

# Industrial Land for Lease — Parcel Detail

Egbert Avenue · Gilman Avenue · Arelious Walker Drive · San Francisco, CA 94124

TOTAL OFFERING  
**±239,893 SF**

ACREAGE  
**5.5± Acres**

PARCELS  
**6 (Divisible)**

ZONING  
**PDR / Industrial**

SUBMARKET  
VACANCY  
**2.4%**



Aerial view showing all six available parcels — divisible individually or available as a combined ±5.5-acre campus

## IDEAL TENANT PROFILE

- Truck and trailer parking
- Fleet and equipment storage
- Contractor staging and construction yards
- Landscaping and maintenance yards
- Short-term outdoor storage and staging

## WHY CANDLESTICK POINT

- **Tightest industrial submarket** in the Bay Area
- **Less than 1 mile to US-101** — fastest freeway access in SF
- **±5.5 acres contiguous** — rare scale in San Francisco
- **Flexible terms** — short-term, M-T-M, or long-term NNN
- **City utilities** accessible to the site
- **Ownership-funded improvements** available with executed lease

## AVAILABLE PARCELS

### 1 955 Egbert Street

APN 4917-001

±64,358 SF

Available

Fenced · Partially Paved

Anchored by a **±5,000 SF metal building** on a fully fenced parcel. Approximately 50% of the yard outside the building is concrete-paved. Water and sewer service available.

**Note:** Ownership is open to tenant improvements with an executed lease.

**BEST SUITED FOR** Fleet operations, contractors needing combined yard + building

### 2 2700 Arelious Walker Dr. (across from)

APN 4917-003

±6,553 SF

Available

Unimproved

Compact parcel ideal as an accessory yard, satellite staging area, or storage tie-in for an adjacent tenant. Open soil — can be improved by tenant or owner depending on lease term.

**BEST SUITED FOR** Equipment storage, small fleet add-on, short-term and transitory uses

### 3 895 Fitzgerald Avenue

APN 4935-003

±49,164 SF

Available

Unimproved

Large parcel comprised of two contiguous areas (±15,912 SF and ±33,252 SF) offering flexible configuration. Open soil ready for tenant build-out or owner-funded site improvements with executed lease.

**BEST SUITED FOR** General commercial, fleet parking, contractor yard, equipment and material storage, staging ground

### 4 700 Gilman Avenue

APN 4935-001

±19,817 SF

Available

Unimproved

Mid-sized parcel with direct Gilman Avenue frontage. Open soil. Well-suited to operations needing a defined, manageable yard with strong street access.

**BEST SUITED FOR** Contractor yard, equipment storage, small-to-mid fleet parking

### 5 1190 Gilman Avenue

APN 4934-002

±40,000 SF

Available

Paved · Walled

**The most turnkey parcel in the offering.** Fully paved and fenced/walled parking lot — previously used for mobile home parking. Immediately ready for vehicle and trailer storage.

**SITE NOTE** New access point required; utilities not currently established to site

**BEST SUITED FOR** Truck and trailer parking, fleet vehicle storage, short-term parking, RV and equipment storage

### 6 895 Egbert Street

APN 4918-025 · Egbert Ave / Gilman Ave

±60,000 SF

Available

Fully Fenced

**The largest single open parcel in the offering.** Fully fenced unimproved yard with maximum flexibility for large-scale operations.

**BEST SUITED FOR** Large fleet operations, contractor campus, material storage

## COMMUNITY & TEMPORARY USES

Beyond traditional industrial leasing, these parcels are well-suited to **short-term, transitory uses**. Ownership welcomes proposals from community partners, event producers, and neighborhood organizations.

### COMMUNITY & CIVIC

- Neighborhood markets, fairs, and festivals
- Cultural celebrations and exhibitions
- Booths for charitable, patriotic, or welfare purposes

### SEASONAL & EVENT

- Open-air seasonal markets and pop-ups
- Christmas tree lots & Halloween pumpkin patches
- Overflow parking for nearby community events

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