

# 19 HERON STREET SAN FRANCISCO

Rare Full-Building Industrial Lease Opportunity in SOMA



Salma Team

COMPASS

# PROPERTY DESCRIPTION

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This distinctive 6,400 square foot reinforced concrete warehouse, constructed in 1923, combines authentic industrial character with modern functionality across two levels. The property's crown jewel is its rare original skybridge, one of the few remaining in San Francisco, creating an iconic architectural statement that distinguishes this offering from conventional industrial spaces.

Thoughtfully designed with expansive roll up doors, freight elevator access, abundant natural light, and 200 amp electrical service in place, the building seamlessly accommodates diverse creative and industrial applications ranging from production and showroom use to studio, design, and light R&D operations.

Positioned within the WMUG (Western SoMa Mixed Use General) zoning district, the property offers an existing SLR use classification, presenting flexibility for a range of creative, industrial, and research oriented users, subject to applicable Planning Department approvals and regulations.

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# PROPERTY DETAILS

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## Property Overview

**1923\***  
Year built

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**1**  
Roll Up Door

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**1**  
Freight Elevator

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**6,400\***  
Living Sq Ft

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**3,200\***  
Sq Ft Lot

\* Per Tax Records

## Building Layout

**1** Full Bathroom

**2** Half bathrooms

19 Heron Street, San Francisco | Provided by Salma Team

# LEASE DETAILS

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**Modified Gross**  
Lease Type

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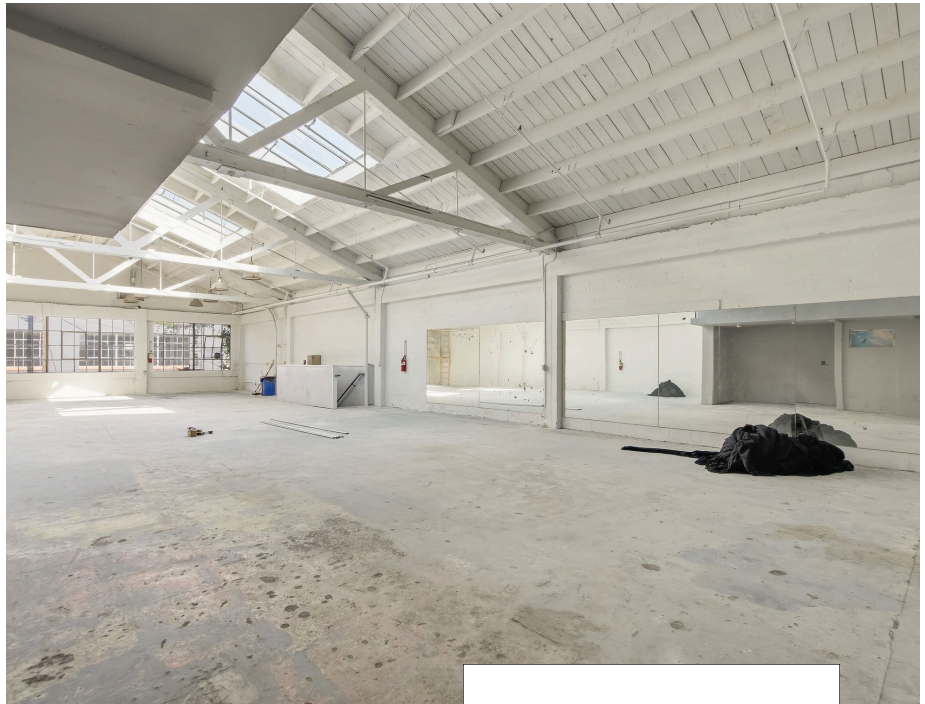
**WMUG**  
Zoning

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**Negotiable**  
Lease Term

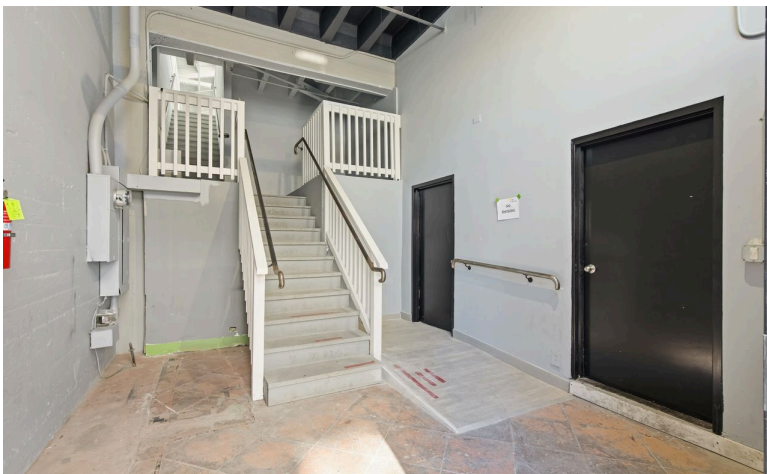
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**Industrial**  
SLR

