

**Reduced**

~~\$2,400,000~~ **\$1,690,000**



**STARBOARD CRE**

LOCAL • INDEPENDENT • ENTREPRENEURIAL

**For Sale**

**3254 19th Street**

**SAN FRANCISCO, CA 94110**

**Industrial Owner-User Opportunity**

**Size: +/- 5,050**

**Barry R. Bram**

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STARBOARDCRE.COM

49 POWELL STREET, SAN FRANCISCO, CA 94102

<b>Purchase Price:</b>	Reduced <del>\$2,400,000</del> <b>\$1,690,000</b>
<b>Address:</b>	3254 19th Street, San Francisco, CA
<b>RBA:</b>	+/- 5,050 Square Feet (\$334.6/sf)
<b>Lot Size:</b>	3,049
<b>Year Built:</b>	1985
<b>Zoning:</b>	UMU
<b>Property Type:</b>	Industrial/Flex
<b>Parcel Number:</b>	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



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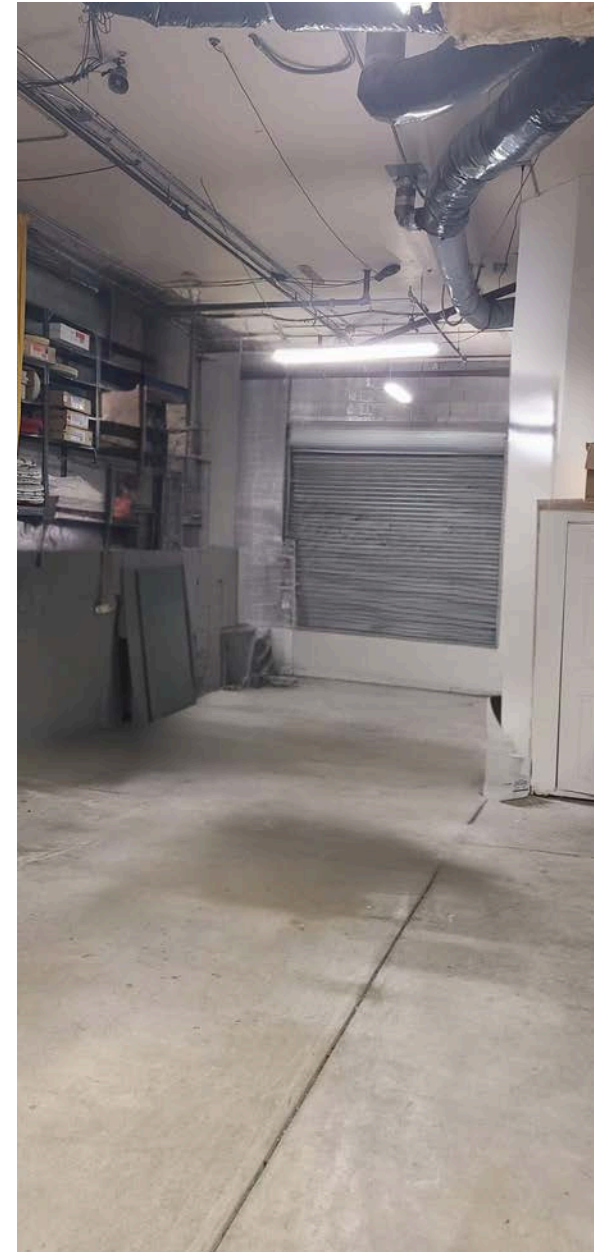
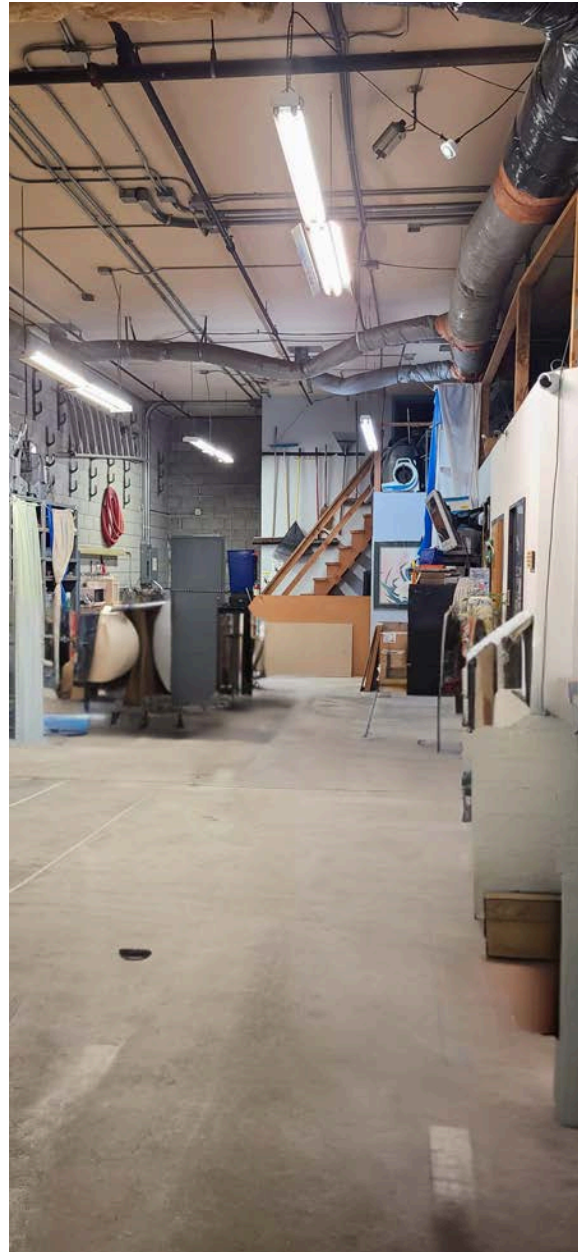


