

Reduced

~~\$2,400,000~~ **\$1,975,000**



STARBOARD CRE

LOCAL • INDEPENDENT • ENTREPRENEURIAL

For Sale

3254 19th Street

SAN FRANCISCO, CA 94110

Industrial Owner-User Opportunity

Size: +/- 5,050

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STARBOARDCRE.COM

49 POWELL STREET, SAN FRANCISCO, CA 94102

Purchase Price:	Reduced \$2,400,000 \$1,975,000
Address:	3254 19th Street, San Francisco, CA
RBA:	+/- 5,050 Square Feet (\$390/sf)
Lot Size:	3,049
Year Built:	1985
Zoning:	UMU
Property Type:	Industrial/Flex
Parcel Number:	3591 -026

INVESTMENT HIGHLIGHTS

- Vacant flex-industrial building
- Second floor office space
- Ready for owner user, small business, sub-contractor or similar use, with flexible zoning for many commercial uses.

Ground floor accessed by a 9 foot electric roll-up gate and features an open floor plan with support offices. Second-floor office space is fully built out and can be leased separately to a third party.



NEARBY RETAIL AND PARKS

For Sale



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2nd Floor Office (With Separate Entrance)

- 2,700 SF
- Kitchenette
- Custom Lighting
- Conference Rooms
- Storage Rooms with Built-in Shelving
- Private Outside Deck
- Partially Furnished
- Forced Heating Throughout
- Two Bathrooms, One w/ Shower



3254 19th Street

For Sale

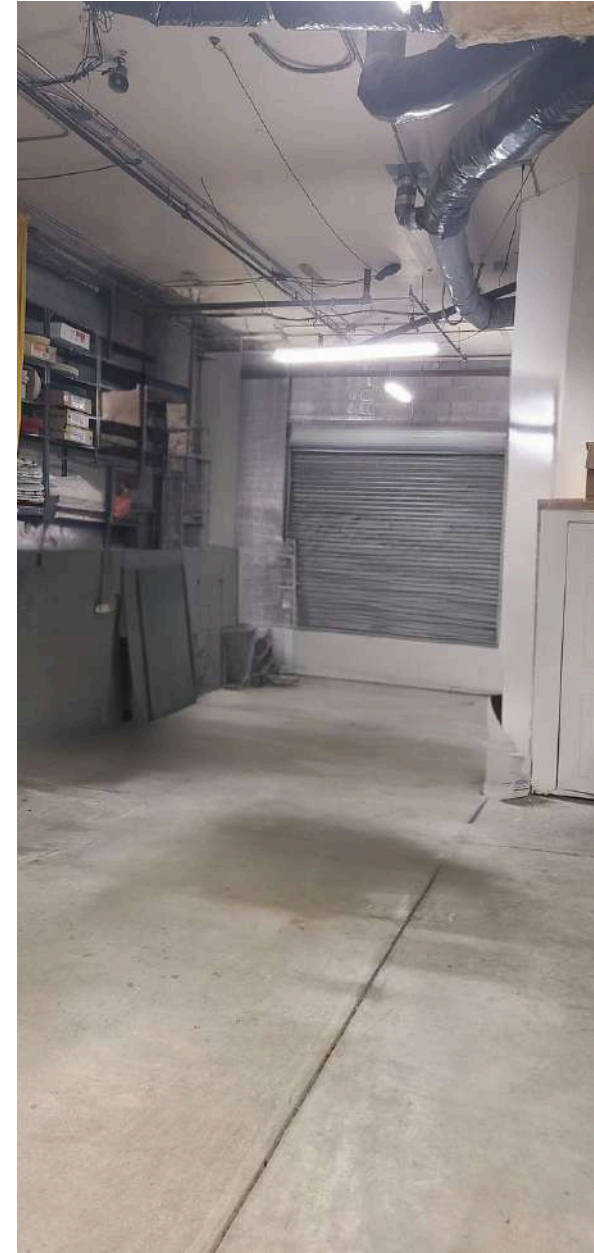
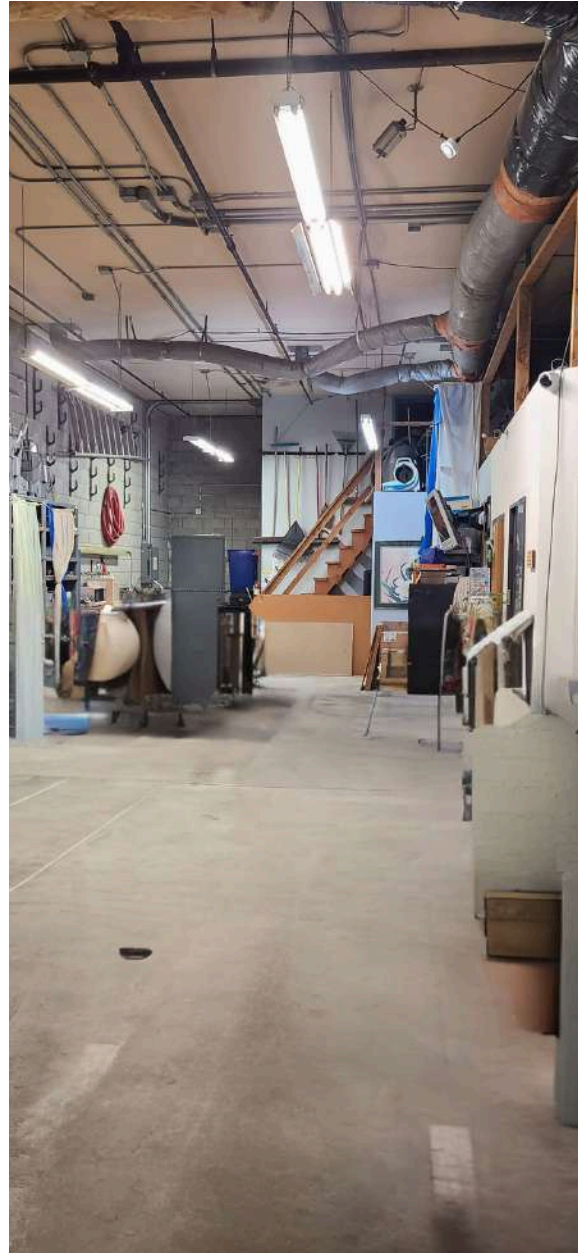