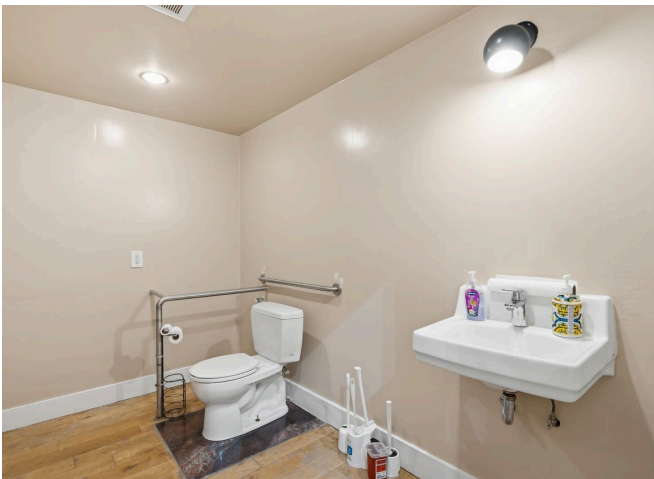
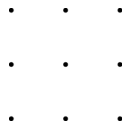


**\$33.75**

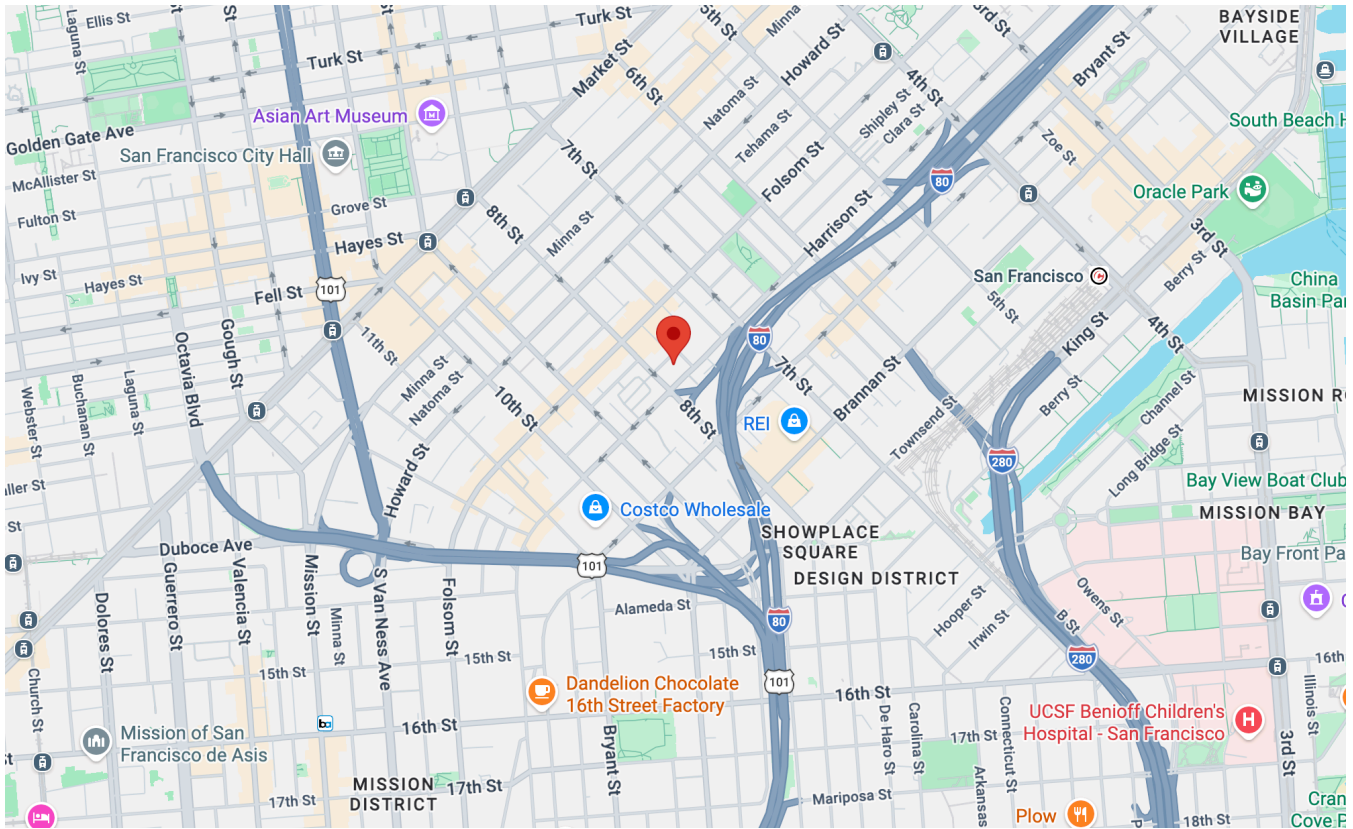
SF/YR



# PHOTOS



# AREA OVERVIEW



## Neighborhood Description

West SoMa's WMUG zoning district encompasses a historic industrial corridor strategically located between downtown San Francisco and the bay, with direct access to Interstate 80, Interstate 280, and Highway 101. The district's zoning accommodates manufacturing, distribution, repair services, showrooms, and creative studios.

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## DISCLAIMER

*This Offering Memorandum has been prepared exclusively by Compass on behalf of the owner of the property (the "Owner"), regarding the lease of 19 Heron Street, San Francisco (the "Property").*

*Although the information is believed to be correct, Compass, the Owner and their employees disclaim any liability for representations, warranties or inaccuracies. All financial information, rental rates, and projections are provided for general reference and based on assumptions beyond the control of the Owner and Compass. All measurements are approximations. You shall exercise independent due diligence.*

*The Owner and Compass reserve the right to reject any lease proposals and/or terminate discussions at any time.*

*No inspections are permitted without the Owner or a Compass representative.*

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