# Ground Floor

For Sale

- **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



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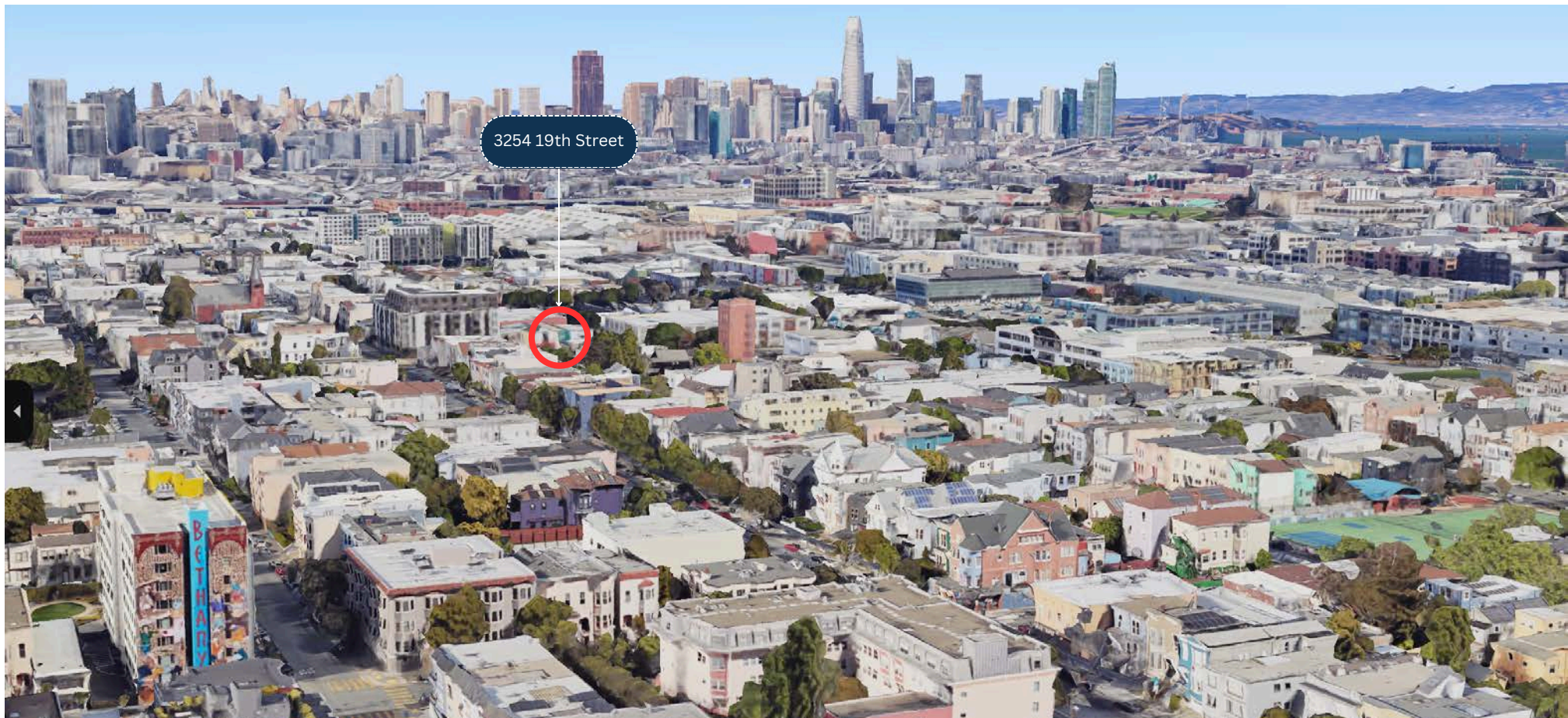


