

1450 WALLACE AVENUE

INDUSTRIAL WAREHOUSE

CITY
REAL
ESTATE



\$2,395,000

1450WALLACEAVE.COM



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PROPERTY DESCRIPTION



- This industrial warehouse in San Francisco's Bayview District is ideal for an owner-user or investor.
- Built in 1961, this concrete building has 2 main sections divided by a full length concrete wall with a door connecting the 2 sides.
- It is zoned M1 / PDR-2 located in an industrial area close to the 3rd Street corridor and San Francisco's two major freeways: US-101 and I-280.
- There are 7 convenient parking spaces right in front. There are two entry doors, one for each side of the building, along with 3 industrial roll-up doors, one with a movable drive-in ramp.
- Bright skylights provide natural light throughout.
- Handicap accessible half bathroom.
- Renovated in 2026 with 400 amp, 3-phase electrical, and a new 2" plumbing main.
- The property is a vacant, blank canvas for many industrial uses.

PROPERTY INFORMATION & SYSTEMS

PROPERTY INFORMATION

Property Type	Industrial Warehouse
Parking	7 car parking across front of building
Stories	1
APN	4828-024
Building SF	6,976
Lot Size	75' x 100'
Year Built	1961
Zoning	M1 / PDR-2
Neighborhood	Bayview

BUILDING SYSTEMS

Foundation	Concrete Slab
Structure	Concrete Walls
Facade	Concrete
Electrical Service	400-amp, 3-phase, new main panel in 2026
Fire Protection System	Fire extinguishers and smoke/CO alarms.
Lighting	LED overhead
Entry Security	Security gates
Plumbing	new 2" water main

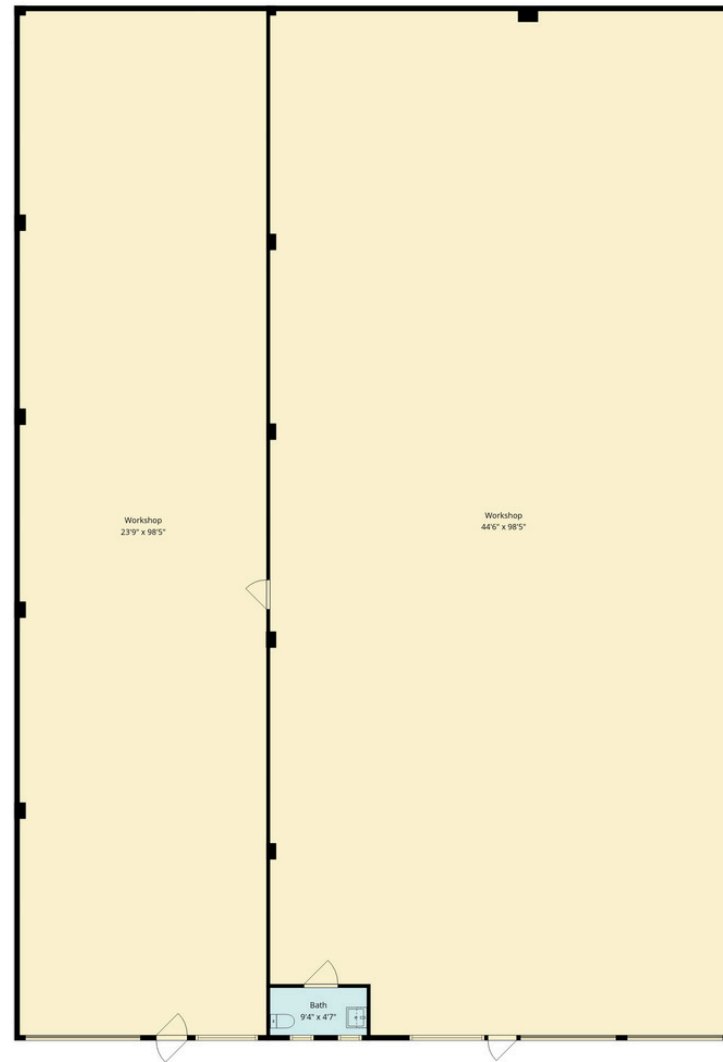
PHOTO GALLERY

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FLOORPLANS

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Total: 6,976 sq. ft
Warehouse space: 6,760 sq. ft. Bathroom: 48 sq. ft. Walls: 168 sq. ft.

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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