

FOR SALE

1305 CARROLL AVENUE

+/- 7,500 SQUARE FOOT SINGLE-TENANT WAREHOUSE



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COMMERCIAL ADVISORS

EXCLUSIVE ADVISOR:
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1305 CARROLL AVENUE

+/- 7,500 SQUARE FOOT
SINGLE-TENANT WAREHOUSE

PRIME BAYVIEW LOCATION

Strategically located with convenient access Downtown San Francisco and the Peninsula. Sitting among major developments including, the SFPD Training Facility, and the Hunters Point Shipyard/Candlestick Point projects.

HIGH-QUALITY INDUSTRIAL ASSET

Modern concrete and heavy timber construction offers a level of quality and character rarely found in San Francisco's industrial market.

LIMITLESS FUNCTIONALITY

Column-free warehouse featuring high ceilings, polished concrete floors, full sprinkler coverage, multiple grade-level loading doors, and integrated office improvements. Suitable for a wide range of industrial uses.

OWNER-USER OR INVESTOR OPPORTUNITY

Ideal for owner-users seeking immediate occupancy or investors looking to acquire a high-quality industrial asset with minimal near-term improvements and long-term upside.

FIVEPOINT



PROLOGIS



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PROPERTY DETAILS



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1305 CARROLL AVENUE

SAN FRANCISCO, CA 94124

APN	4883-001
TYPE	Industrial Warehouse
BUILDING	+/- 7,500 SF
LAND	+/- 7,500 SF
YEAR BUILT	2001
ZONING	PDR-2
SUBMARKET	Bayview

ASKING PRICE: \$2,500,000.00 (\$333.33/SF)

PROPERTY ATTRIBUTES

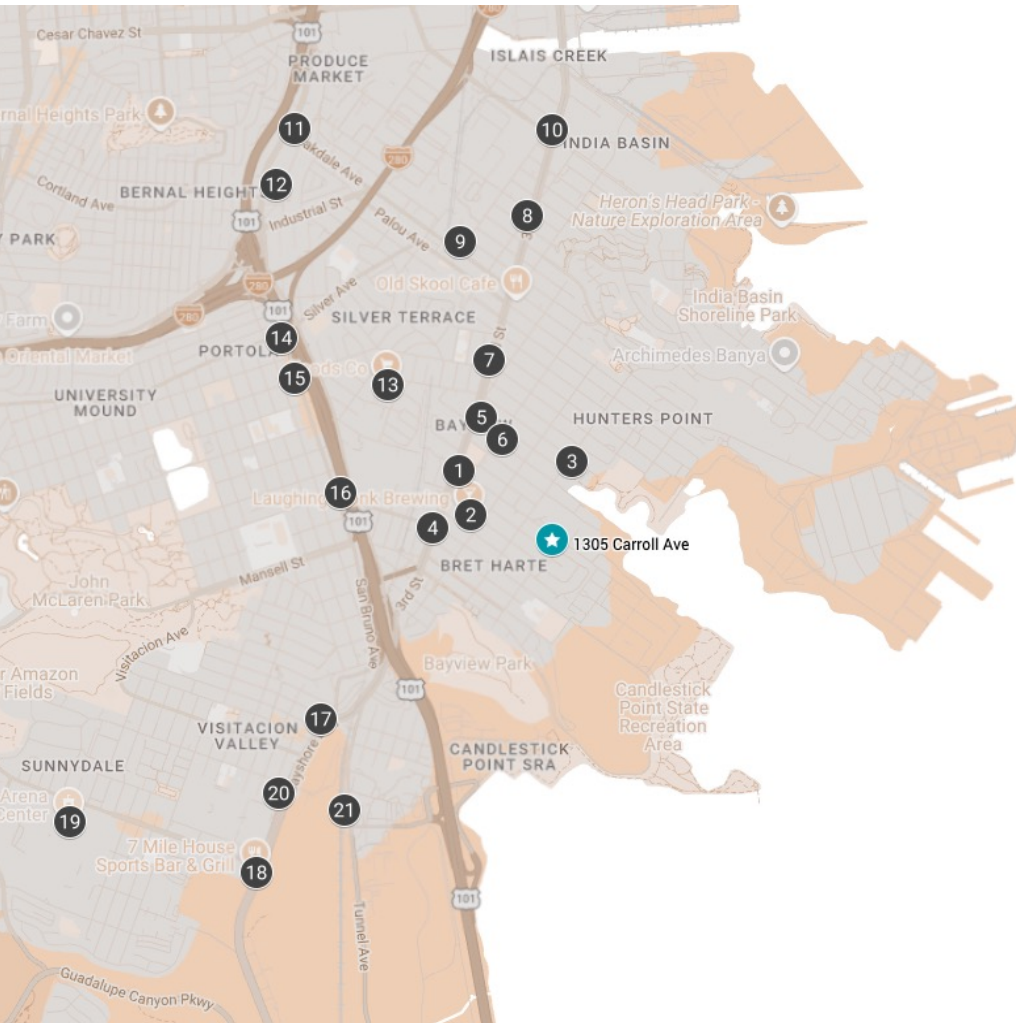
- Concrete and timber industrial building in excellent condition
- Fully clear-span warehouse with generous clear-height (+/- 18' 5" at mid-line)
- Two (2) motorized grade-level roll-up doors (+/- 14' 0")
- Glass storefront protected by metal roll-up door
- Two (2) wheelchair accessible restrooms
- Five (5) private offices, One (1) utility room with double sink



AMENITY MAP



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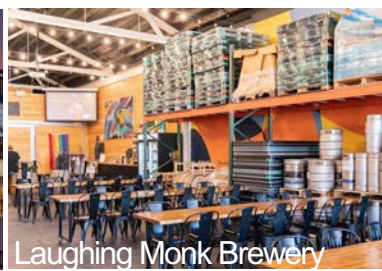


LOCAL AMENITIES

1. MUNI T Line – Carroll Ave.
2. Laughing Monk Brewery
3. City Lunch Restaurant
4. B&J Burgers
5. McDonald's
6. Craftsman & Wolves
7. Gumbo Social
8. All Good Pizza
9. City College of SF - Southeast
10. Chevron
11. The Old Clam House
12. Lowe's Home Improvement
13. Foods Co.
14. 76
15. Walgreens
16. Valero
17. 7-Eleven
18. 7 Mile House Sports Bar & Grill
19. Cow Palace
20. Grocery Outlet
21. CalTrain - Bayshore Station



The Old Clam House



Laughing Monk Brewery



Gumbo Social



Cow Palace



All Good Pizza

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