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- **Ground Floor / Light Industrial**

- 2,350 SF
- Large open Space with Support offices
- 600 Amp Service
- Ceiling Height: 15 Feet
- Roll-Up Clear Height: 9 Feet
- Room for +/- 3 trucks



3254 19th Street

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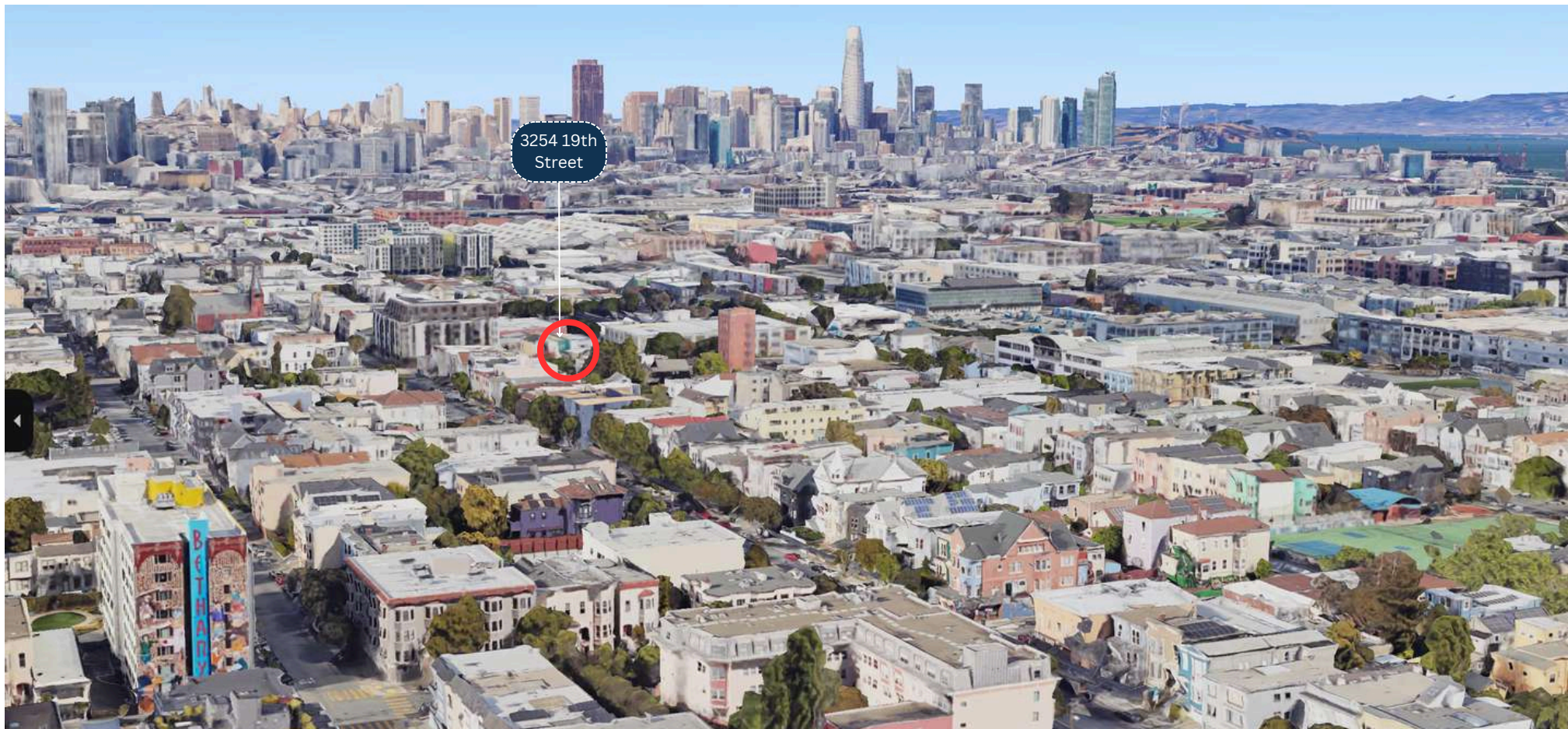