# LOCATION

For Sale

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.



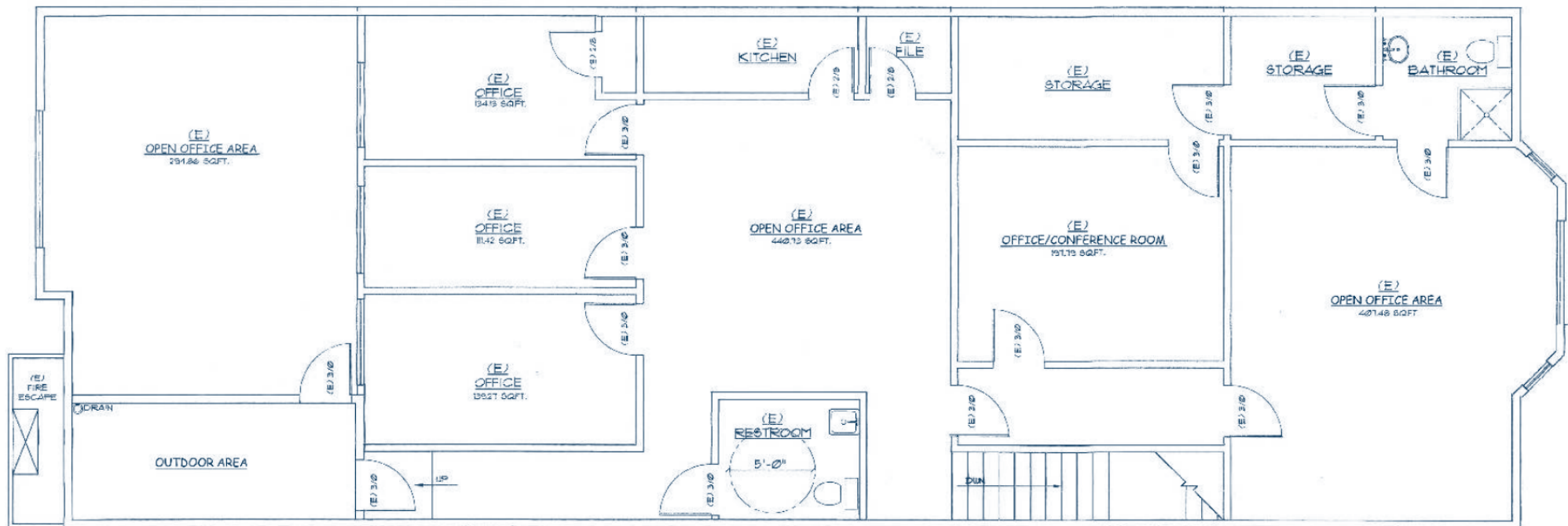
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## 2ND FLOOR PLAN

# For Sale



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**Unique Vision**  
We see what others miss

**Local Market Leader**  
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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.

**CA DRE# 01103056**

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