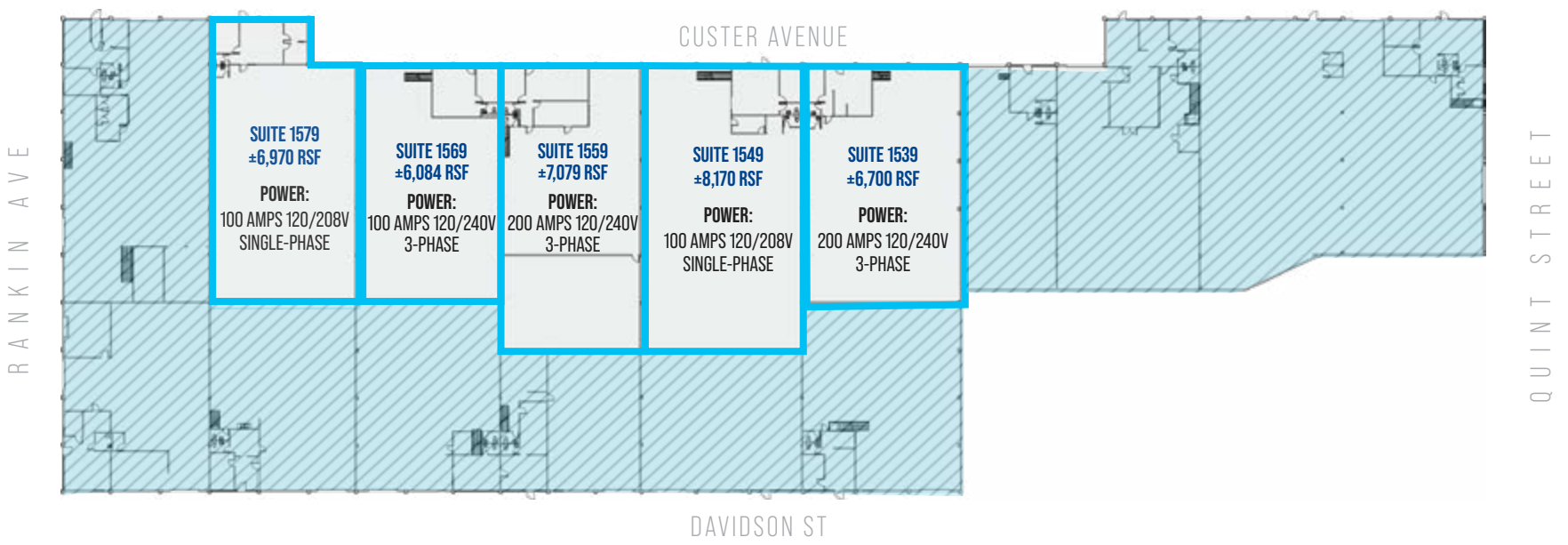


# FLOORPLANS

1500-1560 CUSTER AVE - 9,791 RSF



1501-1599 CUSTER AVE - 35,003 RSF



# EXTERIOR PICTURES

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CUSTER INDUSTRIAL CENTER



1501-1599 CUSTER AVENUE



1500-1560 CUSTER AVENUE



# INTERIOR PICTURES

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# LOCATION OVERVIEW



## KEY NEIGHBORHOOD OCCUPIERS



## KEY TRANSIT DESTINATIONS

| DESTINATION                                | MILES FROM SUBJECT PROPERTY |
|--------------------------------------------|-----------------------------|
| 3RD STREET MUNI RAIL - 3RD & EVANS STATION | 0.2                         |
| HIGHWAY 280                                | 0.2                         |
| HIGHWAY 101                                | 0.8                         |
| CALTRAIN - 22ND ST STATION                 | 1.2                         |
| HIGHWAY 80                                 | 2.0                         |
| SAN FRANCISCO INTERNATIONAL AIRPORT (SFO)  | 10.9                        |
| PORT OF OAKLAND                            | 13.2                        |
| OAKLAND INTERNATIONAL AIRPORT (OAK)        | 20.9                        |
| SAN JOSE INTERNATIONAL AIRPORT (SJC)       | 43.8                        |

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