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Set in the vibrant heart of the Mission District, this property presents a variety of commercial uses / possibilities. Located just a short distance from the **16th and Mission BART Station, Valencia Street Corridor, Dolores Park**, and many great local dining spots, this property is positioned in a prime area that is both easily accessible and centrally located.

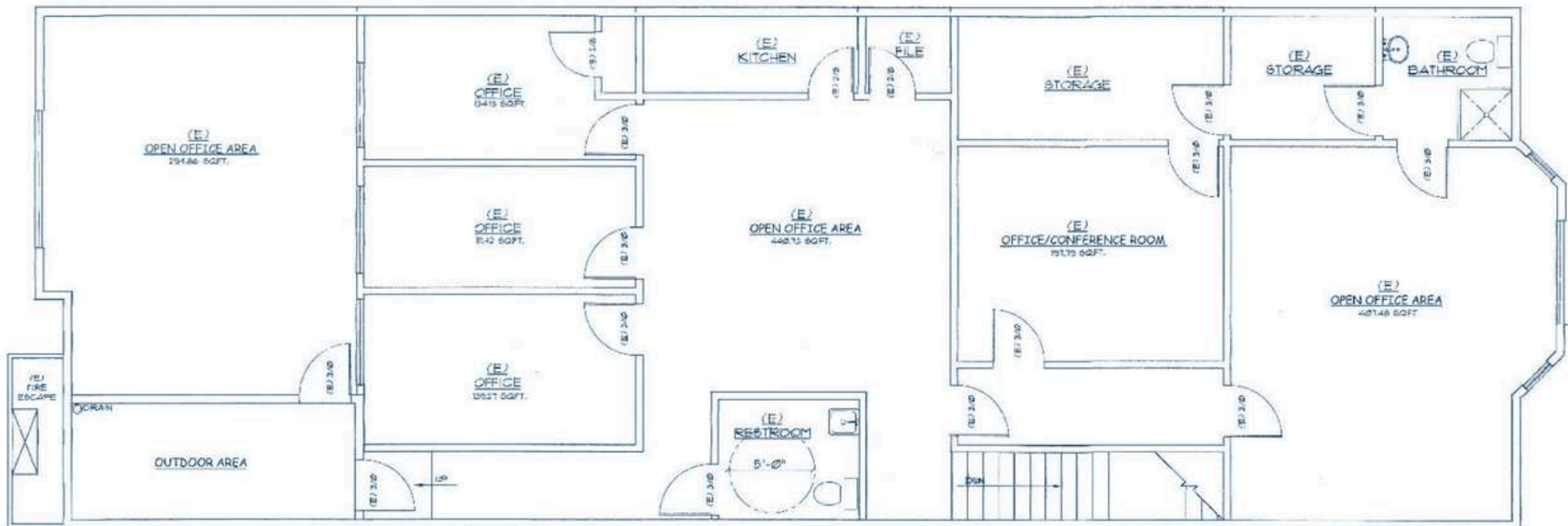
Location: Within 15 minutes from on-ramp for I-80, and within 10 minutes from on-ramp for I-280 and I-101, it provides easy connectivity to transport routes, serving both commercial and residential purposes.



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2ND FLOOR PLAN

For Sale



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Unique Vision
We see what others miss

Local Market Leader
No one knows Northern
California like we do

Full-Service Firm
We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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